

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

Press: *Gothenburg Times* – Ellen Mortensen

Also present: Casey Madsen, Randy Isackson, Tom Shea, Ken Christensen, Allen Daup, Nate Baker, Shane Gruber, Kim Slack, Shawn Boyd, Atty. Colton Venteicher, Viv Novotky of JEO Consulting Group.

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.

Richeson moved, Kennedy seconded, to amend the agenda to include *Approval of Drawdown #18 on the DTR project in the amount of \$54,715.00 and payment to contractors*. Roll call vote: Yea – Janssen, Richeson, Kennedy. Nay – none. Absent and not voting – Waskowiak.

The public hearing on a request for Special Use Permit #140 was continued from October 18. Casey Madsen operates Learning Adventures Child Care in the First United Methodist Church at 1401 Lake Avenue, which is an R-1 zoning district. The Planning & Zoning Commission also held a public hearing that resulted in a recommendation of approval that the business sign be within five feet of the building but not along Lake Avenue, and no larger than the existing sign which is 30” x 59.5”.

Mrs. Madsen said the purpose of the sign is to direct people where to enter the building, not to advertise the business. She has discussed two sites with the church leaders, either on 13th Street or between the bushes by the east door.

Allen Daup lives across the street from the church and questioned why a sign is allowed for a for-profit business in an R-1 district. Signs take away from the appearance of a church. He doesn’t feel relocating the sign will improve the appearance and the code says no signs in R-1.

Mrs. Madsen replied that Learning Adventures Child Care is a not-for-profit business.

Administrator Clymer explained that Municipal Code allows a sign in R-1 through the special use permit process. Both Charity Wyatt and the school were allowed a non-illuminated sign, with stipulations, for their pre-schools at the church.

Council member Richeson felt there is a need for a sign to identify the appropriate entrance, but is uncertain about the size of the sign.

Knowing R-1 zoning districts are the most restrictive, Council member Kennedy feels that a sign less than six square feet is a good compromise.

Kennedy moved, Janssen seconded, to close the public hearing at 7:10 p.m. Roll call vote: Yea – Richeson, Janssen, Kennedy. Nay – none. Absent and not voting – Waskowiak.

Kennedy moved, Janssen seconded, to approve Special Use Permit #140 to Casey Madsen for a sign for Learning Adventures Child Care at the First United Methodist Church, 1401 Lake Ave, an R-1 zoning district. The permit will carry the following stipulations:

- The sign shall not be illuminated.
- The sign shall be no larger than six square feet.
- The sign shall be placed within five feet of the building but not along Lake Avenue

Roll call vote: Yea – Richeson, Jansen, Kennedy. Nay – none. Absent and not voting – Waskowiak.

If the business ownership changes, the new owner is required to apply for a new permit.

The public hearing on a request to rezone property was taken up at 7:12 p.m.

Randy Isackson requested his property in the area of 1408 27th Street be rezoned from R-1 to AG to allow him to construct and operate a greenhouse with retail sales. The property to the north, west, and part of the area south of him is agricultural. The area east of his is zoned *Public* and is the cemetery.

Isackson's property is north of 27th Street and, east of Avenue M. Administrator Clymer explained that through the Comprehensive Plan process many years ago the City designated the area north of Avenue M as R-1 anticipating future growth of Gothenburg in that direction. However, Isackson's request aligns with the surrounding property which will probably remain agricultural. The Planning & Zoning Commission also held a public hearing and has recommended approval.

Shawn Boyd's family owns some adjoining property and would anticipate continued agricultural use.

Ken Christensen commented that the Planning & Zoning Commission's purpose is to look at the long range use of properties and if the City does grow northeast, grain bids and other agricultural buildings arising out of a rezoning to AG would not be desirable.

Atty. Bacon advised Council that R-1 is the most restrictive zoning district and we cannot just allow a Special Use Permit for a greenhouse.

Mr. Isackson said the main intent of the greenhouse is as a hobby with some retail and the building will be 30' x 35'.

Kennedy moved, Janssen seconded to close the public hearing at 7:22 p.m. Roll call vote: Yea – Richeson, Janssen, Kennedy. Nay – none. Absent and not voting – Waskowiak.

Richeson moved, Janssen seconded, directing Atty. Bacon to prepare the necessary ordinance changing the zoning in the area of 1408 27th Street from R-1 to AG as requested by Randy Isackson. Roll call vote: Yea – Janssen, Richeson. Nay – none. Absent and not voting – Waskowiak. (Kennedy abstained.)

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

- City Council minutes – November 1
- Building permits report - October
- Police Report - October
- Tree Board minutes – November 3 & 10
- Planning & Zoning Commission minutes – November 8
- Library Director's Report – September – November
- Treasurer's Report - October

Roll call vote: Yea – Richeson, Kennedy, Janssen. Nay – none. Absent and not voting – Waskowiak.

Kennedy moved, Richeson seconded, allowing payment of claims against the City, \$46,360.06 except #2902; Public Works Division \$362,256.91; and the November 2 payroll of \$36,055.42. Roll Call vote: Yea – Janssen, Richeson, Kennedy. Nay - none. Absent and not voting – Waskowiak.

