

Regular City Council Meeting
City Council Chambers

May 20, 2014
7:00 p.m.

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

Press: *Gothenburg Times* - Beth Barrett

Mayor Hudson opened the meeting and public hearings at 7:00 p.m. The public hearings included: Nebraska Salt & Grain – Special Use Permit #126
Horvath Communications – Special User Permit #127
Redevelopment Plan regarding property acquisition / construction of senior housing duplexes
Redevelopment Contract for Nebraska Barn & Grill

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.

Due to lack of a quorum the meeting and hearings were held open until Wednesday, May 21 at 12:00 noon at which time the Council will reconvene in Chambers.

Continued City Council Meeting May 21, 2014 12:00
noon

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

Press: *Gothenburg Times* - Beth Barrett

Also present: Derek McGrew of Horvath Communications, Dave Jeffries of Paulsen Inc., Andy Jonas of NSG

Mayor Hudson reconvened the meeting and public hearings at 12:03 p.m.

Special Use Permit #126 was requested by Nebraska Salt & Grain for an eight foot security fence at their property at 1320 2nd Avenue. The Planning & Zoning Commission has recommended approval.

Kennedy moved, Whiting seconded, to close the public hearing at 12:05 p.m. Roll call vote: Yea – Strauser, Whiting, Kennedy. Nay- none. Absent and not voting – Oliver.

Kennedy moved, Strauser seconded, approving Special Use Permit #126 to Nebraska Salt & Grain. Roll call vote: Yea – Whiting, Strauser, Kennedy. Nay – none. Absent and not voting – Oliver.

The public hearing on Special Use Permit #127 was taken up at 12:06 p.m. Horvath Communications would like to construct a 149' telecommunications facility including a tower, ground equipment and security fence. The Planning & Zoning Commission has recommended approval with the addition of a light on the tower for greater visibility.

Strauser moved, Kennedy seconded, closing the public hearing at 12:07 p.m. Roll call vote: Yea – Whiting, Kennedy, Strauser. Nay – none. Absent and not voting – Oliver.

Whiting moved, Strauser seconded, approving Special Use Permit #127 with the stipulation of additional lighting as recommended by the Planning & Zoning Commission. Roll call vote: Yea – Kennedy, Strauser, Whiting. Nay – none. Absent and not voting – Oliver.

The public hearing on the redevelopment plan for senior duplex units was taken up at 12:08 p.m.

Dana Point Development has been successful in their application for federal funding to construct senior housing duplexes. The Redevelopment Authority has purchased Lots 1, 5, 9, 10, 11, 12 in Goshen Subdivision from Schlake Construction for \$65,000. Dana Point Development will build three duplex units, six 3-bedroom living units, on Lots 1, 5 and 9 and will pay \$1.00 for each lot. Property acquisition will be from sales tax funds and tax increment financing will reimburse the cost of the lots. The remaining three lots will be available for future use. Plans are to begin construction in August with completion in August 2015. Rental eligibility will be determined by age and income.

Strauser moved, Whiting seconded, to close the public hearing at 12:10 p.m. Roll call vote: Yea – Kennedy, Whiting, Strauser. Nay – none. Absent and not voting – Oliver.

Kennedy moved, Whiting seconded, to pass and adopt Resolution 2014-7 approving the redevelopment plan for construction of senior living duplexes and the pledge of tax increment monies to re-pay the cost of acquiring the lots. Roll call vote: Yea – Strauser, Whiting, Kennedy. Nay – none. Absent and not voting – Oliver.

The public hearing on a redevelopment contract for Nebraska Barn & Grill was taken up at 12:12 p.m. The purpose of the hearing was to complete the tax increment financing process by

approving a \$350,000 TIF bond. No municipal funds will be advanced and Terry Jessen will own the bonds.

Kennedy moved, Whiting seconded, to close the hearing at 12:14 p.m. Roll call vote: Yea – Strauser, Whiting, Kennedy. Nay – none. Absent and not voting – Oliver.

Kennedy moved, Whiting seconded, approval of Resolution 2014-8 approving the redevelopment plan and contract related to the Nebraska Barn & Grill project. Roll call vote: Yea – Strauser, Whiting, Kennedy. Nay – none. Absent and not voting – Oliver.

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

City Council minutes May 6

Planning & Zoning Commission minutes – May 13

Roll call vote: Yea – Kennedy, Strauser, Whiting. Nay – none. Absent and not voting – Oliver.

Kennedy moved, Whiting seconded, allowing payment of claims against the City, \$43,355.85, except #1920; Public Works Division \$450,657.66; and the May 8 payroll of \$37,916.79. Roll Call vote: Yea – Strauser, Whiting, Kennedy. Nay - none. Absent and not voting – Oliver.

Whiting moved, Strauser seconded, allowing payment of claim #1920 to Kennedy Landscape Services. Roll call vote: Yea – Strauser, Whiting. Nay - none. Absent and not voting – Oliver.

Community Comments

- Atty. Bacon reported the Gothenburg Improvement Co has awarded contracts to Paulsen's Inc. and Van Kirk Bros Construction for water, sewer, and street improvements at the southeast Industrial Park. Construction will begin this summer and be completed in 2015.

Kennedy moved, Whiting seconded, approval of the manager application for Roy Syrek at Shopko Hometown 698 in Gothenburg. Roll call vote: Yea – Strauser, Whiting, Kennedy. Nay – none. Absent and not voting – Oliver.

Strauser moved, Kennedy seconded, to adjourn the meeting at 12:16 p.m. Roll call vote: Yea - Whiting, Strauser, Kennedy. Nay - none. Absent and not voting – Oliver. The next regular meeting will be June 3, 2014.

Joyce Hudson, Mayor

Connie L. Dalrymple, City Clerk