

Present: Mayor –	Joyce Hudson	Absent: Council member Jay Richeson
Council members	Jeff Kennedy	
	Randy Waskowiak	
	Verlin Janssen	
City Administrator	Bruce Clymer	
City Attorney	Mike Bacon	
City Clerk / Treasurer	Connie L. Dalrymple	

Press: *Gothenburg Times* – Ellen Mortensen

KRVN Radio – Scott Foster

Also present: Shane Gruber, Charity Wyatt, Dr. Mike Teahon, Ken Christensen, Jennifer McKeone, Atty. Colten Venteicher, Randy & Amber Burge, Mick Brandt, Kent Kline

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 request for special use permit from Gothenburg Public Schools to operate a public pre-school in the First United Methodist Church at 1401 Lake Avenue was taken up at 7:00 p.m. Dr. Teahon, Superintendent of Gothenburg Public Schools, told Council he is aware of the parking restrictions and that they have no plans for signage. Administrator Clymer added that the rooms they use hold 13 students and they will not have more students than that at any one time. The Planning & Zoning Commission held a hearing on September 13 and has recommended approval of the request.

Waskowiak moved, Janssen seconded, to close the hearing at 7:04 p.m. Roll call vote: Yea – Kennedy, Janssen, Waskowiak. Nay – none. Absent and not voting – Richeson.

Kennedy moved, Waskowiak seconded, to approve Special Use Permit #138 for Gothenburg Public Schools to operate a public pre-school in the First United Methodist Church at 1401 Lake Avenue, as presented, with the following stipulations:

- No on-street employee parking.
- Signage is allowed but the sign shall be attached to or within five feet of the main structure or building. There can only be one sign, not illuminated, will be no larger than six square feet in area.

Roll call vote: Yea – Janssen, Waskowiak, Kennedy. Nay – none. Absent and not voting – Richeson.

The public hearing on a request for special use permit from Charity Wyatt to operate a private pre-school in the First United Methodist Church at 1401 Lake Avenue was taken up at 7:05 p.m. She currently uses the north parking lot as does her part time co-teacher. She is allowed 15 children at one time and does not anticipate having signage.

The Planning & Zoning Commission held a hearing on September 13 and has recommended approval of the request.

Waskowiak moved, Kennedy seconded, to close the public hearing at 7:06 p.m. Roll call vote: Yea – Janssen, Kennedy, Waskowiak. Nay – none. Absent and not voting – Richeson.

Kennedy moved, Waskowiak seconded, to approve Special Use Permit #139 for Charity Wyatt to operate a private pre-school as presented with the following stipulations:

- The permit shall expire upon moving the business from 1401 Lake Ave, 1st United Methodist Church.
- The permit shall expire upon sale of part or all of the business by Charity Wyatt.
- The new owner of the business shall be required to obtain a new and separate permit from the City.
- No on-street employee parking.
- Signage is allowed but will not be illuminated and will be no greater than six square feet in area.

Roll call vote: Yea – Janssen, Waskowiak, Kennedy. Nay – none. Absent and not voting – Richeson.

The public hearing on a request from Lewis Cullars of Lakeside Lanes, LLC for a Class IB liquor license was taken up at 7:06 p.m. Mr. Cullars has purchased the former Lakeside Fun Center from Chad Kolbo. The Clerk reported she had not received any questions or concerns regarding the issuance of the license.

Kennedy moved, Janssen seconded, to close the public hearing at 7:08 p.m. Roll call vote: Yea Waskowiak, Janssen, Kennedy. Nay – none. Absent and not voting – Richeson.

Waskowiak moved, Kennedy seconded to recommend to the Liquor Control Commission the issuance of a Class IB liquor license to Lewis Cullars, Lakeside Lanes LLC dba Lakeside Lanes. Roll call vote: Yea – Janssen, Waskowiak, Kennedy. Nay – none. Absent and not voting – Richeson.

The public hearing on a proposed application for a 2016 Owner Occupied Housing Community Development Block Grant was taken up at 7:09 p.m.

DAD Executive Director Jennifer McKeone said the proposed 2016 grant is the same as our unsuccessful application last year. This application is for funds to rehabilitate 10 homes at a maximum of \$25,000 each. The request for \$250,000 rehab costs and administration costs of \$30,000 makes a grant request of \$280,000. There will be a cash match from the Housing Development Corporation of \$20,000 and in-kind services from the City of \$15,000 for total project cost of \$315,000. This is a very competitive grant process and the use of cash and in-kind services enhances our application.

Successful applicants must meet income guidelines and will be required to live in the home for five years after completion of the rehab. In addition, successful applicants will be notified of City-wide clean up week and the City will continue code enforcement, such as property maintenance, on the properties,.

Kennedy moved, Waskowiak seconded, to close the public hearing at 7:11 p.m. Roll call vote: Yea – Kennedy, Waskowiak, Janssen. Nay – none. Absent and not voting – Richeson.

Waskowiak moved, Janssen seconded, to pass and approve Resolution 2016-8 authorizing signature of the CDBG application for Owner Occupied Housing grant funds and all documents related to the grant. Roll call vote: Yea – Kennedy, Waskowiak, Janssen. Nay – none. Absent and not voting – Richeson.

