

Present: Mayor – Council members	Joyce Hudson Jeff Kennedy Randy Waskowiak Verlin Janssen Jay Richeson
City Administrator	Bruce Clymer
City Attorney	Mike Bacon
City Clerk / Treasurer	Connie L. Dalrymple

Press: *Gothenburg Times* - Beth Barrett

Also present: Bruce Clark, Kent Kline, Joe Richeson, Tobin Buchanan, Roger Heiderbrink, Milan Franzen, Robert Meyer of RJ Meyer & Assoc., Larry & Kathy Nichols, Dick Larson, Logan Carlson, Sylvia Carlson, Shane Gruber, Casey McElroy, Brenda Jensen and Jennie Meister of Miller & Assoc, CJ Poltack of WCNDD, Joe Wahlgren

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 purpose of the first public hearing was to consider Special Use Permit #24 on a request from Evangelical Free Church for construction of a ministerial facility at 515 18<sup>th</sup> Street.

According to Joe Wahlgren the church intends to demolish the homes and accessory buildings at 1712 Avenue F and 1716 Avenue F to construct a 70 foot by 125 foot building that will contain a gymnasium, serving kitchen, mechanical room, and classrooms. They will apply for a contiguous parcel agreement to join the lots and a variance of the setback requirements on the west side. They hope to demolish the buildings early in the summer, with the intent of occupying the new building by January 1, 2016.

The Planning & Zoning Commission recommended approval of the permit at a public hearing on April 14.

Waskowiak moved, Janssen seconded, to close the hearing at 7:06 p.m. Roll call vote: Yea – Kennedy, Richeson, Janssen, Waskowiak. Nay – none.

Richeson moved, Janssen, second, to approve special Use Permit 24 to Evangelical Free Church. Roll call vote: Yea – Kennedy, Waskowiak, Janssen, Richeson. Nay – none.

The public hearing on a proposed change to R-1 regulations was taken up at 7:07 p.m. The change would allow child care facilities by special use permit in churches, recreational, and educational facilities located in R-1 zoning districts. Casey McElory is hoping to provide child care services at the Methodist Church and must obtain a permit from Health & Human Services to be open by August.

Kennedy moved, Waskowiak seconded, to close the public hearing a 7:11 p.m. Roll call vote: Yea – Janssen, Richeson, Waskowiak, Kennedy. Nay- none.

Councilmember Janssen introduced Ordinance 918 entitled:

*An ordinance of the City of Gothenburg, amending zoning regulations, Title XV, Chapter 152 of the code of ordinances of the City of Gothenburg, Nebraska, Section 152.020 by providing for special use permits for child care centers in revision of all sections of said Chapter 152; repealing all ordinances of parts of ordinances in conflict herewith and providing for an effective date*

and moved that the statutory rule requiring reading on three different days be suspended. The motion was seconded by Councilmember Richeson and on roll call vote the following Councilmembers voted “Yea”: Kennedy, Waskowiak, Richeson, Janssen. “Nay”: none.

Mayor Hudson declared the motion adopted by a full vote of the council and the statutory rule suspended for consideration of said Ordinance.

Ordinance 918 was then read by title; whereupon Councilmember Richeson moved for final passage and Councilmember Kennedy seconded the motion. Mayor Hudson asked, *Shall Ordinance 918 be passed and*

*adopted?* On roll call vote, the following voted “Yea”: Waskowiak, Janssen, Kennedy, Richeson. “Nay” – none.

Mayor Hudson declared Ordinance 918 adopted and signed it in the presence of the Council and the Clerk attested the signature.

The public hearing on an application for Nebraska Affordable Housing Program funds was taken up at 7:13 p.m. CJ Poltack of West Central Nebraska Development District has prepared an application for funds to rehabilitate five owner occupied homes to a maximum of \$25,000 each and for demolition of two unoccupied homes. Funding will be \$125,000 for rehabilitation, \$25,000 for demolition and \$20,000 for administration for a total application of \$180,000. There will be no cash match but owners will be required to maintain the property after demolition unless it is gifted to the City. All homes must be within corporate limits. The project will span 24 months. We can also apply for Community Development Block Grant funds for owner occupied home rehabilitation in case we are not successful in receiving funds from the Nebraska Trust Fund. We cannot receive both grants.

