

Present: Mayor – Joyce Hudson  
Council members Jeff Kennedy  
Jim Aden  
Roger Dudley  
Jeff Whiting  
City Administrator Bruce Clymer  
City Clerk Connie L. Dalrymple  
City Attorney Mike Bacon

Absent: Police Chief Randy Olson

Press: Gothenburg Times - Beth Barrett

Also present: Jeanne Janssen, Stacey Anderson, Shane Gruber, Travis Mason, Corey Scott & Marty Shukert of RDG Co

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.

The public hearing to amend the zoning regulations to allow administrative replats was taken up at 7:00 p.m. The purpose of an administrative replat process is to eliminate the subdivision process required to build on individual lots that do not have a residence on them. (An example is a parcel with an existing home on the lot and the owner wishes to build a garage on the adjoining lot he also owns. Current code does not allow garages on lots without a residence.) Administrative replats would simplify the process by not requiring Planning & Zoning or City Council approval. We would also have to establish a fee.

Dudley moved, Whiting seconded, to close the hearing at 7:11 p.m. Roll call vote: Yea – Aden, Kennedy, Whiting, Dudley. Nay – none.

The City Attorney was directed to prepare an ordinance establishing the administrative replat process for discussion at the May 15 meeting.

The public hearing on a request to rezone property on 4<sup>th</sup> Street was taken up at 7:12 p.m.

The parcel at 718 4<sup>th</sup> Street is currently zoned I-2 and will need to be C-2 to accommodate the proposed Pamida Store construction. The Planning & Zoning Commission recommends approval of the change as a result of their hearing at 5:30 p.m.

Aden moved, Dudley seconded, to close the hearing at 7:13 p.m. Roll call vote: Yea – Whiting, Kennedy, Aden, Dudley. Nay – none. Attorney Bacon will draft the necessary ordinance for the May 15 meeting.

Dudley moved, Kennedy seconded, to approve the consent agenda that included:

City Council minutes – April 17  
Cemetery Board minutes – April 16

Roll call vote: Yea - Dudley, Aden, Kennedy, Whiting. Nay - none.

Whiting moved, Kennedy seconded, allowing payment of the claims against the City, \$57,077.25; Public Works Division \$67,973.77; and the April 19 payroll of \$29,431.81. Roll call vote: Yea – Aden, Dudley, Kennedy, Whiting. Nay - none.

- A concern was received for a designated storm shelter area for resident, particularly those in trailer courts. It is the responsibility of the court owner to provide such shelter but during the recent severe storm many residents went to the hospital emergency room looking for shelter. The hospital staff was busy moving patients out of rooms and didn't really have time to deal with other citizens. Council members will consider alternatives, consult with emergency personnel, and revisit the issue at the May 15 meeting.
- Groundbreaking for the Pamida store will be May 4 at 1:00 p.m. on 4<sup>th</sup> Street east of Hiway 47.

Council had no objection to Jobs Daughters having a dance at the tennis court on Avenue I on May 18

Dudley moved, Kennedy seconded, approval of Attachment C regarding water infrastructure improvements relative to the ethanol project, as required by EDA regulations. Roll call vote: Yea – Aden, Whiting, Kennedy Dudley. Nay – none.

Kennedy moved, Aden seconded, approval of Attachment C regarding paving and sanitary sewer improvements relative to the ethanol project, as required by EDA regulations. Roll call vote: Yea – Whiting, Dudley, Kennedy Aden. Nay – none.

Aden moved, Whiting seconded, approval of Attachment C regarding water and well control systems relative to the ethanol project, as required by EDA regulations. Roll call vote: Yea – Dudley, Kennedy, Aden, Whiting. Nay – none.

Aden moved, Kennedy seconded, to enter into a lease arrangement with Schaben Sanitation for the recycling area and directed Attorney Bacon to draft the necessary lease for consideration at the May 15 meeting. Roll call vote: Yea – whiting, Dudley, Kennedy, Aden. Nay – none.

Kennedy moved, Dudley seconded, approving Mayor Hudson's recommendation appointing Sandra Smith to the Housing Authority to fill the vacancy created by the resignation of Audrey Rose. Roll call vote: Yea - Aden, Whiting, Dudley, Kennedy. Nay – none.

A petition for paving on 22<sup>nd</sup> Street between Avenues H and J has been submitted to the office. Requests for withdrawal from the petition are invalid because the petition has already been submitted for verification. The Clerk will validate the property ownership of the signers and if valid signatures and property in the area are in excess of 51% the City is obligated to proceed with creation of a district and paving the street and assessing the cost to the owners.

The council expressed concern that the water and sewer lines required for the ethanol plant will be in the 22<sup>nd</sup> Street roadway. If so we'll have the additional expense of either repairing the new paving or placing the lines in the right-of-way and boring under the street.

Jeanne Janssen, Director of the Housing Authority, presented some demographic information on Crestview Housing on 22<sup>nd</sup> Street. She can apply to HUD (Housing and Urban Development) for additional assistance if the paving is forced on them, but there is no guarantee it will be granted. The best option for them is a Community Development Block Grant next year to help with the cost.

Unfortunately, the paving will probably occur next season, but the petition requires the City to move forward immediately and we cannot apply for a grant on a project already undertaken.

The public hearing on the 2007 Comprehensive Plan was taken up at 7:42 p.m.

Corey Scott and Marty Shukert of RDG Planning and Design reviewed the process and result of the 2007 Comprehensive Plan development. They would like to schedule a one or two session workshop later this summer to help implement the plan.

Council feels the plan is well done and has put it on the City's website for public review.

Whiting moved, Dudley seconded, to close the hearing at 7:50 p.m. Roll call vote: Yea – Kennedy, Aden, Dudley, Whiting. Nay – none. Attorney Bacon will prepare a resolution to adopt the plan for the next meeting.

Aden moved, Dudley seconded, to adjourn the meeting at 7:52 p.m. The next regular meeting will be May 15, 2007 at 7:00 p.m.

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Joyce Hudson, Mayor

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Connie L. Dalrymple, City Clerk