

Regular City Council Meeting  
City Council Chambers

August 16, 2011  
7:00 p.m.

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

Press: *Gothenburg Times* - Beth Barrett

Also present: Shane Gruber, Reed Miller of Miller & Assoc, Scott Kleeb of Energy Pioneer Solutions, Ivan Sitorius, Kevin Sitorius. Lois Stanton

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.

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

City Council minutes - August 2 and August 10

Police Report - July

Treasurer's Report - July

Planning & Zoning Commission minutes - August

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

Kennedy moved, Whiting seconded, allowing payment of claims against the City, \$49,869.01; Public Works Division \$406,119.50; and the August 4 payroll of \$41,888.55. Roll Call vote: Yea - Strauser, Kennedy, Whiting. Nay - none. Absent and not voting - Fritch.

Community Comments:

- DEQ will begin sampling the Lake Helen water next week and will continue every two weeks.
- The employee swim party was Sunday at 5:00 and was well attended.

On July 25 Council members met with Scott Kleeb of Energy Pioneer Solutions regarding the company's program of home energy rehabilitation service. Their program is unique in two ways:

1. The home energy audit begins with a pre-assessment form using actual energy consumed data, square footage, and weather conditions which reduces assessment time. They then target only those households they can help. They work with local contractors and suppliers to reduce costs and improve the local economy, and they bring in a crew to fix problems which usually include insulation, doors, and heating system repairs.

2. The company would like to work with the City to allow homeowners to pay for the repairs over a maximum five year period through monthly payments on their utility bill. The payments would be forwarded by the City to EPS. The City becomes the bill collector only, not the lender,

because the contract is with the homeowner. The credit screen is the utility bill - if the party has been current on their bills for two years. They work with landlords, multi-family units, and single households.

In answer to Council questions:

- Information would be made public through radio and newspaper advertising, possibly utility bill inserts,
- The bill for repairs would 'run with the meter'. If the home is sold, the bill can be paid in full or assumed by the new owner through a new agreement with EPS. Memorandums of Understanding are filed with title companies and bankers.
- When utility bills are paid, funds are applied to the City first then to EPS, if a payment should be short for some reason.
- The only criteria for acceptance is a credit check on utility bills. The homeowner must be current for the past two years.

Following discussion, a motion was made by Strauser, seconded by Kennedy, authorizing signature of an agreement with Energy Pioneer Solutions, contingent upon approval of the City Attorney. Roll call vote: Yea - Whiting, Kennedy, Strauser. Nay - none. Absent and not voting - Fritch.

The property on the west side of Avenue A, between 17th and 18th Streets, currently owned by Eagle Crest Academy, has never been subdivided. The owners would like to create two lots enabling them to sell the area containing the former NPPD office. The Planning & Zoning Commission has recommended approval.

Kennedy moved, Strauser seconded, approving the Eagle Crest Subdivision Plat. Roll call vote: Yea - Whiting, Strauser, Kennedy. Nay - none. Absent and not voting - Fritch.

Administrator Clymer offered a schedule for the 2011-12 budget process:

- August 25, 5:30 p.m. Budget work session
- September 1, noon - review proposed budget for publication and hearing or another work session.
- September 13, 7:00 p.m. - Budget hearing, approve additional 1% restricted funds authority, set final tax request and levy, and pass a resolution setting levy.
- September 19 - submit budget to the State
- Possibly move regular business items to September 13 or October 4.

Whiting moved, Strauser seconded, to set the budget hearings for September 13. Roll call vote: Yea - Kennedy, Strauser, Whiting. Nay - none. Absent and not voting - Fritch.

The Airport Authority submitted their annual resolution for tax funds and at \$41,904.98; the request is lower than the past few years by \$24,883.02. Kennedy moved, Strauser seconded, approving the Airport Authority budget request. Roll call vote: Yea - Whiting, Strauser, Kennedy. Nay - none. Absent and not voting - Fritch.

Kennedy moved, Whiting seconded, to recommend to the Liquor Control Commission, the approval of a one day license to sell beer, wine, and distilled spirits at the Fire Hall, 602 10th Street, on September 17th in conjunction with the Harvest Festival, from 4:00 p.m. to 1:00 a.m. Roll call vote: Yea – Strauser, Whiting, Kennedy. Nay - none. Absent and not voting - Fritch.

Reed Miller of Miller & Associates discussed recent televising and cleaning sewer lines and provided estimated costs for improvement. Most of the lines are old and due to ground movement over time, spring and fall freeze / thaw, some areas were worse than anticipated. The points made were:

- There is infiltration from private sewers.
- We cannot solve all infiltration problems. Part of the problem is high ground water. In a big rain event only half the water goes through the waste plant and half stays in the ground.
- Liners will prevent corrosion in the lines.

Estimated cost of repairing and / or replacing all proposed areas is \$1,995,956 and does not include the cost of the new interceptor line installed in 2010. Projects can be prioritized and done in two or four segments; however, the bigger the project, the better our chances for grant assistance. The last wastewater treatment plant payment is in December, 2011 and there are three years payments left to finish the UV additions to the plant. Possibly we can structure a DEQ loan to pay the interest only until the other loans are paid and then begin principle payments. If that works, there might be minimal impact on the sewer rates but, if anything else happens it could mean a big rate increase.

Miller noted that if sewer rates are less than \$36 / month the USDA will not grant any funds to the project. Community Development Block Grant funds require a 25% to 50% local match (up to \$750,000).

Strauser moved, Kennedy seconded, to adjourn the meeting at 7:55 p.m. Roll call vote: Yea - Whiting, Kennedy, Strauser. Nay - none. Absent and not voting - Fritch. The next regular meeting will be September 6, 2011.

---

Joyce Hudson, Mayor

---

Connie L. Dalrymple, City Clerk