THE OFFICIAL PROCEEDINGS OF THE REGULAR MEETING OF THE GERING CITY COUNCIL, October 13, 2014

A regular meeting of the City Council of Gering, Nebraska was held in open session on October 13, 2014 at 7:00 p.m. at Gering City Hall at 1025 P Street, Gering, NE. Present were Mayor Mayo and Councilmembers Smith, Christensen, Gibbs, Holliday, Allred, Shields and Cowan. Also present were City Clerk Kathy Welfl and City Attorney Jim Ellison. Absent were Councilmember Morrison and City Administrator Lane Danielzuk. Notice of the meeting was given in advance by publication in the Gering Citizen, the designated method of giving notice. All proceedings hereafter were taken while the meeting was open to the attendance of the public except as otherwise indicated.

CALL TO ORDER

Mayor Mayo called the meeting to order at 7:00 p.m. The Mayor noted that there was a quorum of the Council and City business could be conducted.

1. **Recital of the Pledge of Allegiance**
2. **Roll Call**
3. **Excuse Council Member absences**

Motion by Councilmember Shields to excuse the absence of Mayor Mayo and Councilmember Cowan from the September 23, 2014 Special City Council meeting. Second by Councilmember Smith. There was no discussion. The Mayor called the vote. "AYES": Smith, Christensen, Gibbs, Holliday, Allred, Shields, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion carried.

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.

CORRESPONDENCE AND CITIZENS WITH BUSINESS NOT SCHEDULED ON THE AGENDA. The Mayor introduced Joey Godinez and Mitchel Marietta from the Gering High School Government Class and Ben Garcia, a student of UNMC.

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 September 22, 2014 Regular City Council Meeting, the September 23 Special meeting and the September 29 Fifth Monday meeting
2. Approve Claims
3. File for record Professional Services Agreement between PADD and the City of Gering for Blight Study
4. Application for deletion to Liquor License – Valley Event Center

Claims:

9-18-14 to 10-9-14

ADVANCED SRV. INC. $1,960.70 WAGES FOR KROEKER, ADVANCE SRV. INV. $653.60 PAY FOR TEMP SECRETARY, ALAMAR UNIFORMS $910.32 TROUSERS/BELT/POLO, ALFRED VIRGINIA $75.00 RV ROOM DEPOSIT REFUND, ALLO COMMUNICATIONS $1,086.30 TELEPHONE/INTERNET CHRG., ALTEC INDUSTRIES INC. $628.44 VEHICLE RPR., AMAZON $221.18 REST OF ACCIDENTAL CHRG., ANTIGUA GROUP INC. $1,013.22 CLOTHING, ATLAS LAWN EQUIPMENT CO. $421.55 MOWER RPR., AWISZUS ART $21.40 INCORRECTLY CHARGED ON C.C., B & C STEEL $131.96 MUTAL CONNEX BOXES, B & H PHOTO $265.88 MEMORY CARD 16GB ACTION CAM., BEN'S CONSTRUCTION $4,000.00 PATHWAY RPR., BENSON ESTHER $75.00 RV ROOM DEPOSIT REFUND, BENZEL PEST CONTROL $53.00 PEST CONTROL, BEST WESTERN $296.99 HOTEL FOR TRAINING FOR SRO, BLUFFS SANITARY SUPPLY $1,137.18 CLEANING SUPP., BOOKS GALORE INC. $58.94 BOOKS, BROADWAY OFFICE CENTRE $799.89 LORELL ESSENTIALS BOOKCASE, BROWNELLS INC. $833.94 ARMORER'S KIT TOOLS, BRUNZ HEIDI $75.00 RV ROOM DEPOSIT REFUND, BUDGET TIRE & SRV. $619.72 NEW TIRES FOR 13 FORD TAURUS, BUSHNELL $806.36 RANGE FINDERS, CADDIES $324.00 MEALS – PANHANDLE SR. LADIES, CALIFORNIA CONTRACTORS SU $95.76 ULTIMATE GRIP GLOVES, CALLAWAY GOLF CO. $135.00 GOLF CLUB, CARD SRV. $6,118.71 CARD SRV. FOR AUGUST, CASA $75.00 RV ROOM DEPOSIT REFUND, CEN CON LLC $1,000.00 MAIN RPR., CENTRAL STATES WIRE PRODU $7,198.34 WIRE BALER, CENTURYLINK $2,642.17 TELEPHONE CHRG'S., CHARTER

