

**THE OFFICIAL PROCEEDINGS OF THE FIFTH MONDAY MEETING OF THE GERING CITY COUNCIL, September 29, 2014**

A meeting of the City Council of Gering, Nebraska was held in open session on September 29, 2014 at 6:45pm at Legacy of the Plains, 2930 M Street, Gering, NE. Present were Mayor Mayo and Councilmembers Smith, Christensen, Gibbs, Holliday, Allred, Shields, Morrison and Cowan. Absent was City Administrator Danielzuk and City Clerk Kathy Welfl. Also present were Administrative Secretary Carol Martin and City Attorney Jim Ellison. Notice of the meeting was given in advance by publication in the Citizen. 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 6:50pm. The Mayor noted that there was a quorum of the Council and City business could be conducted.

**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. None**

**REPORTS AND UPDATES:**

**1. Update on Fire Department Training Facility, Fire Chief Jay Templar**

Fire Chief Templar stated the Fire Department Training Facility can be used by everyone in the valley for training. The project started last year; it is 30 x 24, 2 stories high and will eventually have 350 foot of concrete. It will be divided into different training sections such as search and rescue and rope rescue. All of the live fire training will be done in the Connex shipping containers that were donated by WNCC to the Gering Fire Department. A lady in Gering left over \$100,000.00 from her estate to the Gering Fire Department and it was decided to use it for the training facility, the Keno Committee put in \$40,000, the City of Gering put in \$30,000, and Rural Board put in \$10,000; the Fire Department will contribute the rest. They have already ordered the high temperature thermometers where the temperatures could reach 1500° to 1700° rather quickly. The fire gear is only really meant to protect them to 500° – 550° and the temperatures need to be monitored at all times.

**2. Update on CDBG Downtown Revitalization Grant, TCD**

Rawnda Pierce stated the City of Gering will receive the Revitalization Grant for \$350,000 to concentrate on redevelopment in downtown Gering; it is just a matter of when it will be received.

**3. Update on Brownsfield Grant, Mike Sarchet**

Rawnda Pierce stated the Brownfield grant has been approved and on October 7, 2014 the EPA will be here for the official announcement grant presentation. They have approved the work plan and the budget items that were submitted. The NDEQ has agreed to pay for Phase 1 on 1 or 2 properties that have been selected from the corridor. They will also apply for a revolving loan fund next year for approximately 1.2 million that will be done regionally. This will create a loan fund for businesses that need to do some demolitions and get some areas cleaned up. There is approximately \$200,000 to \$300,000 that will be used for the assessment of properties that need to be done yet.

**4. Update on Hotel Project, Administrator Danielzuk**

Mayor Mayo stated everything is moving forward on the hotel property. The developer and the consultants have been working diligently since the MOU was signed earlier this summer and are working on a redevelopment agreement. It will be approximately 60 to 100 rooms and is scheduled to open on or before July 2015. It will be in the same location between 9<sup>th</sup> and 10<sup>th</sup> on M Street. They are still working on getting the businesses that are currently there to a new location.

**5. Economic Development Comprehensive Plan Update, Mayor Mayo**

Mayor Mayo said the final draft is to be done October 1, 2014. The committee met about a week ago and there are about 8 – 10 things that they would like Thomas D. Miller and Associates to look deeper into. Scottsbluff will look at the comprehensive plan first and ask their Council to approve that. The other Councils and County Commissioners will then look at it and ask to approve that concept. If the Gering City Council approves the concept, the Mayor would like to establish a committee of local business people that live in the corridors so they can give suggestions as to what they would like to see come into our area as well as help other communities that are participating in the economic development plan.

**6. Update on Audio/visual equipment in Council Chambers, Mayor Mayo**

Mayor Mayo indicated that most of the work is complete. There are some minor things that need to be done and are waiting on computer towers to come in. It can be used by all of the departments to put their public service announcements out live 24/7.

**7. New Landfill Update, Administrator Danielzuk**

Mayor Mayo said they met last week and are reviewing three different sites plus the current site we have. The anticipated closure date of the landfill we have is somewhere in the area of 2022 – 2023. With the purchase of the tarp for alternative daily cover for the landfill we should be able to save enough space to help ensure we don't run out of space before the deadline on that. They are also letting us know that our tonnage is down approximately 22% from what it has been previously. A lot of that is from C & D Waste from 5 - 18 %; the majority of that decrease is from the shingling recovery system. At the Weinhold site they are starting to do the hydro - geology study and the bids are due back tomorrow. They are also doing the elevation matrix as well to make sure the height and everything is appropriate for the landfill. If they do put in a waste-to-energy facility out there, one of the people that have presented options for that has done the design for it, build it and run it as well. The other company will do it as a partnership with the City, with a lease back to own. That company has now been licensed to build that particular plant in Central America and should be up and running in the next couple of years and that will give us an idea of the advantages of that type of technology. If it pans out as well as they indicate it will, we won't have to have a new landfill for at least 200 years.

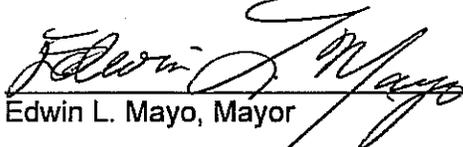
**8. Sports Facilities Advisory Market and Summary Report, Councilmember Smith**

Dan Smith stated that they received the preliminary report back from SFA (Sports Facilities Advisory) on the feasibility study for recreation. It gave demographics for our area and pointed out there are a lot of challenges. Some of the things mentioned were that there is a 60 minute travel time, medium household income is below the national level and medium age is above the national level. They are going to come out one more time to talk to the stakeholders. The final report will give us ideas of what we could do

for this area, list the cash break down, startup costs and operational costs. Mayor Mayo said on the Recreation and Leisure Comprehensive Plan, a lot of the funding for the Farm and Ranch Museum was done with donations. Approximately three months ago Council approved to sign off on a USDA revolving loan of \$300,000 to use for this and is almost ready to be disbursed for use. The Farm and Ranch Museum had approximately \$50,000 to \$75,000 more they have to spend before the application will be sent out. One to two million is going to be spent on upgrades, a big chunk of that will come out of the revolving loan fund. Once it is paid back we can use that again for other non-profit entities.

**ADJOURN**

Meeting adjourned at 7:30 p.m.

  
Edwin L. Mayo, Mayor

**ATTEST:**

  
Carol Martin, Administrative Secretary