Kennedy moved, Janssen seconded, allowing payment of claim #2902 go Gothenburg Irrigation in the amount of \$149.00. Roll call vote: Yea – Janssen, Kennedy. Nay –none. Absent and not voting - Waskowiak.

Community Comments:

- The new downtown furniture has arrived. Benches and trash bins have been placed and the planters will be set out in the spring. The old planters are at the park for now pending a decision on how to use them.

Kennedy moved, Janssen seconded, to pass and approve Ordinance 933 amending the Municipal Code to allow commercial activities in AG-1 zones by special use permit. Roll call vote: Yea – Richeson, Janssen, Kennedy. Nay - none. Absent and not voting – Waskowiak.

Upon second reading a motion was made by Richeson, seconded by Janssen, to advance Ordinance 934 changing the zoning of the area of 1103 W 7th Street from C-2 to AG, to third and final reading. Roll call vote: Yea – Kennedy, Janssen, Richeson.

Three Requests for Proposal for engineering the sub-transmission electrical service line were received:

JEO	\$23,810.00
Olsson Associates	\$23,400.00
RVW	?????

A selection committee of Verlin Janssen, Nate Baker, and Administrator Clymer found all firms to be qualified with little difference in proposals except price. The committee recommends awarding the contract to JEO.

Janssen moved, Kennedy seconded, authorizing Mayor Hudson to negotiate a contract with JEO Consulting Group per their Request for Proposal. Roll call vote: Yea – Richeson, Kennedy, Janssen. Nay - none. Absent and not voting – Waskowiak.

JEO representative, Viv Novotky, said the price will be as stated in the proposal with no additional costs such as travel. They have partnered with Miller & Assoc. on this project.

Maintenance Agreement #56 sets out the duties of the City and the Nebraska Department of Roads in maintaining Highways 30 and 47 within the corporate limits of Gothenburg. The NDOR will pay the City \$9001.60.

Janssen moved, Richeson seconded, authorized signature of updated Maintenance Agreement #56 with the Nebraska Department of Roads. Roll call vote: Yea – Kennedy, Richeson, Janssen. Nay – none. Absent and not voting – Waskowiak.

At the November 1 meeting Administrator Clymer asked Council to add Section 3.4 to Ordinance 935 regarding utility rates. The new section would establish a penalty for businesses that put so much grease into the sewer that the City is required to add degreaser to keep the lines clear. After further review of the code he feels such issues are covered in other areas of the code and would like to remove that section from the proposed ordinance.

Kennedy moved, Janssen seconded, to remove Section 3.4 from proposed Ordinance 935 and to advance the amended ordinance to third and final reading. Roll call vote: Yea – Richeson, Janssen, Kennedy. Nay – none. Absent and not voting – Waskowiak.

Janssen moved, Richeson seconded, to accept the Certificate of Substantial Completion on the Highway 47 / 30 corner project, Lincoln Highway Courtyard. Roll call vote: Yea – Kennedy, Richeson, Janssen. Nay – none. Absent and not voting – Waskowiak.

Chairman Nate Baker reported the Tree Board met several times to work on a tree planting program for the Lake Helen area. It appears trees have been planted randomly in the past. The Board is hoping to shade picnic shelters, not block the view of the lake, and still leave room for commemorative trees. Discussion also included the addition of large picnic shelters near the fishing pier and parking area. They also suggest planting fast growing trees by the shelters as well as some longer term trees that will eventually replace them. The Board also intends to apply for a 2018 tree grant.

Council member Kennedy added the soil is bad in some areas so we need to be careful what we plant. Tree grants hope for successful trees and we may need to add better soil which could be part of the grant.

Another suggestion from the Tree Board was to expand parking at the War Memorial and add a walkway to the nearby jetty. Hopefully this would promote use of that area since it's currently so far from parking. Looking at the map provided, it appears the lake area is full of trees but the intent is to leave open spaces in accordance with the Lake Helen Master Plan. Some of the existing trees will be limbed up so people can see the lake below them. There are many areas that are not used because there is no shade.

It would be good to approve the tree plan and apply for grants later as well as allowing space for commemorative trees. Since the public was involved in the Lake Helen master Plan process it would be good to allow time for the public to comment before approving the tree plan, possibly on December 6.

Janssen moved, Kennedy seconded, authorizing signature of Drawdown #18 in the amount of \$54,715.00 on the Downtown Revitalization Project and payment to contractors including Tom Franzen Construction, Sterling West, and the City. Roll call vote: Yea – Richeson, Kennedy, Janssen. Nay – none. Absent and not voting – Waskowiak.

Kennedy moved, Richeson seconded, to adjourn the meeting at 7:48 p.m. Roll call vote: Yea – Janssen, Richeson, Kennedy. Nay – none. Absent and not voting – Waskowiak. The next regular meeting will be December 6.

Joyce Hudson, Mayor

Connie L. Dalrymple, City Clerk

