

Regular City Council Meeting
City Council Chambers

December 6, 2011
7:00 p.m.

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

Press: *Gothenburg Times* - Beth Barrett

Also present: Shane Gruber, Lois Stanton, Travis Mason, Joe Richeson, Gary Mroczek, Kim Slack, Brian Engel of Paulsen's Inc.

Mayor Hudson opened the meeting 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.

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

City Council minutes - November 15

Police Report - November

Roll call vote: Yea – Whiting, Fritch, Strauser, Kennedy. Nay – none.

Whiting moved, Strauser seconded, allowing payment of claims against the City, \$44,376.35; Public Works Division \$227,733.67; and the November 23 payroll of \$32,749.85. Roll Call vote: Yea – Fritch, Kennedy, Strauser, Whiting. Nay - none.

Community Comments:

- There will be a Council Retreat on Friday, December 9, at noon to discuss Lake Helen issues. The meeting may be moved to 1:00 due to a possible conflict for a Council member.
- The 18 year Waste Treatment Plant loan is paid in full today. We are still paying for installation of ultra-violet equipment and may be able to accelerate those payments.

Administrator Clymer notified property owners along Lake Avenue between 4th and 7th Streets that discussion is being had on resurfacing the street, including the possibility of narrowing the street. Comments received include:

- Leroy Scott – owner of the car wash – Feels the street should remain as is
- Brian Engel of Paulsen's Inc. – The street needs to be wide, especially when traffic is backed up by trains at the crossing.

- Kim Slack of S & S Auto – The street should be maintained at the wider width but he would like to see the east curb lowered for better access to and from his business. He also asked what could be done to improve the storm sewer drainage at his business.
- Gary Mroczek of Pony Express Chevrolet – He and others do use the street for parking trucks and trailers. Narrowing the street would eliminate that. Is there another reason to narrow the street except the cost savings?
- Joe Payne – leave the street as it is.
- Lois Stanton – 4th Street access to Hiway 47 is difficult as it is for trucks. The street should not be narrowed.

According to Travis Mason of Miller & Assoc. the paving can be done block by block or half at a time to accommodate businesses. Installation of the water line usually requires services to be disconnected for half a day. The project is weather dependent but could be completed in three months. If this is to be a summer project it is necessary to begin the design and bid process as soon as possible.

Council agreed Lake Avenue between 4th and 7th Streets will remain at its current width and directed Travis Mason to begin design and to provide a contract for signature at the next meeting.

Jake Dugger of Utility Service Co, spoke with the Council about water tower maintenance and the service his company can provide. It's an asset management program that shifts maintenance risk and liability from the City to them. Headquartered in Perry, GA, Utility Service Co is the largest such company with 750 employees in 100 crews.

Gothenburg's 500,000 gallon elevated water tank was built in 1969. Maintenance is crucial because replacement would be in excess of \$1,000,000. Overall, the condition of the tower is good and structurally sound. It was last painted in 1991 so the coatings are nearing the end of their life. Potential issues include:

- exterior coating is showing some areas of concern
- the riser pipe should be modified to meet current code such as a 24 inch man way
- there is no interior ladder
- rail openings are wider than OSHA now allows
- grouting has worn away on the foundation
- the roof vent is no longer compliant
- the under belly of the bowl has some mildew and mold
- roof coating is beginning to fail

His recommendations include:

- over coating the exterior
- relining the interior
- installing a ladder gate and safety devices
- installing a 24" man way
- installing a balcony mid-rail
- installing an interior ladder
- installing a new roof vent and reinstall a beacon lite

- repair grout

Utility Service Co would like to contract with the City for water tank maintenance. The annual fee includes yearly inspections, maintenance, and future work with a perpetual warranty. They will clean the tower every other year if we want, otherwise it will be every five years and they will be sure it is compliant with State, OSHA and AWWA codes. The only things not covered are acts of God and terrorism. The agreement stipulates that the company cannot drop the City as a client except for non-payment. Fees are locked in for three years and we can pay monthly, quarterly, or annually. The maximum cost adjustment after three years is 5%.

Benefits to the City include:

- risk and maintenance is shifted from the City to the Utility Service Co
- annual inspections
- emergency service
- lifetime warranty
- consistent cost for budgeting purposes
- renovation costs can be spread over 3 years, interest fee.

Cost of the contract is \$203,556 paid over the three year contract term.

The City currently has cathodic protection costing \$1200 / year. Diving crews do interior inspections and vacuum the tank to remove manganese, etc. costing \$3000. Utility Service Company uses robotic and drain inspections where the tank is emptied and sediment pushed down the riser pipe and cleaned out at ground level.

Council felt this is a new concept and a lot of information and would like to take time to think it through before making a decision. No action was taken.

Gothenburg will receive a 6.95% wholesale rate increase in electricity from NPPD. The Nebraska Municipal Power Pool has suggested a 5.7% retail increase to Gothenburg customers. The proposed ordinance includes the 5.7% electrical increase and a 3% water rate increase. Rates will take effect on January 1, 2012 and be reflected in the February utility bills.

Kennedy moved, Whiting seconded, to introduce Ordinance 868 regarding utility rates. Roll call vote: Yea – Fritch, Strauser, Whiting, Kennedy. Nay – none.

Kennedy moved, Fritch seconded, introducing Ordinance 869 amending Section 50.02 of the Municipal Code as it relates to collection of utility bills. Roll call vote: Yea – Strauser, Whiting, Fritch, Kennedy. Nay – none. Section 1.08 of the Public Works Division Utility Policies and Procedures will be amended after the ordinance is adopted.

Strauser moved, Fritch seconded, introducing Ordinance 870 that will amend Section 150.059 of the municipal code as it relates to review of construction plans by the Fire Marshall. Roll call vote: Yea – Whiting, Kennedy, Fritch, Strauser. Nay – none.

Joe Richeson of Richeson Well Service represented Nebraska Salt & Grain in requesting a license to maintain a new well on public right-of-way at 520 10th Street. The existing well that services the heat pumps has begun to pump sand and needs to be replaced. They would like to locate the well south of the existing gas line in the alley. The well will be encased in a water rated steel vault and will be traffic ready since it is in the alley. Richeson will provide site drawings with dimensions for the new well and will decommission the current well.

Kennedy moved, Strauser seconded, to authorize Mayor Hudson to sign the License to Maintain on Public Property as proposed by Richeson Well Service for Nebraska Salt & Gain at 520 10th Street once Atty. Bacon has drafted the document. Roll call vote: Yea – Fritch, Whiting, Strauser, Kennedy. Nay – none.

Kennedy moved, Whiting seconded, to adjourn the meeting at 8:39 p.m. Roll call vote: Yea – Strauser, Fritch, Whiting, Kennedy. Nay - none. The next regular meeting will be December 20, 2011.

Joyce Hudson, Mayor

Connie L. Dalrymple, City Clerk