Kennedy moved, Janssen seconded, authorizing signature of the following documents relative to the application for 2016 Community Development Block Grant funds:

- Statement of Assurances and Certifications
- Citizen Participation Plan
- Resident Anti-Displacement Plan
- Procurement Engineering Waiver
- FFATA (high wage certification)
- Limited English Proficiency
- Program Guidelines

Roll call vote: Yea Waskowiak, Janssen, Kennedy. Nay – none. Absent and not voting – Richeson.

The public hearing on a proposed amendment to the 13-DTR-101 Community Development Block Grant budget was taken up at 7:13 p.m. According to Jen McKeone of DAD, although public notice has been given of available remaining funds in the façade and construction area of the grant totaling \$44,000, no response has been received. Therefore, she proposes to amend the budget to move all remaining funds to “public facilities” to purchase permanent street furniture such as a bike rack, planters, and benches.

Janssen moved, Kennedy seconded, to close the public hearing at 7:15 p.m. Roll call vote: Yea – Waskowiak, Kennedy, Janssen. Nay – none. Absent and not voting – Richeson.

Janssen moved, Kennedy seconded, to approve the proposed reallocation of funds on the Downtown Revitalization Project, CDBG #13-DTR-101. Roll call vote: Yea – Waskowiak, Kennedy, Janssen. Nay – none. Absent and not voting – Richeson.

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

- City Council minutes – September 6
- Building permit report - August
- Planning & Zoning Commission minutes – September 13
- Library Director’s Report – July 12 thru September
- Treasurer’s Report - August

Roll call vote: Yea – Janssen, Waskowiak, Kennedy. Nay – none. Absent and not voting – Richeson.

Kennedy moved, Waskowiak seconded, allowing payment of claims against the City, \$30,115.74; Public Works Division \$442,138.78; and the payroll of \$37,367.53. Roll Call vote: Yea – Janssen, Waskowiak, Kennedy. Nay - none. Absent and not voting – Richeson.

Community Comments:

- Administrator Clymer said the installation of handrails downtown has garnered positive comments.
- Atty. Bacon has a new lawyer on staff. Colton Venteicher passed the BAR exam on September 29.
- The South side of 10th Street is paved, the North half will be paved later in the week and it should be complete by the end of the month. We are close to the end of a 2-year project.

Janssen moved, Waskowiak seconded, approving pay request #9 in the amount of \$87,283.22 on the sanitary sewer project and payment to Van Kirk Bros Construction. Roll call vote: Yea – Kennedy Waskowiak, Janssen. Nay - none. Absent and not voting – Richeson.

Deb Weidman has purchased the property at 721 17th Street and requested a Contiguous Parcel Agreement to join that property with her property immediately south of it, at 1616 Ave H. She intends to demolish the 17th Street property and construct a garage.

Janssen moved, Waskowiak seconded, to approve the Contiguous Parcel Agreement with Deb Weidman as presented. Roll call vote: Yea – Kennedy, Waskowiak, Janssen. Nay - none. Absent and not voting – Richeson.

Waskowiak moved, Janssen seconded, appointing Alex Ballmer to the Fire Dep't. Roll call vote: Yea – Kennedy, Waskowiak, Janssen. Nay - none. Absent and not voting – Richeson.

The North Platte Police Dep't has purchased new dispatching equipment which has resulted in a slight increase in our payments to them. The same formula has been applied and the new rate will be \$2393.86 per month, an increase of \$424.42.

Janssen moved, Waskowiak seconded, approving the amended contract with North Platte Police Department for dispatch services. Roll call vote: Yea – Kennedy, Waskowiak, Janssen. Nay - none. Absent and not voting – Richeson.

According to Atty. Bacon the hospital is working toward establishment of a program that will include Foundation funding. Part of that process is that the Foundation wants a signed agreement regarding long term management of the facility. An interlocal agreement has been drafted that is similar to one Lexington uses that creates an agency consisting of the City, the school, and the hospital in a joint effort to manage recreation assets of the Wellness Center on hospital grounds and utilizing City park and school facilities for 35 years. Governance will be by a 3-member board.

Financing assistance from the City and hospital will cover operational expenses. The school will not contribute financially. The area of the hospital that includes the Wellness Center will be leased to a 501 3c lease holder. The agency will hire a manager and the three entities, City, school, and hospital, will prepare an annual plan to ensure it is a sustaining operation. The Hospital Foundation requires assurance the facility will be a long term advantage to the community.

Ken Christensen asked if the City can be forced to pay off bonds held by the Center. Atty. Bacon said they cannot. Right now, timing is the issue for their request for Foundation funding. If the Center cannot support itself, the hospital must take over and that's why they are working on a world class management opportunity which has been approved by the Hospital Board. (Atty. Bacon told all that he is a member of the Hospital Board but was not at the meeting where that was approved.) The proposed Interlocal Agreement was approved at a special School Board meeting earlier today.

