

ROLL CALL:

Present:	Not Present:
Mayor	Joyce Hudson
Council Members	Jeff Kennedy
	J Buddenberg
	Jay Richeson
	Verlin Janssen
City Attorney	Mike Bacon
City Clerk	Misty Bussinger

Also present: Colten Venteicher, Dawn Urman, Doug Swanson-Building Inspector, Shiloh Schulz, Will Rahjes, Dan Butterfield.

Mayor Hudson opened the 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.

PUBLIC HEARINGS:

A public hearing was opened at 5:30 for the Public Hearing Consider Resolution No. 2022-11 First Modification to Redevelopment Plan for Good Life Project, Public Hearing Consider Resolution No. 2022-12 First Modification to Redevelopment Plan for Pony Express Car Wash Project, Public Hearing Consider Resolution No. 2022-13 Determine Substandard and Blighted areas-2018 Amended, Public Hearing - Zoning Ordinance Application 2022-2Z -Gothenburg Public School Foundation Inc.to consider revisions to the zoning ordinance to **Tract A:** A tract of land in the Southeast Quarter (formerly known as Block 45, Hyde Park Addition to the City of Gothenburg, Nebraska) of Section 10, Township 11 North, Range 25 West of the 6th P.M., Dawson County, Nebraska, and A tract of land in the Southeast Quarter of Section 10, Township 11 North, Range 25 West of the 6th P.M., Dawson County, Nebraska by changing zoning designation R-4 (Residential) to P (Public).

Colten Venteicher discussed Resolution No. 2022-11 First Modification to Redevelopment Plan for Good Life Project. This is a modification on date from January 2022 to January 2023 and amount from \$360,000 to \$500,000 to the redevelopment plan.

Kennedy moved, Janssen seconded, to close the public hearing at 5:34 p.m. Roll call vote: Yea – Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Richeson moved, Buddenberg seconded, to approve Resolution No. 2022-11 First Modification to Redevelopment Plan for Good Life Project. Roll call vote: Yea – Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Colten Venteicher discussed Resolution No. 2022-12 First Modification to Redevelopment Plan for Pony Express Car Wash Project. This is a modification on date from January 2022 to January 2023 and amount from \$100,000 to \$150,000 to the redevelopment plan.

Kennedy moved, Janssen seconded, to close the public hearing at 5:35 p.m. Roll call vote: Yea – Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Richeson moved, Kennedy seconded, to approve Resolution No. 2022-12 First Modification to Redevelopment Plan for Pony Express Car Wash Project. Roll call vote: Yea – Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Colten Venteicher discussed Resolution No. 2022-13 Determine Substandard and Blighted areas-2018 Amended. This is to declare the legal of Hudson Landing subdivision into the blighted for tax increment financing.

Kennedy moved, Richeson seconded, to close the public hearing at 5:37 p.m. Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Venteicher asked that the passage of the Resolution be tabled until a later time.

Colten Venteicher discussed Zoning Ordinance Application 2022-2Z -Gothenburg Public School Foundation Inc.to consider revisions to the zoning ordinance to **Tract A:** A tract of land in the Southeast Quarter (formerly known as Block 45, Hyde Park Addition to the City of Gothenburg, Nebraska) of Section 10, Township 11 North, Range 25 West of the 6th P.M., Dawson County, Nebraska, and **Tract B:** A tract of land in the Southeast Quarter of Section 10, Township 11 North, Range 25 West of the 6th P.M., Dawson County, Nebraska by changing zoning designation R-4 (Residential) to P (Public).

Janssen moved, Richeson seconded, to close the public hearing at 5:39 p.m. Roll call vote: Yea – Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

CONSENT AGENDA:

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

- a) Council Minutes –September 6
- b) Council Minutes –September 12
- c) Council Minutes –September 13
- d) Treasurer Report- August
- e) Building Permits – August
- f) Planning & Zoning minutes – September 13
- g) Community Redevelopment Authority Minutes- September 15
- h) Library Statistical Report- August
- i) Library Director's Report – July 12 through September 12
- j) Approve payment of \$2,610.90 to CDS Inspection for OOR 18-HO-33071.
- k) Approve payment of \$7,650.00 to Eickmeier Construction Inc and Goth-HR-19 for OOR 18-HO-33071.
- l) Approve payment of \$984.95 to Eickmeier Construction Inc and Goth-HR-20 for OOR 18-HO-33071.
- m) Approve payment of \$8,700.00 to Eickmeier Construction Inc and Goth-HR-21 for OOR 18-HO-33071.
- n) Approve Drawdown #8 for OOR 18-HO-33071.
- o) Approve close documents for OOR 18-HO-33071.

Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

CLAIMS:

Kennedy moved, Richeson seconded, allowing payment of claims against for the General Fund \$38,036.94; Enterprise Fund \$422,453.24; September 21 payroll of \$51,138.58; and Payroll Transmittals of \$81,776.25. Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Claims Codes: Bu- Building Upkeep, Eq-Equipment, Ex-Expense, Ma-Maintenance, Mi-Mileage, Misc-Miscellaneous, Re-Repairs, Se-Service, Su-Supplies, Ut-Utilities, CI-Capital Improvement, GU-Grounds Upkeep, Reim-Reimbursement, Tax-Tax, Ps-Personnel, Du-Dues.

General Fund Claims: Cengage Learning Inc / Gale \$1,022.86 Su; CENTER POINT LARGE PRINT \$325.91 Su; DAWSON COUNTY REGISTER OF DEEDS \$130.00 Ex; INGRAM BOOK COMPANY \$829.19 Su; JOHN DEERE FINANCIAL / FARM PLAN \$3,263.32 Ma, Re Su; LIBRARY \$56.58 Misc; NEBRASKA LIBRARY COMMISSION \$1,500.00 Dues; Publishers Weekly \$259.49 Du; Samuel Golson \$129.87 Ex; SYNCHB / AMAZON \$5.99 Su; VERIZON WIRELESS \$45.03 Ut; CARD SERVICES \$531.68 Ex, Misc; Alexander Ballmer \$160.00 Se; AMAZON CAPITAL SERVICES \$878.10 Re, Su; ARAMARK \$55.50 Se; CASELLE, INC. \$313.75 Ex; COMMUNITY ACTION PARTNERSHIP OF MID-AMER \$1,275.00 Du; COUNTRY PARTNERS COOPERATIVE \$5,087.92 Ex; Crown Services \$500.00 Se; CUBBY'S CORPORATE OFFICE \$52.53 Ex; DAWSON PUBLIC POWER DISTRICT \$475.47 Ut;

EAKES OFFICE SOLUTIONS \$257.90 Su; Essential Screens \$31.25 Se; GOTHENBURG TIRE & SERVICE \$201.00 Re; HICKEN LUMBER CO. \$4,256.36 Ma, RE, Su; HIRE RIGHT LLC \$43.75 Ex; Honey Bee Cleaning Services LLC \$440.00 Se; IDEAL LINEN \$69.38 Se; KIRK'S TRENCHING & SEPTIC SERVICE \$450.00 Se; MICHAEL TODD & COMPANY \$6,988.40 Ma; NEBRASKA LIBRARY ASSOCIATION \$145.00 Misc; OLIVER CONSULTING SERVICES, INC \$35.00 Se, Ma; PETERSON'S SUPERMARKET \$92.39 Su; PONY EXPRESS CHEVROLET \$30.16 Re; PUBLIC WORKS DIVISION \$6,821.37 Ut; S & S AUTO PARTS INC. \$308.85 Re, Ma; SYNDICATE PUBLISHING LLC \$325.41 Su, Ex, Du; TRYON WELDING \$265.24 Re; WERNER'S SPRINKLERS INC. \$177.92 Re; NEBRASKA DEPARTMENT OF REVENUE \$83.07 Tax; NEBRASKA DEPARTMENT OF REVENUE \$116.30 Tax.

Enterprise Fund Claims: BLACKBURN MFG. CO. \$947.93 Ma; JOHN DEERE FINANCIAL/FARM PLAN \$5,138.94 Re, Su, Ex, Ma; MEAD LUMBER \$405.83 Eq; MIKE MCVAY \$200.00 Misc; MUNICIPAL SUPPLY, INC. \$5,255.52 Ma; SERVI TECH, INC. \$128.15 Se; T & R SERVICE COMPANY \$230.00 Ma; CARD SERVICES \$286.04 Ex; ALTEC INDUSTRIES, INC. \$10,084.76 Re; AMAZON CAPITAL SERVICES \$1,588.29 Ma; ARAMARK \$139.31 Se; CASELLE, INC. \$941.25 Se; CITY OF GOTHENBURG \$63,281.74 Reim, Tax; COUNTRY PARTNERS COOPERATIVE \$2,077.72 Ex; DUTTON-LAINSON COMPANY \$418.10 Ma; GOTHENBURG TIRE & SERVICE \$439.00 Re; HICKEN LUMBER CO. \$864.43 Ma, Su; HYDRO OPTIMIZATION & AUTO SOLUTIONS \$5,901.00 Re; ISLAND SUPPLY WELDING CO. \$119.04 Ma; MID-IOWA SOLID WASTE EQUIPMENT CO \$415.16 Re; NAPA AUTO PARTS \$19.25 Re; NEBRASKA PUBLIC POWER \$300,732.93 Ut; OLIVER CONSULTING SERVICES, INC. \$325.00 Eq; PETERSON'S SUPERMARKET \$353.33 Ex; PONY EXPRESS CHEVROLET \$49.68 Re; PUBLIC WORKS DIVISION \$12,614.86 Ut; S & S AUTO PARTS INC. \$323.28 Re, Su, Ma; STUART C IRBY CO \$4,151.60 CI; TRYON WELDING \$552.78 Re, Ma; WESCO DISTRIBUTION INC \$4,468.32 CI.