COMMUNICATIONS $96.98 TV/INTERNET CHRG'S., CHIEF SUPPLY $36.98 SCIENTIFIC BATTERY, CITY INSURANCE FUND $138,644.40 HEALTH PREM. 125, CITY PAYROLL TRUST $10,186.56 FSA MEDICAL 125, CNA SURETY $1,530.02 SURETY BOND GEN. EMP. RETIREMENT, CONSOLIDATED SRV. INC. $5,073.08 QUILT SHOP WATER DAMAGES, CONTRACTORS MATERIALS $828.45 TOOL, COUNTRY $9.98 MAG. SUBSCRIPTION, COUNTRY LIVING $32.97 MAG. SUBSCRIPTION, CRESCENT ELECTRIC $2,265.52 LIGHTS, CULLIGAN WATER CONDITIONING $91.20 SALT, CURVES $36.38 WELLNESS, D & H ELECTRONICS $4.97 SWITCH, DANKO EMERGENCY EQUIPMENT $594.00 ROPE RESCUE DEVICE, DHHS DIVISION/PUBLIC HEALTH $123.00 BLOOD ALCOHOL TEST, DICTRAN $244.23 WAVE PEDAL & SOFTWARE, DOCU – SHRED $1,352.28 REDEVELOPMENT TIF AGREEMENT, DOOLEY OIL INC. $1,679.45 BALER OIL, DUTTON – LAINSON CO. $3,908.47 WIRE, ECOLAB $156.29 RODENT CONTROL, EDWARD DON & CO. $1,085.83 CLUBHOUSE NEW FRYER FOR KITCHEN, ENCYCLOPAEDIA BRITANNICA $350.00 ONLINE SUBSCRIPTION, ENERGY LABORATORIES INC. $456.00 WATER LAB, ENVIRO SRV. INC. $1,937.00 WW LAB, ESRI $400.00 ARCGIS DESKTOP MAINTENANCE, FASTENAL CO. $324.99 GLOVES, FEDEX $362.61 WW LAB, FILLBRO CONSTRUCTION $20,483.95 FORM FOOTINGS BASEMENT WALLS, FIRST STATE BANK $713.24 IBEW UNION DUES, FLOYD'S SALES & SRV. $133,778.81 DUMP TRUCK, FOOD NETWORK MAGAZINE $25.97 MAG. SUBSCRIPTION, FOOTJOY $78.17 SHOES, FRANK IMPLEMENT CO. $524.06 RPR'S., FRESH FOODS $54.90 BOTTLED WATER, FYR – TEK $335.00 CLASS A FOAM, GALE $177.68 BOOKS, GARY'S CLEANING & RESTORATION $2,503.80 CLEANING, GERING CITIZEN $697.44 C.C. CONDENSED MTG. MINUTES, GERING CONVENTION & VISIT $19,806.25 QUARTERLY PAYMENT – OCT., GERING PUBLIC SCHOOLS $5,585.00 LIQ. & TOB. LICENSE SHARE, GERING VALLEY PLUMBING $1,845.00 DISPOSAL RPR., GIRLS LIFE $14.95 MAGAZINE SUBSCRIPTION, GOODWIN PRINTERS $1,402.00 UTILITY BILL ENVELOPES, GREASE N GO $37.64 OIL CHANGE, GREATAMERICA LEASING CORP. $230.49 PRINTER LEASE, GREENKEEPER CO. INC. $8,100.00 FERTILIZER, HD SUPPLY WATERWORKS LTD. $3,216.10 MAIN-RPR., HEILBRUN $2,417.48 FILTER, HENSLEY BATTERY & ELEC. S. $32.50 RPR'S., HODGES & IRVINE $325.00 BOOKING FUNCTIONS BOOK, HONEY – WAGON EXPRESS $120.00 CLEAN GREASE TRAPS, ICMA ELECTRONIC RETIREMENT $1,080.60 ICMA CITY ADMIN., IDEAL LINEN SUPPLY INC. $1,202.98 RPR'S., IMPACT PLASTICS $1,920.32 PORT CONTAINER, INGRAM LIBRARY