Waskowiak moved, Richeson seconded, to close the hearing at 7:16 p.m. Roll call vote: Yea – Kennedy, Janssen, Richeson, Waskowiak. Nay – none.

Janssen moved, Richeson seconded, to approve the application for funding of Owner Occupied Housing Rehabilitation funds of \$180,000 from Nebraska Trust Funds and authorized signature of relative documents including: FFATA reporting form / certification

- Resolution authorizing Mayor to sign application
- Applicant’s statement of assurances & certifications
- Determination of level of review
- Demolition guidelines
- Owner-occupied Housing Rehab Guidelines

Roll call vote: Yea – Waskowiak, Kennedy, Richeson, Janssen. Nay – none.

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

- City Council minutes – March 31 and April 7
- Building permit report - March
- Planning & Zoning Commission minutes – April 14
- Treasurer’s Report – March

Roll call vote: Yea – Richeson, Waskowiak, Janssen, Kennedy. Nay – none.

Waskowiak moved, Kennedy seconded, allowing payment of claims against the City, \$35,837.08; Public Works Division \$392,184.88; and the April 9 payroll of \$35,536.14. Roll Call vote: Yea – Janssen, Richeson, Kennedy, Waskowiak. Nay - none.

#### Community Comments:

- Hopefully we can turn on the wells on Friday and let water into Lake Helen.

Brenda Jensen and Jennie Meister of Miller and Assoc. provided a conceptual redevelopment plan for the *Ugly Corner* at Lake Ave and Highway 47. The main purpose is aesthetics and includes a green space with trees, exterior insulation system on the building walls, light poles, and a Lincoln Highway marker and sign. Fencing will consist of white capped brick pillars connected with wrought iron. The pillars will be set on concrete to make mowing easier.

We will need permission from the building owners to apply the EFIS (Exterior Insulation Finishing System) because it consists of layers of finish mounted to the existing walls for a new, clean, cohesive look. There will be one inch foam panels, membrane, mesh and stucco. The walls were originally interior walls so while EFIS is expensive it’s the best option and provides a long-lasting, low maintenance finish.

The total cost for the corner area is estimated at \$107,900. Administrator Clymer said some of the cost can be paid with Downtown Revitalization Grant funds, and there is \$5000 in Tourism money. The City also has light poles in inventory that match other street lights and that would reduce the cost by \$10,000 as well as a one inch water valve from the Highway 30 improvements. With \$75,000 in DTR funds applied, the City cost is reduced to about \$26,000. The project would not go forward if it were not for the Community Development Block Grant downtown project funds. We need to be aware that grant funds carry federal regulations, such as Davis-Bacon wage compliance, and can affect the cost.

Jennie Meister added that the engineering costs are only an estimate as is the sprinkler system. Once bid, the costs could be lower. We will work through Dawson Area Development on the grant portion and could do the project in stages if costs are high or there are insufficient budget funds.

Mayor Hudson commented that there have been lots of “band-aids” applied to the corner. The community and businesses have expressed their concern about the area on numerous occasions and we need to do it right. As usual, if the bids are too high we will not do the project.

Richeson moved, Waskowiak seconded, to move forward with the Highway 30 / Lake Avenue corner project if grant funds are available and it works within the budget. Roll call vote: Yea – Janssen, Waskowiak, Kennedy, Richeson. Nay – none.

Kathy Nichols provided Council with information for refurbishing the fence railing on the southeast corner of Lake Helen than included a drawing and sign placement. Contractor Ken Williams has agreed to oversee the project and Paulsen’s will provide concrete at no cost. She found a reputable company in Maryland that can make a bronze sign with historical information and has received several monetary donations toward the cost. Depending on the size required, the sign would cost anywhere from \$300 to \$2400 and would be shipped free.

Council member Janssen was excited about the sign, possibly with a concrete bench, and would be willing to donate to it; however, he has had enough negative feedback on the fence that he cannot approve it.

Mayor Hudson stated that if no action is taken on the fence request, the prior decision to have it removed would stand.

