

**CITY OF GERING
CITY COUNCIL MEETING NOTICE AND AGENDA**

Regular meeting of the Gering City Council, July 13, 2015 at 6:00pm, in the Gering City Hall, 1025 "P" Street.

All agenda items are for discussion and action will be taken as deemed appropriate.

CALL TO ORDER.

1. Recital of the Pledge of Allegiance and Prayer
2. Roll Call
3. Excuse Council Member absence

OPEN MEETINGS ACT - NEB.REV.STAT. CHAPTER 84, ARTICLE 14

As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Mayor.

As required by State Law, additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and Council determines that the matter requires emergency action.

CONSENT AGENDA:

(Items under the Consent Agenda are proposed for adoption by one action for all items unless any member of Council requests that an item be considered separately.)

1. Approve minutes of the June 22, 2015 Regular City Council Meeting and the June 29 Special Council Meeting
2. Approve Claims

PUBLIC HEARINGS:

1. Public Hearing for a Re-Development Agreement using Tax Increment Financing (TIF) from real property including Lots 19A and 20A, Block 5, Midtown Development Addition being a Re-Plat of Midtown Development Addition Recorded under Instrument No. 2012 482 on 1/31/2012, Lot 4C-1, Block 5, Midtown Development Addition, being a Re-Plat of Midtown Development Addition Recorded under Instrument No. 2012 4947 on 9/7/2012, and Lots A, B, & C, Block 5 Midtown Development Second Addition, Recorded under Instrument No. 2012 6795 on 12/12/2012, lying within the City of Gering, Scotts Bluff County Nebraska Situated in Section 26, Township 22 North, Range 55 West of the 6th Principal Meridian for **Reed and Nelson, LLC** Midtown Development Addition and will include future commercial buildings, right-of-way improvements, consisting of street construction of North Twin City Drive, alley construction, utility extensions, intersection improvements, paving, and landscaping. (Published 6-11, 6-25, and 7-2-2015)

1a. Approve or deny Re-Development Agreement using Tax Increment Financing (TIF) from real property including Lots 19A and 20A, Block 5, Midtown Development Addition being a Re-Plat of Midtown Development Addition Recorded under Instrument No. 2012 482 on 1/31/2012, Lot 4C-1, Block 5, Midtown Development Addition, being a Re-Plat of Midtown Development Addition Recorded under Instrument No. 2012 4947 on 9/7/2012, and Lots A, B, & C, Block 5 Midtown Development Second Addition, Recorded under Instrument No. 2012 6795 on 12/12/2012, lying within the City of Gering, Scotts Bluff County Nebraska Situated in Section 26, Township 22 North, Range 55 West of the 6th

Principal Meridian for **Reed and Nelson, LLC** Midtown Development Addition and will include future commercial buildings, right-of-way improvements, consisting of street construction of North Twin City Drive, alley construction, utility extensions, intersection improvements, paving, and landscaping. (Published 6-11, 6-25, and 7-2-2015)

1b. Approve and authorize the Mayor to sign Re-Development Agreement using Tax Increment Financing (**TIF**) from real property including Lots 19A and 20A, Block 5, Midtown Development Addition being a Re-Plat of Midtown Development Addition

1c. Approve and authorize the Mayor to sign Tax Increment Development Revenue Bond.

1d. Approve Resolution 7-15-1

2. Public Hearing to consider amending Ordinance No. 1744 Section 10.2(4), Ordinance 1628, 3/99, and City Zoning and Subdivision Regulations Section 10.2(4) Fences, Walls, and Hedges to change the maximum height of fence, wall, and hedge from 42" to 48". Fencing including wood, chain link, picket, etc... come in 48 inch heights whereas 42 inch is not available unless special ordered or requires to be cut. The City has a requirement for the site triangle for corner lots and this would not affect this height and setback.

2a. Approve Ordinance 2002 - AN ORDINANCE OF THE CITY OF GERING TO AMEND ORDINANCE NO. 1628, ORDINANCE NO. 1744 SECTION 10.2(4), AND CITY ZONING AND SUBDIVISION REGULATIONS SECTION 10.2(4) FENCES, WALLS, AND HEDGES AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

BIDS:

CURRENT BUSINESS:

1. Planning Commission appointment – Paul Marrietta
2. Third reading/approval of ordinance 1998 - AN ORDINANCE OF THE CITY OF GERING, NEBRASKA, VACATING DEBRA DRIVE OF RUSURE SUBDIVISION LOTS 1, 2, 3, & 4, BLOCK 1, FINAL PLAT RECORDED UNDER INSTRUMENT NO. 2005-3423 SITUATED IN A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA.
3. Discussion of letter submitted by the Gering Public Schools regarding meeting dates
4. Discussion of changing Council meeting time
5. Approve Resolution 7-15-2 – A Resolution of Participation in the All-Hazard Mitigation Plan

CLOSED SESSION:

(Council reserves the right to enter into closed session if deemed necessary.)

REPORTS:

Mayor's Report:

- Budget Workshop will be July 29 beginning at 8:00 a.m.
- Fall League of Municipalities Conference September 23-25
- Comments about letter regarding Sugar Valley Rally

OPEN COMMENT SECTION:

Discussion or action by Council regarding unscheduled business will not take place. This section is for citizen comment only.

ADJOURN