SRV. $595.29 BOOKS/PERIODICALS, INTERNAL REVENUE SRV. $77,259.10 FED/FICA TAX, INTERSTATE BATTERIE/RAPID $30.00 SUPP., INTRALINKS TECHNICAL SOLUTIONS $2,745.82 COMPUTER SUPPORT, IRBY TOOL & SAFETY $1,363.02 POLY CONCRETE BOX, JACK'S UNIFORMS & EQUIPMENT $10,969.68 LIGHTBARS FOR MARKED VEHICLES, JIRDON $3,275.38 WEED SPRAY (CHEMICALS), JO – ANN FABRICS & CRAFTS $15.06 SUPP.FOR STORYTIME, JOHN HANCOCK USA $25,116.52 JH RETIRE 6%, JOHN MEJIA $196.47 LEAGUE 2014 CONF. JOHN MEJIA, JOHNSON CASHWAY CO. $2,607.26 NAIL CEMENT COATED, JULIE MORRISON $1,145.65 TIFF PAS THROUGH PAYMENT, KATHLEEN A LAUGHLIN $330.00 GARNISHMENT 2, KEN & DALES $8.94 HEA MEETING IN ALLIANCE, KNEB $81.50 ADVERTISING, KOIS BROTHERS EQUIPMENT $2,334.38 CONTAINER LIDS, KOVARIK, ELLISON, MATHIS $9,324.65 CODE OF CONDUCT LEGAL FEES, KRIZ – DAVIS CO. $7,663.00 SCADA, KWIK STOP #10 $40.05 FUEL FOR CRUISER, L L JOHNSON DISTRIBUTION $2,619.87 RPR'S., LA POLICE GEAR INC. $123.86 ARMOR VEST, LAKESIDE EQUIPMENT CORP. $1,583.00 WWTP RPR'S., LEAGUE ASSOC/RISK MANAGEMENT $292.02 BOILER & MACHINERY ENDORSEMENT, LEXIS NEXIS RISK DATA MGM $251.10 HANDBOOK INVESTIGATION, LOAF & JUG $21.03 FUEL TO ALLIANCE WORKSHOP, LOGOZ LLC $2,189.00 POLOS, LONSDALE NICOLE $50.24 WITNESS FEES, MASEK GOLF CAR CO. $81.60 GOLF CART RPR., MATHESON TRI – GAS INC. $665.00 GLOVES, MB KEM ENTERPRISE $4,650.00 BUILDING IMPROVEMENTS, MEAT SHOPPE $29,064.89 CATERING COSTS, MENARDS $736.57 CEMENT BLOCK FOR BURN BOX, MENS HEALTH $29.97 MAG. SUBSCRIPTION, MG TRUST CO. LLC $11,370.42 MG T – POLICE, MIDWEST LABORATORIES INC. $676.00 WW LAB, MONEY WISE OFFICE SUPPLY $747.81 BATTERIES/INK/BINDER CLIPS, MONUMENT PREVENTION COAL $735.00 KENO FUNDS REQUEST, MULTI CULTURAL YOUTH LEAD $1,500.00 CONFERENCE KENO FUNDS, MUNICIPAL ENERGY AGENCY O. $445,202.49 ELECTRICITY, MUNICIPAL SUPPLY INC. OF $1,517.10 MAIN RPR., NATIONAL INSURANCE SRV. $971.58 VISION INSURANCE, NDEQ – FISCAL SRV. $8,050.00 ANNUAL OPERATING FEE, NE CHILD SUPPORT PAYMENT $1,454.96 CHILD SUPPORT 1, NE DEPT. OF REV(PR) $10,731.39 STATE TAX, NE DEPT. OF REVENUE $77,141.56 AUGUST SALES & USE TAX, NE PROFESSIONAL LICENSING $141.17 WORK ON SCALE, NE PUBLIC POWER DISTRICT $4,456.73 UTILITIES, NE SAFETY/FIRE EQUIPMENT $23,461.00 COUNCIL CHAMBERS KENO, NEBRASKA MACHINERY CO. $1,170.69 EQUIPMENT RENTAL, NEBRASKA SAFETY