

Regular City Council Meeting
City Council Chambers

April 1, 2014
7:00 p.m.

Present: Mayor –	Joyce Hudson	Absent: Council member Duane Oliver
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, KRVN Radio – Jeff Axtell

Also present: Ginger Featherngill of WCNDD, Jay Lewis, Fire Chief Mark Ballmer, Kristy Connolley, Dee Miller, Mickie Heuftle, Shane Gruber, Dennis Meredith

Mayor Hudson opened the meeting and public hearing 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 purpose of the public hearing was to consider an application for Owner Occupied Housing rehabilitation grant funds. According to Ginger Featherngill of West Central Nebraska Development District, the City is co-operating with the District to prepare an application for \$180,000 Nebraska Affordable Housing Trust funds for the rehabilitation of owner occupied homes in Gothenburg. Applicant income limits must be at or below 100% of area median income levels. The primary activity of the grant funds will be the rehabilitation of five homes at a maximum of \$25,000 each and a secondary activity will be \$25,000 for the demolition of two homes or out-buildings. Rehabilitation will meet the Nebraska minimum rehabilitation standards and can include windows, doors, gutters, siding. Grant funds also include the cost of lead testing and administration. The grant is not available for commercial buildings. The grant application is due on April 30 and funding will be announced in July. No one will be displaced as a result of the grant.

In order to qualify for the demolition funds the property owner must apply, the property must have been vacant for 90 days, and have no historical connections or environmental issues such as asbestos.

WCNDD is also preparing a pre-application for Community Development Block Grant funds for owner occupied housing rehabilitation that will accommodate persons at 80% of median income that will be due in July. If the Housing Trust grant is successful, the CDBG application will be voided. If the Housing Trust grant is not successful, we will be ready for the second round of applications.

There being no public comment at the hearing, a motion was made by Strauser, seconded by Whiting to close the hearing at 7:08 p.m. Roll call vote: Yea – Kennedy, Whiting, Strauser. Nay – none. Absent and not voting – Oliver.

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

City council minutes – March 18 & 27

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

Kennedy moved, Whiting seconded, allowing payment of claims against the City, \$62,408.14; Public Works Division \$102,393.12; and the March 27 payroll of \$32,423.41. Roll Call vote: Yea – Strauser, Whiting, Kennedy. Nay - none. Absent and not voting – Oliver.

Community Comments:

- Community surveys will be included in the utility bills regarding installation of fiber optics in the community. The community is encouraged to complete the survey by April 15. There is a company hoping to install the fiber to increase the speed and service of technology services such as I-net, phone, and television and to provide another alternative for those services if there is enough interest.
- Kristy Connolly provided some information and a request for the Council to consider installing toddler playground equipment in Ehmen Park. The current equipment is nice but is too big for toddler children. She has also contacted the Rotary about contributions and the Chamber for tourism funds.

Brief discussion was had on placement in Ehmen Park due to the amount of structures already there, availability of restrooms, and the tourist destination of the Pony Express Station, and also on the cost of enlarging an area sufficient enough to accommodate equipment and the required rubber mulch. Kristy was asked to research smaller pieces of equipment and the cost, cost participation, and to have the matter placed on a future agenda.

Kennedy moved, Strauser seconded, to pass and approve Ordinance 887 regarding the change of Goshen, Goshen Second, and Reynolds Subdivisions to R-3 from R-2 on third and final reading. Roll call vote: Yea – Whiting, Strauser, Kennedy. Nay – none. Absent and not voting – Oliver.

Fire Chief Mark Ballmer asked Council to consider requiring Knox Box entry systems on new commercial structures. In the case of fire alarms, they would allow the department entry to the box that would contain a key to the structure, which cannot be duplicated, eliminating the need to wait until the owner arrives before gaining access, or having to break doors and windows to begin fire suppression. The boxes range in price from \$285 - \$325 and are currently on several existing businesses including the public schools, Gothenburg State Bank, Baldwin, Monsanto and Lakeside Apt's among others. Purchase and installation are costs of the property owner. The Department continues to urge existing businesses to install the boxes but would like them to be mandatory in new construction. The Fire Chief has to approve the purchase to get the Knox Box and would provide the required application to attach to the building permits. Chief Olson also has the applications.

Discussion was had and a motion made by Kennedy, seconded by Strauser, to introduce Ordinance 888 requiring Knox Box installations with new commercial structures. Roll call vote: Yea – Whiting, Strauser, Kennedy. Nay- none. Absent and not voting – Oliver.

Wade Viter has sold his grave digging business; therefore a motion was made by Whiting, seconded by Strauser, to approve the contract with Aaron Pelzer for grave digging services subject to the approval of City Attorney Bacon. Roll call vote: Yea – Kennedy, Strauser, Whiting. Nay – none. Absent and not voting – Oliver.

Jay Lewis requested use of Ehmen Park on June 28 for a car show to benefit Relay for Life. In addition to the park, he requested 15th Street and 16th Street from Lake Ave to Avenue G, and Avenue F between 15th and 16th Streets. The event will be from 7 a.m. to 4 p.m. This is the fourth annual car show and there were 157 entries at the 2013 event.

Kennedy moved, Whiting seconded, approving the use of Ehmen Park and the streets for the Relay for Life car show as requested by Jay Lewis. Roll call vote: Yea – Strauser, Whiting, Kennedy. Nay – none. Absent and not voting – Oliver.

Administrator Clymer contacted Dennis Meredith in September about the incomplete building permit issued for 123 5th Street. The home needs to have siding installed. Mr. Meredith said he has most of the material on hand, has ordered the rest, and once the weather breaks he will work on it and have it completed this year.

Brief discussion was had and a motion made by Kennedy, seconded by Whiting, to allow Mr. Meredith 90 days to make substantial progress installing the siding on his home. The matter will be on the July 1 agenda to determine what, if any, further action should be taken by the Council. Roll call vote: Yea – Strauser, Whiting, Kennedy. Nay – none. Absent and not voting – Oliver.

Strauser moved, Kennedy seconded, to pass and approve Resolution 2014-6 authorizing Mayor Hudson to sign the application for Nebraska Affordable Housing Trust Funds (Exhibit B). Roll call vote: Yea – Whiting, Kennedy, Strauser. Nay – none. Absent and not voting – Oliver.

Strauser moved, Whiting seconded, authorizing signature of all documents relative to the application for Nebraska Affordable Housing Trust Funds including:

- Statement of Assurances and Certifications (exhibit C)
- Determination of Level of Environmental Review (exhibit G)
- Approve the OOR Program Guidelines
- Approve the Demolition Guidelines

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

Kennedy moved, Strauser seconded, authorizing signature of the Annual Cycle Application for Nebraska Affordable Housing Program funding. Roll call vote: Yea – Whiting, Strauser, Kennedy. Nay – none. Absent and not voting – Oliver.

Whiting moved, Strauser seconded, authorizing signature of or the Community Development Block grant owner occupied housing rehabilitation pre-application. Roll call vote: Yea – Kennedy, Strauser, Whiting. Nay – none. Absent and not voting – Oliver.

Strauser moved, Kennedy seconded, to adjourn the meeting at 7:52 p.m. Roll call vote: Yea – Whiting, Kennedy, Strauser. Nay - none. Absent and not voting – Oliver. The next regular meeting will be April 15, 2014.

Joyce Hudson, Mayor

Connie L. Dalrymple, City Clerk