

Present: Mayor – Joyce Hudson  
Council members Jeff Kennedy  
Jim Aden  
Tim Strauser  
Jeff Whiting  
City Administrator Bruce Clymer  
City Clerk Connie L. Dalrymple  
City Attorney Mike Bacon

Press: Gothenburg Times - Beth Barrett

Also present: Dean Kugler, Terry Jessen, Diana Unterseher

Mayor Hudson opened the meeting at 8:34 a.m. Advance notice and a copy of the agenda were given to the Council and members of the press. City Council meetings are conducted in accordance with the Open Meetings Act, a copy of which is available for public inspection on the north wall of the Council Chambers.

According to Atty. Mike Bacon, the City is limited in the amount of property that can be designated blighted and substandard. The substandard designation for the proposed ethanol site included 63 acres along the Platte River. Such locations are more properly wetlands and can be used as green space. The rest of the tract is still available for tax increment financing should a project come along in the future.

Kennedy moved, Aden seconded, to pass and approve Resolution 2009-12 removing 63 acres from the blight and substandard declaration according the property description attached to the resolution. Roll call vote: Yea – Whiting, Strauser, Aden, Kennedy. Nay – none.

The public hearing on consideration on blight and substandard designation was opened at 8:37 a.m.

Atty. Bacon provided photos of the area west of the Super 8 Motel on Platte River Drive. In order to qualify as blight and substandard several criteria can be applied:

- A number of structures in disrepair
- Piles of junk and refuse
- The property is in the floodplain
- The property has not been subdivided.

Terry Jessen of Scottsbluff has purchased the property and plans to clean up the area for business development. All the property is within the corporate limits or corporate zoning jurisdiction and is zoned C-2, Highway Commercial. The area outside corporate limits will be annexed.

Whiting moved, Strauser seconded, to close the public hearing at 8:40 a.m. Roll call vote: Yea - Aden, Kennedy, Strauser, Whiting. Nay – none.

Aden moved, Whiting seconded, to pass and approve Resolution 2009-13 declaring 63 acres, as described in the resolution, as blighted and substandard. Roll call vote: Yea - Kennedy, Strauser, Whiting, Aden. Nay – none.

Strauser moved, Whiting seconded, to adjourn the meeting at 8:42 a.m. Roll call vote: Yea – Kennedy, Whiting, Aden, Strauser. Nay – none.

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Joyce Hudson, Mayor

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Connie L. Dalrymple, City Clerk