COUNCIL $135.00 PANHANDLE CONFERENCE 2014, NEOFUNDS BY NEOPOST $800.00 POSTAGE, NEWBERRY'S $6.26 HEA MEETING IN ALLIANCE, NIKE USA INC. $140.33 GOLF CLUB, NORTHERN TOOL $522.86 SHOP EQUIPMENT, NORTHWEST PIPE FITTINGS $289.05 GALVANIZE COUPLINGS, OCLC INC. $133.25 CATALOGING SUBSCRIPTIONS, OFFICE WORLD $189.98 LOOSELEAF MINUTE BOOK, ONE CALL CONCEPTS INC. $136.20 LOCATE FEES, OREGON TRAIL PLBG. AND HEATING $110.00 SCHEDULED FILTER CHANGE, PANHANDLE AREA DEVELOPMENT $275.00 PLNNG&ZNG MINI – CONF. OCT. 2014, PANHANDLE COOP ASSOCIATION $980.21 FUEL, PANHANDLE HUMANE SOCIETY $3,170.34 ANIMAL CONTROL & FEES, PARAGON $117.97 JUNIOR GOLF CLUBS, PAYPAL $76.91 CHARGE FOR EQUIPMENT, PING $95.22 GOLF CLUBS, PIPE WORKS PLUMBING LLC $2,705.21 WATER LINES/FLOOR DRAIN/FITTING, PLANNER PADS CO. $40.90 CALENDAR/PLANNER, POSTMASTER $1,206.62 MAILING PERMITS, POWERPLAN OIB $4,402.35 WORK 344J, PREVENTION $24.00 MAG. SUBSCRIPTION, PRINT EXPRESS $383.05 WARNING TICS. FOR TRAFFIC STOPS, R & C WELDING & FABRICATION $6,670.00 HAND RAILS & CATWALK/CONNEX, RADIO SHACK CORP. $26.74 SUPP., RAINBOW PRINTING $380.00 LIBRARY CARDS, RECORDED BOOKS LLC $148.48 AUDIO BOOKS, RESPOND FIRST AID SYSTEMS $74.40 FIRST AID, RICK MARKHEIM $38.97 PURCHASE NEW BOOTS, ROBERT THOMASON $39.57 REIMBURSEMENT INK CARTRIDGE, ROBINSON ELECTRIC $726.11 COUNCIL CHAMBERS KENO, ROGERS JASON $25.00 REIMBURESE TRAVEL EXPENSE, RR DONNELLEY $87.62 FIREARMS PURCHASE PERMIT APPLI., SANCHEZ MARIA $75.00 RV ROOM DEPOSIT REFUND, SCB COUNTY REGISTER OF DEEDS $62.00 DEED OF EASEMENT, SCB CO DISTRICT COURT $150.00 ALIMONY, SCB COUNTY SHERIFF OFFICE $234.24 MINDSET BOOTCAMP REGISTRATION, SCB COUNTY WEED CONTROL $3,150.00 WEED CONTROL, SCOTTS BLUFF COUNTY COURT $380.48 GARNISHMENT 2, SCOTTSBLUFF TOWING SRV. $320.00 FORD 2004 TAURAS TOWING, SCOTTSBLUFF – GERING UNITED $20.00 UNITED WAY CTRB, SCS ENGINEERS $1,110.58 WATER EVENTS, SENIOR CITIZENS CENTER $525.00 FINANCIAL SUPPORT, SEVERSON COMMUNICATIONS $1,690.00 PHONE, SHRM NEBRASKA STATE COUNC. $299.00 SHRM NEBR. STATE CONF., SIMON CONTRACTORS $4,451.62 GRAVEL FOR PARKING LOT, SKYHAWKE TECHNOLOGIES LL $440.44 GPS WATCH/SWING ANALYZER, SNARR PAUL $2,400.00 DUES FOR SRV., SOLUTIONS EAP $244.55 COUNSELING, SOURCE GAS $384.87 UTILITIES, SPORTS FACILITIES ADVIS. $205.80 EXPENSES FOR REC. MASTER PLAN, STAPLES

