

Regular City Council Meeting
City Council Chambers

July 7, 2015
7:00 p.m.

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

Press: *Gothenburg Times* - Beth Barrett

Also present: Shane Gruber, CJ Poltack of West Central Nebraska Development District

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 a Community Development Block Grant to rehabilitate owner-occupied homes.

CJ Poltack informed the Council and the public that the proposed grant of \$155,000 would provide funds for five homes at a maximum of \$25,000 each, with the balance of the grant for lead base paint testing, and administration of the grant. There will be no cost to the City. The intent of the grant is to rehab homes to Department or Economic Development standards by replacing / repairing doors, windows, plumbing, and roofs, etc. If the cost is anticipated to be more than \$25,000 on a home, nothing will be done however, if the owner occupant is 62 years or older, they can apply for USDA funds of \$7500. The CDBG repair costs will be forgiven incrementally over five years from the date of the promissory date. If the owner vacates the home before the five years is up the balance of the loan must be repaid. Applicants are scored on a community need formula. The City currently has approximately \$22,000 in loan repayments from a similar CDBG housing project several years ago and will be required to use those funds before accessing grant funds.

We applied earlier for Housing Trust funds for home rehabilitation and if we are successful in that application, the CDBG request will be void.

Waskowiak moved, Kennedy seconded, to close the public hearing at 7:10 p.m. Roll call vote: Yea – Richeson, Janssen, Kennedy, Waskowiak. Nay – none.

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

City Council minutes – June 16

Board of Adjustment minutes – June 19 & cont'd June 26.

Roll call vote: Yea – Kennedy Waskowiak, Richeson, Janssen. Nay – none.

Waskowiak moved, Richeson seconded, allowing payment of claims against the City, \$82,799.36, except #1034; Public Works Division \$129,381.13; and the June 18 payroll of \$45,795.39. Roll Call vote: Yea – Richeson, Janssen, Kennedy, Waskowiak. Nay - none.

Waskowiak moved, Richeson seconded, to allow payment of claim #1034 to Kennedy Landscape Services in the amount of \$474.00. Roll call vote: Yea – Janssen Richeson, Waskowiak. Nay - none.

Community Comments:

- There will be a pre-construction conference on July 8 regarding the Avenue I sidewalks.
- Shane has ordered signage for the school area according to the new vehicular and pedestrian traffic plan. The flashing lights will be solar powered and will be on a timer setting. There is battery back-up but the lights are supposed to operate 30 – 60 days without sunshine. The timers can be over ridden if necessary.
- Sewer work is continuing at the 4th Street intersection.

Kennedy moved, Janssen seconded, authorizing Mayor Hudson to sign all documents relative to the CDBG owner occupied housing application including:

Application

Program Guidelines

Resolution authorizing Mayor Hudson to sign the application

Statement of Assurances and Certifications

Residential Anti-Displacement

Federal Funding and Accountability Report

Determination of Level of Review

Language Assistance Plan

Roll call vote: Yea – Richeson, Waskowiak, Janssen, Kennedy. Nay – none.

According to Administrator Clymer, the Department of Environmental Quality is contemplating a request for variance for the proposed alum treatment at Lake Helen; therefore things are on hold until the end of July or first of August and there is no need for the City to make a decision at this time.

Shane Gruber has had other wells tested for phosphorus. We are using City well water now and the Lake is 2 – 4 feet from full.

It will cost each of five communities \$150,000 to develop a 50 KW solar field. Ann McAllister will write a grant for a \$500 fee for funding assistance from the Nebraska Environmental Trust.

Janssen moved, Richeson seconded, to pass and approve Resolution 2015-9 entering into agreement with Holdrege, Lexington, Central City and Minden to apply to the Nebraska Environmental Trust to develop at 50 KW solar generation field. Roll call vote: Yea – Kennedy, Waskowiak, Richeson, Janssen. Nay - none.

Waskowiak moved, Janssen seconded, approving the appointment of Joe Libal to the Fire Dept. Roll call vote: Yea – Kennedy, Waskowiak, Janssen, Richeson. Nay – none.

Kennedy moved, Waskowiak seconded, to adjourn the meeting at 7:32 p.m. Roll call vote: Yea - Janssen, Richeson, Waskowiak, Kennedy. Nay - none. The next regular meeting will be July 21, 2015.

Joyce Hudson, Mayor

Connie L. Dalrymple, City Clerk