

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

Special meeting of the Gering City Council, June 29, 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 SDL, Kozy Keno – Concert at Amphitheater, July 19, 2015, 1 p.m. -11:59 p.m.

PUBLIC HEARINGS:

1. Public hearing to consider a Re-Development Agreement using Tax Increment Financing (TIF) for Troy and Lisa Weborg owners of Warehouse 21 and will include major renovation and construction of an existing building including improvements to the lot area with new and/or upgraded utilities, lot improvements including concrete surfacing, right-of-way improvements consisting of utilities, ADA design and construction, curb & gutter, sidewalk, and landscaping. A Re-Development Plan was submitted by the owner's along with improvement drawings for the project and approved November 11, 2014.

1a. Approve or deny Re-Development Agreement using Tax Increment Financing (TIF) for Troy and Lisa Weborg owners of Warehouse 21. (Will include major renovation and construction of an existing building including improvements to the lot area with new and/or upgraded utilities, lot improvements including concrete surfacing, right-of-way improvements consisting of utilities, ADA design and construction, curb & gutter, sidewalk, and landscaping).

1b. Approve and authorize the Mayor to sign Re-Development Agreement using Tax Increment Financing (TIF) for Troy and Lisa Weborg owners of Warehouse 21.

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

1d. Approve Resolution 15-6-1

2. Public hearing to consider an application to change zoning requested by Danielle Self, owner of a former Day Care Business at 1200 11th Street. The rezone would include Tax Lot 32 (Unplatted Land) located in the NW1/4 of the SE1/4 of Section 2, Township 21 North, Range 55 West of the 6th Principal Meridian from RM (Residential Medium Density District) to BCB (Central Business District).
 - 2a. Approve or deny application to change zoning requested by Danielle Self, owner of a Day Care Business at 1200 11th Street. The rezone would include Tax Lot 32 (Unplatted Land) located in the NW1/4 of the SE1/4 of Section 2, Township 21 North, Range 55 West of the 6th Principal Meridian from RM (Residential Medium Density District) to BCB (Central Business District).
 - 2b. Approve Ordinance 2001 – AN ORDINANCE OF THE CITY OF GERING TO RECLASSIFY AND CHANGE ZONING FOR TAX LOT 32 (UNPLATTED LAND) LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, FROM RESIDENTIAL MEDIUM DENSITY DISTRICT (RM) TO CENTRAL BUSINESS DISTRICT (BCB) AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.
3. This is the public hearing to consider an application for an Exception/Conditional Use Permit requested by Danielle Self to allow a Day Care Business which was previously operated at 1200 11th Street contingent on the approval of the zoning change to BCB (per the previous Public Hearing). The property is located on Tax Lot 32 (Unplatted Land) in the NW1/4 of the SE1/4 of Section 2, Township 21 North, Range 55 West of the 6th Principal Meridian.
 - 3a. Approve or deny application for an Exception/Conditional Use Permit requested by Danielle Self to allow a Day Care Business previously operated at 1200 11th Street contingent on the approval of the zoning change to BCB (per the previous Public Hearing). The property is located on Tax Lot 32 (Unplatted Land) in the NW1/4 of the SE1/4 of Section 2, Township 21 North, Range 55 West of the 6th Principal Meridian.

CURRENT BUSINESS:

1. Third Reading and approval of Ordinance 1999 - ORDINANCE 1999 - AN ORDINANCE OF THE CITY OF GERING, NEBRASKA, VACATING A PORTION OF PATHFINDER SUBDIVISION PER AN APPROVED VACATION PLAT BY COUNCIL OF LOTS 1-12, BLOCK 2 OF PATHFINDER SUBDIVISION & JAN DRIVE, ORIGINALLY RECORDED UNDER INSTRUMENT NO. 4036 DATED AUGUST 18, 1976 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA.
2. Third Reading and approval of Ordinance 1997 - AN ORDINANCE TO AMEND ORDINANCE 1712 USE OF CITY PROPERTY OR FACILITIES FOR SPECIAL EVENTS, OF THE GERING MUNICIPAL CODE, GERING NEBRASKA: REPEALING THE EXISTING ORDINANCE 1712 AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.
3. Second reading 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.

4. Approve Ordinance 2000 – AN ORDINANCE PROVIDING FOR THE CONVEYANCE OF PROPERTY FROM THE CITY OF GERING, A MUNICIPAL CORPORATION; TO THE UNITED STATES OF AMERICA PROVIDING FOR THE TERMS OF SAID CONVEYANCE AND FOR PUBLICATION AND AN EFFECTIVE DATE HEREOF.

CLOSED SESSION:

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

REPORTS:

Mayor's Report:

- Oregon Trail Days BBQ, July 9, 2015

OPEN COMMENT SECTION:

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

ADJOURN

Amended June 26, 2015 at 1:56 p.m.

Consent Agenda:

1. Approve SDL, Kozy Keno – Concert at Amphitheater, July 19, 2015, 1 p.m. -11:59 p.m. (The date was July 18 on the prior agenda).