

ROLL CALL:

Present:		Not Present:	J Buddenberg
Mayor	Joyce Hudson		
Council Members	Jeff Kennedy		
	Jay Richeson		
	Verlin Janssen		
Assistant City Attorney	Colten Venteicher		
City Administrator	Gary Greer		
City Clerk	Misty Bussinger		

Also present: Shane Gruber-Service Director, Doug Swanson-Building Inspector, Noah Dea, Deb Egenberger, Matt Weiss, Shiloh Schulz, Will Rahjes, Andy Jesseph, Linda Butterfield, 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:

None.

CONSENT AGENDA:

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

- a) Council Minutes –September 20
- b) Council Minutes –September 28
- c) Approve payment of \$3,000.00 from LB840 to Community Redevelopment Authority for GIC REDLG Loan.
- d) Approve payment of \$3,563.92 from LB840 to Gothenburg Improvement Company Authority for Curbtender Project.
- e) Approve payment of \$26,000.00 from LB840 to Gothenburg Improvement Company for 2022 Economic Development.

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

CLAIMS:

Richeson moved, Kennedy seconded, allowing payment of claims against for the General Fund \$86,587.26; Enterprise Fund \$157,671.92 October 5 payroll of \$51,622.53; and Payroll Transmittals of \$22,872.98 except claim# 100422025. Roll call vote: Yea –Kennedy, Richeson, Janssen. No – none. Absent and not voting- Buddenberg. Motion carried.

Richeson moved, Janssen seconded, allowing payment of claim #100422025. Roll call vote: Yea – Richeson, Janssen. No – none. Abstained-Kennedy. Absent and not voting- Buddenberg. 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: ARBOR DAY FOUNDATION \$55.00 Du; ASSURITY LIFE INSURANCE CO \$397.25 Ps; AT&T Mobility II LLC \$493.58 Ut; DreamShare Productions LLC \$195.00 Se; GALL'S LLC \$143.59 Su; Gary Greer \$785.97 Misc; GOTHENBURG MEMORIAL HOSPITAL \$40.00 Misc; Heartland Clerk's Association \$10.00 Du; KYLE CARLSON \$200.68

Ex; LARM \$74,169.50 Ex; SITEONE LANDSCAPE SUPPLY LLC \$241.70 Gu; STERICYCLE, INC. \$145.89 Se; Pinpoint Communications \$376.26 Se; CELL PHONE REIMBURSEMENT – ACH \$300.00 Reim; AMAZON CAPITAL SERVICES \$191.83 Su, Re; ARAMARK \$55.78 Se; BEVERLY BOGLE LOUTHAN, P.C. \$600.00 Se; DAWSON PUBLIC POWER DISTRICT \$56.95 Ut; DUTTON-LAINSON CO \$468.00 Bu; EAKES OFFICE SOLUTIONS \$128.59 Ma; FRANZEN INC. \$177.30 Bu, Re; HOMETOWN LEASING \$186.49 Ex; JEFFREY KENNEDY – LANDSCAPE \$888.00 Se; MICHAEL TODD & COMPANY \$863.28 Re; NORTH PLATTE POLICE DEPARTMENT \$3,250.00 Se; OLIVER CONSULTING SERVICES, INC \$190.00 Re; PAULSEN INC \$927.22 Re; PONY EXPRESS CHEVROLET \$315.71 Re; RELIABLE PEST CONTROL SERVICES, INC. \$75.00 Se; SYNDICATE PUBLISHING LLC \$365.20 Ex; TIM LAUER \$293.49 Ps.

Enterprise Fund Claims: AT & T MOBILITY II LLC \$142.50 Ut; DREAMSHARE PRODUCTIONS LLC \$585.00 Ex; LARM \$74,169.49 Ex; MUNICIPAL SUPPLY, INC. \$1,154.77 Ma; STERICYCLE, INC. \$145.90 Misc; PINPOINT COMMUNICATIONS \$103.71 Se; AMAZON CAPITAL SERVICES \$538.90 Su; ARAMARK \$129.90 Se; CITY OF GOTHENBURG \$25,753.24 Reim; DAN'S SANITATION, INC \$2,403.47 Se; DUTTON-LAINSON COMPANY \$2,753.20 Ma; EAKES OFFICE SOLUTIONS \$645.23 Ex, Su; ELECTRICAL ENGINEERING & EQUIPMENT COMPA \$3,902.87 CI; GOTHENBURG MEMORIAL HOSPITAL FOUNDATIO \$180.00 Misc; PAULSEN BUILDING & SUPPLY \$97.88 Ma; PONY EXPRESS CHEVROLET \$909.19 Re; RELIABLE PEST CONTROL SERVICES, INC. \$75.00 Bu; SCHABEN SANITATION INC. \$36,683.67 Se; SCHABEN'S SANITATION-RECYCLING \$728.28 Se; STATE HEALTH LAB \$30.00 Se; STUART C IRBY CO \$1,066.27 CI; WESCO DISTRIBUTION INC \$5,473.45 Ma, CI; NEBRASKA DEPARTMENT OF REVENUE \$25.00 Tax.

Payroll Transmittals: INTERNAL REVENUE SERVICE \$15,157.22 Ps; EMPOWER RETIREMENT \$7,107.04 Ps; NEBRASKA CHILD SUPPORT \$327.24 Ps; Credit Management Servc \$284.48 Ps.

COMMUNITY COMMENTS:

Greer stated the Land and Water grant for \$185,000.00 was officially approved by Federal government.

