

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

Press: *Gothenburg Times* - Beth Barrett

Also present, including but not limited to: Ken Christensen, Matthew Williams, Steve Peterson, Joe, Angie, Tiara & Ashley Richeson, Dr. Mike Teahon, Verlin Janssen, Joe Libal, Stacey Healey, Shane Gruber, Mike Thomalla, Sarah Hecox

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 first public hearing was to consider and take action on the proposed Redevelopment Plan regarding use of sales tax monies and the purchase of property from the Gothenburg Improvement Company.

As Chairman of the Redevelopment Authority, Matthew Williams spoke on the proposed redevelopment plan which has been recommended for approval by the Planning & Zoning Commission and the RDA. Points made:

- The site for the plan is the GIC owned property southeast of town.
- It is the #1 prime site on the UPRR.
- The \$2.3 million project includes water, sewer, and paved street infrastructure to the site.
- Costs will be met with a \$500,000 grant, and \$360,000 USDA REDLG loans. Also, \$1.440 million in sales tax money will fund a tax increment financing bond. TIF payments will be returned to the sales tax fund.
- The RDA will pay \$250,000 to purchase a 15 acre tract on the east end of the site from the GIC.
- There is no access available from the east, and while expensive this is still less than an overpass.

Brief discussion was had and a motion made by Strauser, seconded by Kennedy, to close the hearing at 7:03 p.m. Roll call vote: Yea – Whiting Waskowiak, Kennedy, Strauser. Nay – none.

Kennedy moved, Whiting seconded, to pass and approve Resolution 2014-13 regarding the Redevelopment Plan as proposed by the Redevelopment Authority. Roll call vote: Yea- Waskowiak, Strauser, Whiting, Kennedy. Nay – one.

The public hearing on a request for a Class K (Catering) license from Peterson’s Supermarket was taken up at 7:04 p.m. The license will be in conjunction with the Class D license (package store) approved for Peterson’s at the last meeting. The application was made at the suggestion of the State Patrol according to Steve Peterson. There have been no questions or comments on the application.

Strauser moved, Waskowiak seconded, to close the hearing at 7:06 p.m. Roll call vote: Yea – Whiting, Kennedy, Waskowiak, Strauser. Nay – none.

Strauser moved, Waskowiak seconded, to recommend to the Liquor Control Commission the issuance of a Class K Liquor License to Peterson’s Supermarket. Roll call vote: Yea – Kennedy, Strauser, Whiting, Waskowiak. Nay – none.

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

- City Council minutes – September 16
- Cemetery Sexton Report – July thru September

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

Kennedy moved, Strauser seconded, allowing payment of claims against the City, \$71,934.56 except #1920 and #1303; Public Works Division \$155,917.59; and the September 25 payroll of \$36,613.0. Roll Call vote: Yea – Waskowiak, Whiting, Kennedy, Strauser. Nay - none.

Kennedy moved, Waskowiak seconded, allowing payment of claim #1323 to T & T Corp. Roll call vote: Yea – Whiting, Waskowiak, Kennedy. Nay – none.

Waskowiak moved, Whiting seconded, allowing payment of claim #1920 to Kennedy Landscape Service. Roll call vote: Yea – Strauser, Whiting, Waskowiak. Nay – none.

Community Comments

- Contractors are on site at Lake Helen and have begun work. Hopefully there will be a lake in a few months.
- Dennis Meredith was present in opposition to the citation he received for not completing the construction at his residence at 123 5th St.

Item 6a *Consideration / Approval of Applications for Funding under the Downtown Revitalization Community Development Block Grant* was not discussed.

Part of the Gothenburg's *Way of Life* scope of activities included determining Safe Routes to School. In that process a major issue was found in there being no sidewalks between 16 and 20th Streets on Avenue I even though the school, ball fields, and swimming pool are located on Ave I.

Tiara and Ashley Richeson told Council they had been hired to walk younger children home and they found it necessary to take a longer route in order to use sidewalks. They asked Council to consider installation of sidewalks, especially on Avenue I.

The Mike Thomalla family lives on 22nd Street and Mike remembers well the parental lecture on being safe on Avenue I that he received as a child. Since that time, the town has grown and young families use the pool, ball parks, etc. in the area and Ave I can be dangerous. He sends his children down Avenue J to the school area because it is less traveled and safer. Other major thoroughfares without sidewalks are Lake Avenue and Avenue G.

Administrator Clymer said the one issue we will face with sidewalks on Avenue I is that City plans never intended Avenue I to be a major street; therefore, it has a 60 foot right-of-way. Other main streets are 80 feet allowing more room for sidewalks. We have 10 feet of R-O-W to use and it gets worse going north. City preference is for six foot sidewalks, which would add about \$15,000 to the cost of the usual 4 foot sidewalks. One area will require steps and a retaining wall as well.