Richeson moved, Waskowiak seconded, to accept the figures and project for the Lake Helen railing and sign. Roll call vote: Yea – Waskowiak, Richeson. Nay – Kennedy, Janssen. There being a tie vote, the Clerk called for the vote of the Mayor. Mayor Hudson noted she really liked the sign and slab but so many are opposed to the fence that she was compelled to vote “nay”. The fence will be removed.

Bob Meyer of RJ Meyer & Assoc. presented the 2013-14 audit of accounts. He said all looked good and there was nothing unexpected in the audit. The proprietary accounts, electric, water, and sewer, were in order with appropriate rates to meet needs and claims were timely paid. Utility bills were also collected in a timely manner.

Both the City and Public Works Division monies were sufficiently secured. Bonded debt payments were timely made and some paid off early. The longest debt term is 10 years. Large projects such as the sewer improvements and Lake Helen are nearly complete. Regarding the budget, the process is correctly completed, property tax is reasonable for needs as are other user fees, and the City lives within the budget ending the year with revenue exceeding expenses. Department spending is comparable with previous years. City funds include lots of receivables in loans and assessments and the staff ensures payments are received as they should be. He complimented the staff on their work and assistance.

The audit has been filed with the State Auditor.

In answer to Councilmember Waskowiak’s question, Mr. Meyer said he hasn’t seen much interest among his clients in bi-annual budgets. Changes in Councils and staff can make it difficult to forecast one year, let alone two. He himself is not excited about bi-annual budgets.

Janssen moved, Waskowiak seconded, to accept the 2013-14 audit as presented. Roll call vote: Yea – Richeson, Kennedy, Waskowiak, Janssen. Nay – none.

Mayor Hudson also expressed appreciation to the staff for their work.

Tobin Buchanan of 1<sup>st</sup> Capital Markets spoke with Council about refunding the 2006 Nebraska Department of Environment Quality loan for the Avenues A and B sewer lines to the waste plant, and issuing bonds for the balance. He offered two options:

1. After making the June payment, the loan will close and be reissued at \$239,000 as a revenue bond, where the debt is paid by sewer revenue. Interest would be reduced from 4.05% to 1.954 resulting in interest savings of \$24,404.07. Maturity would be December 2025.
2. After making the June payment, the loan will close and be reissued at \$239,000 as a revenue bond, where the debt is paid by sewer revenue. Interest would be reduced from 4.05% to 1.813% resulting in interest savings of \$28,404.07. Maturity would be December 2024.

Administrator Clymer commented that it makes sense to shorten the term without a huge increase in the budget. He did caution that we will be borrowing a lot of money for the sewer improvements so it might make sense to use Option 1 to extend it a little further and not get into a budget issue.

Janssen moved, Kennedy seconded, to proceed with Option 1 for bonding the 2006 State loan balance. Roll call vote: Yea – Waskowiak, Richeson, Kennedy, Janssen. Nay – none. The necessary resolution and documentation will be on a later agenda.

Waskowiak moved, Richeson seconded, approving Drawdown #3 on the Downtown Revitalization Grant in the amount of \$6,274.00 and authorize payment to Regis Swanson and Pony Express Dental Arts. Roll call vote: Yea – Janssen, Kennedy, Richeson, Waskowiak. Nay – none.

Kennedy moved, Janssen seconded, approval of the Christensen Subdivision on 4<sup>th</sup> Street. Roll call vote: Yea – Richeson, Waskowiak, Janssen, Kennedy. Nay – none.

Waskowiak moved, Kennedy seconded, approving Mayor Hudson's recommendation to appoint Vicki Pontecorvo to the Tree Board. Her term will expire January 2018. Roll call vote: Yea – Janssen, Richeson, Kennedy, Waskowiak. Nay – none.

Arbor Day will be celebrated April 24 at 10:00 a.m. with a tree planting on 20<sup>th</sup> Street in front of the Housing Authority.

Waskowiak moved, Janssen seconded, to adjourn the meeting at 8:19 p.m. Roll call vote: Yea – Richeson, Waskowiak, Kennedy, Janssen. Nay – none. The next regular meeting will be May 5, 2015.

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Joyce Hudson, Mayor

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Connie L. Dalrymple, City Clerk