

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

Also present: Ginger Featherngill, Joan Windrum

Mayor Hudson opened the meeting and public hearings at 7:00 p.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.

The public hearing on a Redevelopment Plan for ERRON Properties, Eric MacPherson, was taken up at 7:00 p.m. The plan includes construction of a 16,000 square foot building on Lots 3 and 4, Gothenburg Industrial Park 2nd Addition to be used for warehousing and office space. The area is low and will require a lot of fill to bring it out of the flood designation. He will receive \$60,000 at 6.5% through tax increment financing over 15 years to cover the cost of raising the ground level.

Kennedy moved, Strauser seconded, to close the public hearing at 7:03 p.m. Roll call vote: Yea - Aden, Whiting, Strauser, Kennedy. Nay - none.

The public hearing on implementation of CDBG Owner Occupied Housing project #08-HO-3074 was taken up at 7:04 p.m.

According to Ginger Featherngill of West Central NE Development District, the project is scheduled to close at the end of 24 months, September 29, 2010, but there are rehabilitation contracts just beginning that have a 90-day completion time. It was difficult getting applicants early in the project. In January 2010, only two projects had been completed and their willingness to participate in publicity about their experience resulted in more applications. There was also a struggle getting contractors and new lead regulations caused further limitations on contractors. One contract has gone into mediation and a new contractor will be completing the job. There are four projects completed, four in process, and two just beginning, which will require a request for extension of the project deadline. The parties with completed projects are pleased with the work, many including new furnaces and windows.

Aden moved, Whiting seconded, to close the hearing at 7:08 p.m. Roll call vote: Yea - Strauser, Kennedy, Whiting, Aden. Nay - none.

Whiting moved, Strauser seconded, to pass and approve Resolution 2010-8 approving the Redevelopment Plan for Eric MacPherson as proposed. Roll call vote: Yea - Whiting, Strauser, Aden, Kennedy. Nay - none.

Aden moved, Kennedy seconded, approving the consent agenda that included:

City Council minutes - August 17 and 24

Planning & Zoning Commission minutes - August 26

Roll call vote: Yea - Whiting, Strauser, Kennedy, Aden. Nay - none.

Whiting moved, Strauser seconded, allowing payment of the claims against the City, \$67,196.92, Public Works Division \$76,757.34, and the August 19 payroll of \$35,138.74. Roll call vote: Yea - Kennedy, Aden, Strauser, Whiting. Nay - none.

OPEN FORUM:

- The September 7 Council meeting has been moved to September 14 for budget hearings. At the present time there are no plans for a September 21 meeting. On October 5 we'll be back on regular schedule.

Aden moved, Strauser seconded, approving the proposed request to the Department of Economic Development for a six month extension, to March 29, 2011, of the Owner Occupied Rehabilitation project #08-HO-3074. Roll call vote: Yea - Whiting, Kennedy, Strauser, Aden. Nay - none.

According to CPA Joan Windrum, the 2010-11 budget has been prepared with the minimal changes proposed at the August 24 work session. Changes can still be made at the public hearing. The tax levy is the same as 2009-10 at 0.309224 but will result in more tax receipts due to valuation increases.

Aden moved, Kennedy seconded, approving the budget as proposed for public hearing on September 14 at 7:00 p.m. Roll call vote: Yea - Strauser, Whiting, Kennedy, Aden. Nay - none.

Strauser moved, Whiting seconded, approving payment of \$993.93 to the Gothenburg Rural Fire Board on the Downtown Revitalization Project. Roll call vote: Yea - Aden, Kennedy, Whiting, Strauser. Nay - none.

Aden moved, Whiting seconded, approval of a request from Monte Kenning of OK Bottle Shoppe for a special designated license for a Business After Hours event to be held on September 11, 2010 from 5:00 p.m. to 8:00 p.m. at Comfort Inn at 315 Platte River Drive in Gothenburg. Roll call vote: Yea - Kennedy, Strauser, Whiting, Aden. Nay - none.

Discussion was had on a proposed resolution to add two handicap parking stalls on 9th Street. One on the north side of 9th Street at the west end of the Gothenburg State Bank property and the other on the south side at the west end of the City Hall property. Discussion was had on reducing all the stalls on the north side by six inches to better accommodate the new space.

Steve Peterson expressed concern at reducing the lot size because it will not allow sufficient space for grocery carts between cars. He suggested making the new spot smaller for compact cars and to move the handicap spot on the south side of the street to the corner west of their parking lot.

It was decided to continue through the agenda, then move outside to look at the parking issue.

Aden moved, Strauser seconded, approving a contract of \$18,850.00 with Mark Davis of Davis construction for homeowner project #08-HO-3074-09. Roll call vote: Yea - Whiting, Kennedy, Strauser, Aden. Nay - none.

Strauser moved, Whiting seconded, approving a contract of \$20,000 with Scott Poppe of Anytime Any Kind Construction for homeowner project #08-HO-3074-10. Roll call vote: Yea - Kennedy, Aden, Whiting, Strauser. Nay - none.

Strauser moved, Whiting seconded, approving payment of \$6902.76 to Dick Nelson at 918 Lake Avenue on Downtown Revitalization Project improvements. Roll call vote: Yea - Aden, Kennedy, Whiting, Strauser. Nay - none.

Kennedy moved, Whiting seconded approving payment of \$7,019.51 to Dick Nelson at 916 Lake Avenue on Downtown Revitalization Project improvements. Roll call vote: Yea - Strauser, Aden, Whiting, Kennedy. Nay- none.

Strauser moved, Aden seconded, approving payment of \$5000 to Peterson's Supermarket for Downtown Revitalization Project improvements. Roll call vote: Yea - Kennedy, Whiting, Aden, Strauser. Nay - none.

The meeting moved outside at 7:30 p.m. to discuss proposed parking options along 9th Street. Upon returning to Chambers, a motion was made by Whiting, seconded by Kennedy, to pass and approve Resolution 2010 - 9 establishing handicap parking places on the north side of 9th Street, at the west end of the Gothenburg State Bank and on the south side of the street at the west end of City property. Roll call vote: Yea - Strauser, Aden, Kennedy, Whiting. Nay - none.

Strauser moved, Whiting seconded, to adjourn the meeting at 7:55 p.m. Roll call vote: Yea - Kennedy, Aden, Whiting, Strauser. Nay - none.

Joyce Hudson, Mayor

Connie L. Dalrymple, City Clerk