An 11-member committee will be established for fundraising and designing a program. We need to have a signed interlocal agreement to the agency for development of by-laws and to provide annual self-sustaining budgets and programs. We're hopeful the new arrangement will allow us to offer programs we do not have now that utilizes a pool, gym, the school's facility and that we can enter into an agreement with the City to allow access to its recreational activities.

Janssen moved, Waskowiak seconded, authorizing signature of the proposed Interlocal Cooperation Act Agreement Creating the Gothenburg Community Facilities Agency. Council member Kennedy thanked all for their work on the proposal but was somewhat disappointed in the way the final agreement was written. He does feel the facility will be an improvement for the community. Roll call vote: Yea – Kennedy, Waskowiak, Janssen. Nay - none. Absent and not voting – Richeson.

The City has been included on Dawson County's bid for asphalt road work. Our share of the bid is \$359,970.12. The budget allocates \$430,000 for this work and we can account for it in either of two ways:

1. Create a street improvement district. The problem is that there will be no levy against property owners but we still have to do all the documentation required of creating a district. The good part is that the levy for bonds would be outside the City's tax levy when it comes to budgeting.
2. Use Highway Allocation Pledge Bonds where an ordinance is required to dedicate our highway allocation funds to pay the bonds. The bond payments will be included in the budget levy but our levy is low enough that it wouldn't be a major issue making the pledge bonds the better option.

Dawson County will award the bid on September 30 so we need to make a commitment if we want to move forward. Work will occur in next construction year, hopefully in the spring. Even though the entire County project is in one bid, our contract will be separated out and we will pay the contractor, which is Paulsen's, directly. The cost does not include engineering but we are told it will bring the total cost to less than our \$430,000 budget. The contractor will not do the driveways off the roads being overlaid.

Janssen moved, Kennedy seconded, accepting Gothenburg's share of the bid with Dawson County subject to the County's approval of the overall bid. Roll call vote: Yea – Waskowiak, Kennedy, Janssen. Nay - none. Absent and not voting – Richeson.

In her annual report on the activities of Dawson Area Development Jennifer McKeone thanked the City for their co-operation and support. Activities of her office the past year included:

- Dues will not change for the coming year.
- Every \$1.00 in dues paid has resulted in \$9.00 in grant funds, receiving \$8 million dollars in grant funds the last five years.
- Updated certifications for Gothenburg, Cozad, Elwood, and Lexington for the next 5 years.
- Prepared H3 Job Report which involves high skill, high wage, and high demand occupations.
- Held classes for contractors on lead base certifications so they can participate on OOH grants.
- Working to rehab homes for resale in visible areas.
- Have discontinued the ABLE program but do help schools if they request it.
- Conducted a housing study revealing Gothenburg needs more homes to be owned as well as rented.
- Housing stock in the County is limited and is detrimental to economic development pursuits.
- Managed \$2 million in 2015 grants.
- Valuations have increased 61% over the last five years, 15% of it in non-agricultural valuations.
- Dawson County had a 21% increase in commercial and industrial valuation growth in past 5 years.
- Dawson County net taxable sales rose over the past 5 years even though 2 of those years included large construction projects.
- Unemployment in the County is at 2.6%.
- Lodging tax grew by 67% over the last 5 years.
- The DAD office is always open for comments, suggestions and personal contact.

Janssen moved, Kennedy seconded, authorizing signature of Drawdown #17 on the DTR project in the amount of \$4280 and payment to Miller & Assoc. Roll call vote: Yea – Waskowiak, Kennedy, Janssen. Nay - none. Absent and not voting – Richeson.

Kent Kline spoke for the Evangelical Free Church in requesting permission to pave the area of the alley between their church building at 1721 Lake Avenue and newly constructed facility behind the church at 515 18th Street. Paulsen's Inc. engineered the paving and bid the construction. The main concern is water flow off the church and down the alley as there is a crest in the alley that sends the water both north and south. They are trying to direct run off water into an underground tube. The church has an agreement with Troy Daum to remove his rental home on the south side of the new construction where grates will be installed to move water to the storm sewer. Property owners on the south end of the block have been informed of the proposed paving.

Administrator Clymer said the church had contracted with Paulsen's to install the paving and have sent the plans to Miller & Assoc. who found no issues with the design. The City will maintain the alley the same and any other. Shane Gruber commented that the City maintains 12 foot alleys so it would be better if the paving goes to the property line.

Atty. Bacon recommended requiring a lien waiver when construction is finished since it's on City property.

Kennedy moved, Janssen seconded, to allow the Evangelical Free Church to pave the alley between their church and ministry facility as proposed and to provide the City a lien waiver. Roll call vote: Yea – Waskowiak, Janssen, Kennedy. Nay – none. Absent and not voting – Richeson.

Waskowiak moved, Kennedy seconded, to adjourn the meeting at 8:03 p.m. Roll call vote: Yea – Janssen, Kennedy, Waskowiak. Nay - none. Absent and not voting – Richeson. The next regular meeting will be October 4, 2016.

Joyce Hudson, Mayor

Connie L. Dalrymple, City Clerk