Council member Kennedy does not favor four foot sidewalks; they do not work for walking or biking. Five foot is better if six foot walks do not work in the area because the idea is to keep kids off the street. There is a drawback to asking homeowners to clear larger six foot sidewalks.

According to Shane Gruber, there is not room for boulevard sidewalks. When walks are curb side there is no place to put snow when cleaning streets. He also prefers six foot walks.

Ken Christensen asked if the walks will be part of a trail system that has been discussed in the past. He would not mind wider sidewalks by his home on 20th Street connecting with Lake Ave.

Verlin Janssen commented that the Hike & Bike Trail has transitioned to sidewalks as more improvements are required, but it could be part of a bigger plan.

The City has slowly built up some money in the budget for other projects and could use it to pay for the sidewalks, knowing sidewalks are an important piece of community development; however, it will affect future projects.

Council asked to have Miller & Assoc. prepare a design contract, for six foot sidewalks on Avenue I between 16th and 20th Streets, for Council consideration at the next meeting.

Mayor and Council salaries were discussed at budget time. Salaries have not changed since 1990 and since then, the amount of time the Council members spend on City business has increased, due to the many community projects undertaken. Any increase cannot become effective until after the November elections. A proposed ordinance will increase Council member monthly salaries from \$100 to \$200, and the Mayor from \$300 to \$600.

Strauser moved, Whiting seconded, introduction of Ordinance 895 increase Mayor and Council salaries. Roll call vote: Yea – Kennedy, Waskowiak, Whiting, Strauser. Nay - none.

Ken Christensen asked Council if they would have concerns if he requested vacation of three parcels along 2nd Avenue that adjoins property he owns between 4th and 7th Streets. One parcel is a platted alley that ends at the section line in Block 3, the second is platted 6th Street that ends at the section line, and the third is a small triangular piece on the north side of 4th Street that will have to be surveyed. He does not want to begin the vacation process and pay the necessary fees if Council is not interested in doing it. No one objected and requested the vacation be formally brought to Council.

Speaking for the *Way of Live* Committee, Verlin Janssen told Council a meeting had been held at Lake Helen recently at which many ideas were offered for use of the area on the north side of the lake. He suggested an idea to ask the public for ideas for anything that could be done now while construction is taking place.

Early in the development of a plan for Lake Helen, concepts for the area of the small north lake that will be filled in included a soccer field or community center. Unfortunately, people took that as reality when it was just suggestions. If the Council wants to proceed, Administrator Clymer prefers we hire a planner to lead us through the process by putting concepts on paper and facilitating meetings. He'd also like to see the lake area completed to know how it comes out and then proceed with the next idea. Substantial completion is expected June 1, 2015.

Discussion was had that included involvement of incoming Council members, other major projects such as sewer improvements, and the costs of the projects already in process. It was decided to get an idea of the cost of planner services and to finish the lake to help everyone see the finished product before moving forward to another phase. Council did express appreciation for the interest and input from the *Way of Life* Committee.

We currently operate under the 2006 Building Code and although the 2012 Code is recently available, Administrator Clymer suggested updating to the 2009 code because it's what engineers and architects are still designing with.

Kennedy moved, Waskowiak moved, to introduce Ordinance 896 adopting the Building, Mechanical & Housing Codes. Roll call vote: Yea – Whiting, Strauser, Waskowiak, Kennedy. Nay – none.

We have been using the North Platte Police Dep't for dispatch services for several years. Their City Attorney has redrafted the agreement with the same terms, including a 365 day termination notice, but included an increase of \$193.58 / month which brings the cost of service to \$1875.13 / month.

Whiting moved, Strauser seconded, authorizing signature of the amended dispatch services agreement with the North Platte Police Department, effective October 1, 2014. Roll call vote: Yea – Waskowiak, Kennedy, Strauser, Whiting. Nay – none.

Kennedy moved, Strauser seconded, approving Mayor Hudson's recommended appointment of John Seward to the Downtown Revitalization Committee, replacing Anne Anderson who recently retired. Roll call vote: Yea – Waskowiak, Strauser, Kennedy, Whiting. Nay – none.

Strauser moved, Waskowiak seconded, to adjourn the meeting at 7:50 p.m. Roll call vote: Yea – Whiting, Kennedy, Waskowiak, Strauser. Nay – none. The next regular meeting will be October 21, 2014.

Joyce Hudson, Mayor

Connie L. Dalrymple, City Clerk