CREDIT PLAN $33.63 SHIPPING FEES, STAR HERALD $44.38 ELECTRIC SVC. RFP NOTICE, STATE OF NE/DAS COMMUNICATIONS $363.25 LONG DISTANCE PHONE CHGS., STEEL GRILL $80.45 SFA DINNER/MEETING, STERKEL ERICA $20.00 WITNESS FEES, STERKEL ERICA $32.32 WITNESS FEES, STOTZ EQUIPMENT $841.01 BUNKER RACE, SUGAR VALLEY FEDERAL CREDIT $2,436.16 CREDIT UNION, SUN MOUNTAIN SPORTS $1,028.09 GOLF BAGS, SUPER 8 MOTEL – GRAND ISLAND $288.57 HOTEL FOR TRAINING, SYSCO DENVER INC. $191.61 MOP BUCKET, TARGET $92.23 ICE COOLER, TASTE OF HOME BOOKS $9.98 MAG. SUBSCRIPTION, TAYLOR MADE GOLF CO. $1,546.87 CLOTHING, TEAM CHEVROLET $46.20 PICKUP RPR., TELEDYNE ISCO INC. $145.25 WWTP RPR'S., TERRY CARPENTER $650.00 WATER WELL LAND RENT, THE LIBRARY STORE INC. $86.05 SUPP. FOR CATALOGING, THE RENTAL PROPERTY SRV. $3,510.00 CURBING & GUTTER, THIS OLD HOUSE MAGAZINE $19.95 MAG. SUBSCRIPTION, TITLEIST $932.11 GOLF BALLS, TORRINGTON SOD FARMS $182.00 MAIN RPR.,UNITED CHAMBER OF COMM. $225.00 STATE OF VALLEY LUNCHEON, US AUTO FORCE $53.16 TIRE, VALLEY BANK – POLICE $680.00 PO UNION DUES, VALLEY BANK & TRUST CO. $148,904.04 LANDFILL CLOSURE/POST CLOSURE, VERIZON WIRELESS $327.03 AIR CARDS FOR PORTABLE CAMERAS, WALMART COMMUNITY $312.16 SHOP SUPP., WAREHOUSE FITNESS CENTER $76.00 WELLNESS WARHSE., WARNER LLOYD $99.00 BOOKS, WATCH GUARD VIDEO $339.00 RPR. DVD DRIVE, HARD DRIVE, WESTCO $24,780.31 FUEL, WESTERN UNITED ELECTRIC $11,738.19 CONDUIT, WICHT DARWIN $72.00 LEFT RV PARK EARLY, WINCHELL CLEANING SRV. $720.00 CLEANING, YMCA $537.10 WELLNESS, YOUNG MENS CHRISTIAN $10.00 YOUNG MEN'S CHR.

