

Regular City Council Meeting  
City Council Chambers

April 16, 2019  
5:30 p.m.

Present: Mayor –	Joyce Hudson	Not present – Council member Verlin Janssen
		City Attorney Mike Bacon
Council members	Jeff Kennedy Jay Richeson Randy Waskowiak	
City Administrator	Bruce Clymer	
City Clerk	Brandi Kloopping	

Also present: Shane Gruber, Ken Christensen, Louis Bovitz

Mayor Hudson opened the public hearing and meeting at 5:30 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.

Administrator Clymer stated that Planning and Zoning and he have been working on a proposed new code. This is for the area west of the Avenue A alley, but could be used in the future in other areas of town so they have to keep that in mind when working on this code. It was taken from the C-2 code with added items for commercial / storage area rather than industrial. Questions and concerns were mentioned by Ken Christensen and will be looked into.

Kennedy moved, Waskowiak seconded, to introduce Ordinance #972 regarding proposed change in zoning code to adopt C-3 Commercial Storage Zone. Roll call vote: Yea – Richeson, Waskowiak, Kennedy. No – None. Absent and not voting – Janssen.

Public Hearing - CDBG Tourism Grant for Sun Theater project is postponed.

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

- Council Minutes – April 2
- Police Report – March
- Planning & Zoning minutes – March 12
- Building permit report - March

Roll call vote: Yea - Waskowiak, Kennedy, Richeson. No - none. Absent and not voting – Janssen.

Waskowiak moved, Kennedy seconded allowing payment of claims against the City, \$42,243.34; Public Works Division \$444,745.56; and the April 10 payroll of \$33,227.53. Roll call vote: Yea – Richeson, Kennedy, Waskowiak. No - none. Absent and not voting – Janssen.

Community Comments:

- Administrator Clymer mentioned the City complies on the water report, the arsenic should be under 10 and ours is 7.96, which is down from almost 9.5. They are going to pump out

the well that has been shut down and see if the arsenic level is down on it and maybe use it again.

- Gothenburg is a finalist for All- America City 2019.
- GIC is hosting a business after hours at the Baldwin Building Tuesday, April 30 from 5–7 p.m.
- There will be a Fair Housing Training at City Hall on Thursday, April 25 from 12-1 p.m.

Clymer stated that we received one response within the time frame for Construction Management and General Administration. Miller & Associates responded on time and if the grant is approved there will be a contract drawn up.

Richeson moved, Waskowiak seconded, to award Millers for Construction Management and General Administration for the CDBG Tourism Grant for the Sun Theater Project. Roll call vote: Yea – Kennedy, Waskowiak, Richeson. No – None. Absent and not voting – Janssen.

Nebraska Public Power District has sent a new service agreement, the main difference is with the liability clause; they've limited liability to 2 times the agreement.

Kennedy moved, Richeson seconded, to approve the NPPD service agreement. Roll call vote: Yea – Waskowiak, Richeson, Kennedy. No – None. Absent and not voting – Janssen.

The neighbors have worked on an easement but have not signed an agreement to vacate the alley at 1010 20<sup>th</sup> Street.

Kennedy moved, Waskowiak seconded, to introduce Ordinance #973 regarding abandoning the north/south alley for ½ block at 1010 20<sup>th</sup> Street. Roll call vote: Yea – Richeson, Waskowiak, Kennedy. No – None. Absent and not voting – Janssen.

Louis Bovitz with the American Lutheran Church would like to take advantage of fixing the sidewalks and making more parking at the church. He said the sidewalk will be about 3 1/2 feet on private property and they might have to remove a tree. Central will remove the concrete and they plan to replace the curbs with a \$10,000 budget. Clymer said Gruber, Olsen, and he looked and there is plenty of room. Clymer would like the sidewalk to be at least 5 feet wide because when cars park up to the curb, it makes the sidewalk less ADA compliant. Kennedy wants to require it be public sidewalk so that it can't be blocked off at some point. They would need to have a survey to do an easement.

Kennedy moved, Richeson seconded, to allow the American Lutheran Church to move forward as long as there is an easement or legal document to maintain the public sidewalk and it has to be at least 5 feet wide. Roll call vote: Yea – Waskowiak, Richeson, Kennedy. No – None. Absent and not voting – Janssen.

Waskowiak moved, Kennedy seconded, to adjourn the meeting at 6:08 p.m. Roll call vote: Yea – Richeson, Kennedy, Waskowiak. No – None. Absent and not voting – Janssen.

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Joyce Hudson, Mayor

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Brandi Kloepping, City Clerk