Payroll Transmittals: INTERNAL REVENUE SERVICE \$14,770.05 Ps; NEBRASKA DEPARTMEN \$14,326.56 Ps; EMPOWER RETIREMENT \$7,107.46 Ps; AFLAC \$620.24 Ps; NEBRASKA CHILD SUPPORT \$327.24 Ps; Healthcare MMKT \$23,090.08 Ps; Healthcare MMKT Sidefun \$18,847.35 Ps; Healthcare Cafeteria \$2,503.08 Ps; Gothenburg United Fund \$70.00 Ps; Credit Management Servc \$114.19 Ps.

COMMUNITY COMMENTS:

Bussinger stated the budget meeting is scheduled for September 28th at 5:30 p.m.

Kennedy stated that Harvest Festival had a nice turn out and thank everyone that helped make it happen.

DISCUSSION ITEMS:

Bussinger discussed Proposed Preliminary and Final Plat for Gothenburg Industrial Park Third. The name of the subdivision was revised from First Addition to Third Addition.

Janssen moved, Richeson seconded, to approve Proposed Preliminary Plat for Gothenburg Industrial Park Third. Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Janssen moved, Richeson seconded, to approve Proposed Final Plat for Gothenburg Industrial Park Third. Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Venteicher asked that we tabled Interlocal Agreement with Dawson County School District 0020 for Impact Center until a later time.

Venteicher asked that we tabled Ordinance 1012 Zoning Change-Impact Center from R4 to P until a later time.

City Clerk Bussinger read Ordinance 1013 Annexation for proposed subdivision Hudson Landing (legal revised). AN ORDINANCE ANNEXING REAL ESTATE IN DAWSON COUNTY, NEBRASKA, DESCRIBING THE BOUNDARIES THEREOF INCLUDING THE SAME

WITHIN THE CORPORATE LIMITS OF THE CITY OF GOTHENBURG; DECLARING THAT SUCH LANDS ARE URBAN OR SUBURBAN IN CHARACTER; REPEALING ALL ORDINANCES AND CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.

Janssen moved, Kennedy seconded to approve first reading of Ordinance 1013 Annexation for proposed subdivision Hudson Landing (legal revised). Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Mayor Hudson introduced Ordinance 1014 Sign Regulation Revised (Revision of Section 152.056) Political Signs.

Janssen moved, Richeson seconded that statutory rule requiring reading on 3 different days be suspended for introduced Ordinance 1014 Sign Regulation Revised (Revision of Section 152.056) Political Signs. Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried. Mayor Hudson declares motion adopted by vote of Council and statutory rule suspended for consideration of Ordinance 1014.

Kennedy moved, Richeson seconded to approve final passage of Ordinance 1014 Sign Regulation Revised (Revision of Section 152.056) Political Signs. Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Mayor Hudson discussed appointment of Brandon Carter as a new fireman.

Kennedy moved, Janssen seconded to approve the appointment of Brandon Carter as new fireman. Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Bussinger discussed Resolution 2022-14 Unsafe Building of Andrew Jesseph located 922 Jefferson.

Janssen moved, Kennedy seconded to approve Resolution 2022-14 Unsafe Building of Andrew Jesseph located 922 Jefferson. Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

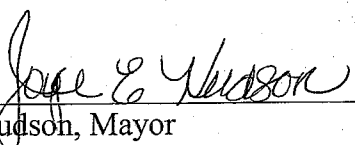
Bussinger discussed Resolution 2022-15 Unsafe Building of Andrew Jesseph located 1620 Avenue C.

Kennedy moved, Richeson seconded to approve Resolution 2022-15 Unsafe Building of Andrew Jesseph located 1620 Avenue C. Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

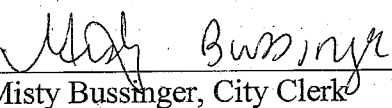
Doug Swanson discussed determination and approval of Resolution 2022-16 Unsafe Building of Albert Martinez located 505 Lake Ave.

Janssen moved, Kennedy seconded to approve Resolution 2022-16 Unsafe Building of Albert Martinez located 505 Lake Ave. Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.

Buddenberg moved, Richeson seconded, to adjourn the meeting at 5:56 p.m. Roll call vote: Yea –Kennedy, Buddenberg, Richeson, Janssen. No – none. Motion carried.



Joyce Hudson, Mayor



Misty Bussinger, City Clerk