Motion by Councilmember Gibbs to approve the Consent Agenda, second by Councilmember Smith. There was no discussion. The Mayor called the vote. "AYES": Smith, Christensen, Gibbs, Holliday, Allred, Shields, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion carried.

PUBLIC HEARINGS: None

BIDS:

1. **Electric Department Warehouse Bid**

Ron Doggett, Electric Superintendent, stated that Council has the information in their packets. Staff recommends we award the bid to Russell's Excavation for $263,326.00. Councilmember Gibbs asked where we'll come up with the difference. Mr. Doggett said they have enough from different areas that he didn't use that can be used for this. Councilmember Gibbs asked if it would postpone other projects. Mr. Doggett replied no; he said he has saved money from different areas. No project will not be completed because of it. Councilmember Christensen asked if it was over the Engineer's estimate; Mr. Doggett said no, his was over $280,000.

Councilmember Smith moved to award the bid to Russell's Excavation for $263,326.00 for the Electric Department Warehouse. Seconded by Councilmember Cowan.

Discussion: Monnette Ross asked what this is for. Mr. Doggett replied that it's to get equipment out of the elements, and to put his wire in that is sitting out that shouldn't have UV on it. The warehouse will be located at Central Stores.

The Mayor called the vote. "AYES": Smith, Christensen, Gibbs, Holliday, Allred, Shields, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion carried.

CURRENT BUSINESS:

1. Notice to Public of Settlement (Rose Mary Escobedo)

Motion to approve settlement with LARM and Rose Mary Escobedo by Councilmember Gibbs. Second by Councilmember Christensen. There was no discussion. The Mayor called the vote. "AYES": Smith, Christensen, Gibbs, Holliday, Allred, Shields, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion carried.

2. Citizen Agenda Item – Enforcement of existing ordinances, Lloyd Heine

Lloyd Heine, 2055 12th Street, stated he came in to talk about a problem in his area and all through town. He said we have feral cats but also a lot of cats running loose that aren't feral. And the City cannot enforce the ordinance on cats; they don't have the personnel, equipment or time to do it. We have a family that has two cats and the Animal Control Officer, Judi, has been to the home and talked to them and they're still running loose; they just blow it off. He said he has cleaned urine off his windows; they watch them ambush birds by the bird feeder, etc. He wants someone to take a look at it. They have a

family across the street and they do it right; they keep their cats at home. The roaming cats used to start fights with their cats; they also tear up their screens trying to get to their cats.

He said the other thing is the weed ordinance; the City can't seem to do anything about that either. He brought pictures to show the Council. He said the weeds at one location, near his house, had weeds as high as the picture window; they have since been cut but that just spread seed. Another location has a solid mass of bind weed. He has tried to talk to the landlord about it but he won't talk to him about it anymore; it's a carpet of goat heads. He asked if the City can't enforce the ordinances, can we bring suit against these land owners for lowering their property values? He needs someone to take a look at this and get something done about it.

Police Chief Holthus stated that Mr. Heine has hit on things that City-wide we're trying to find solutions for. It's a City problem and a City approach to find solutions. The Police Department tries to be the least suppressive as they can to try to get people to comply; it's not a fast process. As far as the pet process, we had an entire page devoted to pet ordinances in the last newsletter. We have one person devoted to zoning and animal control issues; that's a big task for one person and the City acknowledges that. The Sanitation Department is making lists of addresses that are violating weed/tree ordinances. We have clerical staff doing the paperwork and typing letters in order to free the Animal Control Officer up to be out on the street enforcing animal issues. Chief Holthus said that Pat Heath is helping as much as he can; we're in the process of adding a Code Enforcement/Inspector Position that will help with these things too. We're working as a City from a variety of angles to improve these problems.

Councilmember Shields asked what the fine is and what happens when they ignore the warnings. Chief Holthus replied that it's the control officer's decision as to when and if a fine is assessed or an animal is taken into custody; he thought it was $10-25 for the first offense. He said the courts don't have time for these issues. Councilmember Shields asked about the ordinance pertaining to how many dogs a person can have. Chief Holthus said it's two dogs and you have to have a kennel license for more than two. The dog and cat at large fine is the same amount Mayor Mayo added. Mr. Heine said several years ago he caught 12 cats in live traps. Councilmember Gibbs asked what the status is of the PRT. Chief Holthus said they are functioning; they will be getting their first issue in an upcoming meeting soon - a house that has been an enforcement nightmare. Councilmember Christensen asked about giving warning tickets at the properties Mr. Heine is talking about. Chief Holthus said it has been looked into and two of the three houses have received written notices; Judi's still working on the other one. Councilmember Allred said he would agree with the weed issue and weeds growing in the cracks in the streets. Councilmember Allred said there are weeds overgrowing sidewalks and gutters; he would like to see that followed up better with in the upcoming seasons.

3. Consider approving and authorizing the Mayor to sign Lease Agreement with Sal Munoz dba Caddies Bar & Grill, LLC

Councilmember Smith said this has not gone to the Recreation Committee and there is a time constraint.

> **Councilmember Smith made a motion to approve the lease agreement between the City of Gering and Caddies, LLC pending recommendations from the Recreation Committee; he will have that meeting this week when he can get together with Mr. Munoz and talk about a few issues. Seconded by Councilmember Holliday.**

Discussion: Councilmember Allred clarified there has not been any changes and this is just a renewal for a period of one year. Councilmember Smith said he didn't see where there were any changes.

