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

Press: *Gothenburg Times* - Beth Barrett

Also present: Dr. Mike Teahon, Ken Christensen, Eric Christensen, Rick Zarek, Shane Gruber, Mick Brandt, Nate Wyatt, Jennifer Wolf of DAD

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.

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

City Council minutes – July 22 (regular & special meetings)

Planning & Zoning Commission minutes – July 22

Cemetery Board minutes – May 5

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

Whiting moved, Strauser seconded, allowing payment of claims against the City, \$85,744.77; Public Works Division \$145,347.34; and the July 31 payroll of \$45,498.57. Roll Call vote: Yea – Kennedy, Waskowiak, Strauser, Whiting. Nay - none.

Community Comments

- An Airport Authority resolution requests \$43,020.10 in taxes for 2014-15 operating expenses. Council will need to consider the request at their budget work session and notify the Authority of their decision by September 1.

Kennedy moved, Waskowiak seconded, to advance Ordinance 891 confirming the sale of property near the airport to final reading. Roll call vote: Yea – Strauser, Whiting, Waskowiak, Kennedy. Nay – none.

In considering a permitting process for construction trailers, it was determined that similar language exists in the land use portion of the Municipal Code. Therefore, the proposed ordinance moves the construction trailer code from the land use section to the streets codes and changes Page 2, Paragraphs F and G by adding the trailer code. It repeals duplicate sections of the ordinance and changes the time allowance to 8 a.m. - 6 p.m. There will be 10-day and 30- day permits. Separate permits will be allowed for multiple sites. Fees will be included in the fee resolution.

Kennedy moved, Whiting seconded, introduction of Ordinance 893 establishing a permitting process for construction trailers. Roll call vote: Yea – Waskowiak, Strauser, Whiting, Kennedy. Nay – none.

Corporate Plan Management, the City's health care insurance administrator, has updated our plan document to include recent changes required by the Affordable Health Care Act. Some of the changes include allowing dependent coverage to age 26, 30 or more hours per week is considered full time employment, and eliminating annual financial limits. Some of the amendments are already included in our policy as amended several months ago.

Waskowiak moved, Strauser seconded, approval of the amendment of the employee health care plan document as prepared by Corporate Plan Management. Roll call vote: Yea – Whiting, Kennedy, Waskowiak, Strauser. Nay – none.

According to Jen Wolf of DAD, the earliest we will receive release of funds on Phase II of the Downtown Revitalization Grant will be September 2. Until then, no funds can be expended but we can approve the special conditions required by the grant. There will need to be one more Downtown Revitalization Committee meeting with a public hearing to allow public comments and to explain the program to the

property owners. The term of the grant will be thru June 2016. On September 2, the council can approve the program guidelines.

Strauser moved, Waskowiak seconded approval and authorized Mayor Hudson to sign documents related to special conditions for the Downtown Revitalization Project. They include:

- Implementation Schedule
- Grantee Information
- Authorization to Request Funds
- Financial Management
- Procurement Standards
- Environmental Review
- Fair Housing Standards
- Code of Conduct

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

Rick Zarek came before the Council representing the Gothenburg Improvement Co. The organization feels that current housing availability is a hindrance to economic growth. The RDA Subdivision is filling up and that leaves the platted cul-de-sac on the south but there are no services to the lots.

Dr. Teahon, Superintendent of Schools, added that 11 new teachers joined the school staff this year and it's been difficult to find housing. Two of the teachers are living with others or family. During the recruitment process, two questions are asked – housing and I-net connectivity.

Hospital Administrator Mick Brandt also noted that several new staff members have been hired at the hospital and all question the housing situation. It's a challenge to find homes.

During discussion it was noted that the new area near the platted cul-de-sac at 24th Place should open streets and access to the hospital area and sidewalks should be required in any area being paved.

The recent county-wide housing study indicated that at the current growth rate, Gothenburg will need 73 more housing units in the next five years.

Based on the information presented, Mr. Zarek encouraged the Council to consider budgeting access to the cul-de-sac, the hospital, and paving Avenue J to 27th Street. Mayor Hudson and Council agreed with the need but feel funding is the issue. Councilmember Strauser felt it is not fair to assess current property owners for new lots. The adjoining property owner along upper Avenue J deeded property for half of the street to the City with the agreement not to assess them any costs for paving it as they have no intention of selling lots.

Several options were discussed including establishing a sinking fund for use when needed, bonding costs and paying for them thru a tax levy, or creating assessment districts. Administrator Clymer estimates it will cost \$157,000 to get paving to and into the cul-de-sac, Avenue J would be another \$700,000 and a walking trail type of sidewalk an additional \$80,000. Avenue J would become a heavily used, major access street to the school and hospital. Administrator Clymer was asked to figure some ways to pay and / or assess the costs.

According to Nate Wyatt, we are required by federal mandate to update the language and conditions of the employee pension plan to comply with law. Although we are required to make the changes, he doesn't anticipate changes to local policy.

Kennedy moved, Whiting seconded, approving the changes to the employee pension plan document and authorized Administrator Clymer to sign it. Roll call vote: Yea – Waskowiak, Strauser, Whiting, Kennedy. Nay – none.

Lengthy discussion was had on the need for a Technical Outreach Officer. During the recruitment of the fiber optic company it became apparent that Angie Richeson had the skill sets to help the community move forward in the digital world. She has already provided assistance to the school as well as some recruitment efforts and has provided a list of things that can be done to assist the community as a whole.

The hospital, school, and city all promote themselves in different way and it seems best to try to get all entities on the same page and a new level of technology. Angie has agreed to a one year funding agreement to see what she can do on digital promotion, hopefully beginning September 1. Oversight would come via a Board that would make necessary payments and provide reports to the three entities they are hoping will be a part of the project, the school, hospital, and city each contributing \$10,000: \$20,000

for salaries and a separate \$10,000 contract for equipment, etc. The school is on board with the proposal but the Hospital Board has not considered it yet.

Ultimately, a motion was made by Strauser, seconded by Kennedy, to enter into an agreement to fund the proposed Technical Outreach Officer and to change the municipal contact from the Mayor to the City Administrator. Roll call vote: Yea - Waskowiak, Whiting, Kennedy, Strauser. Nay - none.

Kennedy moved, Strauser seconded, to adjourn the meeting at 8:03 p.m. Roll call vote: Yea - Whiting, Strauser, Kennedy, Waskowiak. Nay - none. The next regular meeting will be August 19, 2014.

Joyce Hudson, Mayor

Connie L. Dalrymple, City Clerk