Greer stated Clean City was completed and consisted of 27 trash containers, 4 hazardous waste containers, and 1 trailer of white goods.

Greer stated that the city received a rate analysis from NPPD and rates are even but the production cost adjustment is going away. This will create a 5.96% increase in costs to the city.

DISCUSSION ITEMS:

Assistant City Attorney Venteicher discussed the appeal process for unsafe structures. Venteicher asked to start with Building inspector Swanson and then will hear from Andy Jesseph.

Building Inspector Swanson discussed the findings that the Community Service Officer and himself discovered on the onsite visit August 11 of the property of 922 Jefferson Street. The list of items of concern and discussed are replace all shingles; also sheeting and rafters as needed; replace entire soffit; replace broken windows; replace siding as needed; remove and replace front porch; remove and replace front steps; and remove all trees and vegetation encroaching on the structure.

Swanson sited the code from the IBC 2012 Section 116 Unsafe Structures and Equipment. Venteicher sited the definition in Gothenburg City code. UNSAFE BUILDING.(1) Any building, shed, fence, or other man-made structure which:(a) Is dangerous to the public health because of its condition, and which may cause or aid in the spread of disease or injury to the health of the occupants of it or neighboring structures;(b) Because of faulty construction, age, lack of proper repair, or any other cause, is especially liable to fire and constitutes or creates a fire hazard; and/or(c) By reason of faulty construction or any other cause, is liable to cause injury or damage by the collapse or fall of all or any part of the structure.(2) Any UNSAFE BUILDING in the city is hereby declared to be a nuisance. Swanson primary concern would be the potential injury to health because of the moisture and mold which could get into the property.

Andy Jesseph stated that he will admit that the property has inadequate maintenance but there is no water penetration into the home, the roof is not leaking. Jesseph stated the plan with the property is to tear it down and build something new but can't do until paid off. Jesseph stated he will make sure window are boarded and remain secure but concerned about the time frame. Jesseph contested the front porch and states it is structural sound but would fix the trip hazard. The house was purchased in 2012 and has no utilities. Jesseph is suggesting a longer period for the roof, and he will fix the trip hazard and will board up the windows.

Building Inspector Swanson discussed the findings that the Community Service Officer and himself discovered on the onsite visit August 11 of the property of 1620 Ave C. The list of items of concern and discussed are replace the mortar in the upper one third of the chimney or the necessary amount to ensure public safety; install windows in the boarded over openings on the upper level; repair or replace siding and facia on the upper level of the structure; remove or repair entry system, floor, windows, roof, facia; replace all broken windows; install windows in the boarded over openings; repair front porch, columns, floor, sides, and roof and steps; trim or remove trees, shrubs, and all grasses encroaching on the structure.

Andy Jesseph stated that he is working with a contractor on the purchase of the property. Jesseph stated he agrees the post and mortar chimney are unsafe. Jesseph stated the windows were boarded up incorrectly and that those should be boarded correctly.

Council asked to table the unsafe structures appeals on 922 Jefferson and 1620 Avenue C until a later date.

Janssen moved, Kennedy seconded, to approve tabling the appeal from Andy Jesseph regarding Unsafe Building located at 922 Jefferson. Roll call vote: Yea –Kennedy, Richeson, Janssen. No – none. Absent and not voting- Buddenberg. Motion carried.

Janssen moved, Richeson seconded, to approve tabling the appeal from Andy Jesseph regarding Unsafe Building located at 1620 Avenue C. Roll call vote: Yea –Kennedy, Richeson, Janssen. No – none. Absent and not voting- Buddenberg. Motion carried.

Venteicher discussed Special Event Application for closure of some downtown streets for the Munchkin Masquerade set for Monday October 31st from 4:30-5:30.

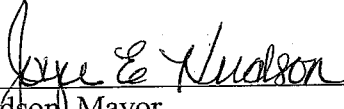
Kennedy moved, Janssen seconded, to approve Special Event Application for closure of some downtown streets for the Munchkin Masquerade set for Monday October 31st from 4:30-5:30. Roll call vote: Yea –Kennedy, Richeson, Janssen. No – none. Absent and not voting- Buddenberg. Motion carried.

Janssen moved, Kennedy seconded, to approve of Dispatch Services Agreement with City of North Platte. Roll call vote: Yea –Kennedy, Richeson, Janssen. No – none. Absent and not voting- Buddenberg. Motion carried.

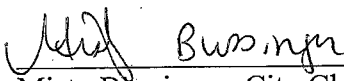
Clerk Bussinger read third and final reading of Ordinance 1013 Annexation for proposed subdivision Hudson Landing (legal revised). AN ORDINANCE ANNEXING REAL ESTATE IN DAWSON COUNTY, NEBRASKA, DESCRIBING THE BOUNDARIES THEREOF INCLUDING THE SAME WITHIN THE CORPORATE LIMITS OF THE CITY OF GOTHENBURG.

Richeson moved, Kennedy seconded, to approve of Ordinance 1013 Annexation for proposed subdivision Hudson Landing (legal revised). Roll call vote: Yea –Kennedy, Richeson, Janssen. No – none. Absent and not voting- Buddenberg. Motion carried.

Janssen moved, Richeson seconded, to adjourn the meeting at 6:24 p.m. Roll call vote: Yea – Kennedy, Richeson, Janssen. No – none. Absent and not voting- Buddenberg. Motion carried.



Joyce Hudson, Mayor



Misty Bussinger, City Clerk