> **The Mayor called the vote. "AYES": Smith, Christensen, Gibbs, Holliday, Allred, Shields, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion carried.**

4. Consider approving and authorizing the Mayor to sign a letter to the Nebraska Dept. of Economic Development for a Budget Amendment request and Income Adjustment on Grant 12-TFHP-1009 for McKinley School Site.

Rawnda Pierce, TCD Director, said we're getting close to the end of the grant for the McKinley homes site. This is to request an income limit adjustment. Originally the grant was that the homes had to be sold to people with 100% of the average median income. Some of the people who'd like to buy the homes are over the income limit and some that are under can't get bank qualification. We can ask for an adjustment up to a maximum of 120% of the average median income. It will open up our pool of buyers quite substantially and hopefully get these sold. There is interest, we just have to find the right buyers that fit the qualifications. She said we're also asking for a budget amendment and that is just to move some categories around from admin to actual construction costs so the City can get reimbursed for those costs. Councilmember Shields asked if the people that buy the houses have to live there; Ms. Pierce said yes, it has to be their primary residence. If they live there for five years the money they get for their down payment assistance can be forgiven and that's' a maximum of $4500 for each home. Councilmember Allred asked if we're expanding the spectrum, not eliminating potential buyers. Ms. Pierce replied that this will include more people. She will meet with City staff to discuss advertising the homes and the changes in the requirements. She said the State seems favorable to allow doing this.

> **Motion by Councilmember Allred, second by Councilmember Shields to approve and authorize the Mayor to sign a letter to the Nebraska Department of Economic Development for a Budget Amendment request and Income Adjustment on Grant 12-TFHP-1009 for McKinley School Site. There was no discussion. The Mayor called the vote. "AYES": Smith, Christensen, Gibbs, Holliday, Allred, Shields, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion carried.**

5. Consider motion to request procedural action from Gering City Planning Commission by requesting the Planning Commission no longer continue the public hearing on a proposal to re-zone a portion of the 10th Street Corridor from U Street to Country Club Road respectively from MH to BHC, and request that Planning Commission move forward with holding a public hearing on the proposal.

> **Motion by Councilmember Gibbs, second by Councilmember Cowan to request procedural action from Gering City Planning Commission by requesting the Planning Commission no longer continue the public hearing on a proposal to re-zone a portion of the 10th Street Corridor from U Street to Country Club Road respectively from MH to BHC, and request that Planning Commission move forward with holding a public hearing on the proposal. There was no discussion. The Mayor called the vote. "AYES": Smith, Christensen, Gibbs, Holliday, Allred, Shields, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion carried.**

6. Consider motion to request Gering City Planning Commission formally decline/deny proposal to re-zone a portion of the 10th Street Corridor from U Street to Country Club Road respectively from MH to BHC.

> **Motion by Councilmember Gibbs to request Gering City Planning Commission formally decline/deny proposal to re-zone a portion of the 10th Street Corridor from U Street to Country Club Road respectively from MH to BHC. Seconded by Councilmember Cowan. There was no discussion. The Mayor called the vote. "AYES": Smith, Christensen, Gibbs, Holliday, Allred, Shields, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion carried.**

CLOSED SESSION:

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

REPORTS OF STAFF, BOARDS AND COMMISSIONS AND STANDING COMMITTEES:

1. Department/Staff Reports (informational only)
   - New City of Gering Website - Kathy Welfl, City Clerk
2. Committee Reports & Council Member Comments
3. Administrator's Report
4. Mayor's Report

ADJOURN

Motion by Councilmember Christensen to adjourn, second by Councilmember Smith. There was no discussion. The Mayor called the vote. "AYES": Smith, Christensen, Gibbs, Holliday, Allred, Shields, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion carried.

Meeting adjourned at 7:45 p.m.

Edwin L. Mayo, Mayor

ATTEST:

Kathleen J. Welfl, City Clerk

CITY OF GERING INCORPORATED MAR. 14, 1918 NEBRASKA