

**THE OFFICIAL PROCEEDINGS OF THE REGULAR MEETING OF THE GERING CITY COUNCIL,  
August 26, 2019**

A regular meeting of the City Council of Gering, Nebraska was held in open session on August 26, 2019 at 6:00 p.m. at Gering City Hall, 1025 P Street, Gering, NE. Present were Mayor Kaufman and Councilmembers Gillen, Backus, Wiedeman, O'Neal, Morrison and Cowan. Also present were City Administrator Lane Danielzuk, City Clerk Kathy Welfl and City Attorney Jim Ellison. Absent were Councilmembers Smith and Holliday. Notice of the meeting was given in advance by publication in the Star-Herald, 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 Kaufman called the meeting to order at 6:00 p.m. The Mayor stated that there was a quorum of the Council and City business could be conducted.

1. Recital of the Pledge of Allegiance and Prayer
2. Roll Call
3. Excuse councilmember absence (None)

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

Mayor Kaufman stated: 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 August 12, 2019 regular City Council meeting
2. Approve Claims and Financials

**Claims:**

**8-3-19 to 8-16-19**

ABC NURSERY \$3,250.00 SEEDING AT AMP GRASSLANDS, ALLO COMM \$1,889.28 TELEPHONE/INTERNET CHRG, 21<sup>ST</sup> CENTURY EQUIPMENT \$180.36 PARTS FOR 2009 JD MOWER, ACUSHNET CO \$2,126.29 REBILL, ADAMS JAMES \$50.00 OVERPYMT ON ROLL OFF, ADIDAS \$36.00 FOOT WEAR GOLF SHOES, AL'S TOWING INC \$245.00 TOW FEES, AMAZON CAPITAL SRV \$192.40 CLUTCH FOR MULE/LIGHTS FOR STERLING TRUCK, ANDERSON JEANNE \$120.00 REFUND POOL PASS, BAKER AND ASSOC INC \$4,921.25 BALL FIELD DESIGN REVIEW/CONSTRUCTION ENGINEERING, BENEFIT PLANS INC \$252.00 RETIREMENT QRTL PYMT, BETSY ROSS FLAG GIRLS INC \$263.97 FLAGS, BLACK HILLS ENERGY \$1,272.10 GAS BILL 1035 M ST/NATURAL GAS 905 13<sup>TH</sup> ST/GAS BILL 615 RUNDRELL RD, BLUFFS SANITARY SUPPLY \$789.95 MURIATIC ACID CLNG SUPP/PAPER TOWELS FOR SHOP/GRANUAL CHLORINE, BORDER STATES INDUSTRIES \$1,432.51 LED LIGHTS/PVC CONDUIT/TOOL, BUMPER TO BUMPER TOWING \$100.00 TOW SRV, CENTURYLINK \$2,831.54 MONTHLY TELEPHONE ALLOCATION, CITY OF SCOTTSBLUFF \$375.00 ELECTRONIC DISPOSAL FEE, CITY PAYROLL TRUST \$2,084.45 AUG 2019 DISABILITY INS/FSA MEDICAL 125, CONNECTING POINT \$1,425.30 COPY CHRG YEARLY CONTRACT/AUG COPIER SRV CONT, CONTRACTORS MATERIALS \$346.00 TAPCON SCREWS/REAMER, CORE & MAIN LP \$380.90 WATER MAIN RPR, CRESCENT ELECTRIC SUPPLY \$62.11 PVC ELBOW, CULLIGAN \$86.00 SALT, D & H ELECTRONIC SUPPLY \$95.64 BATTERY FOR UPS, DALE'S TIRE & RETREADING \$5,072.45 SKID STEER TIRES/TIRE RPR G-6/GIRS FOR G-11/TIRE FIX ON SKID STEER, DANKO EMERGENCY EQUIPMENT \$4,619.00 TURNOUT GEAR 3 SETS, DHHS DIVISION PUBLIC HEALTH \$580.00 BLOOD ALCOHOL TEST/WATER LAB, DISCOVER BANK \$166.29 GARNISHMENT 2, DOCU-SHRED LLC \$26.00 SHREDDING SRV, DOOLEY OIL INC \$281.38 GREASE FOR MOWERS/GREASE FOR SHOP, DOOR CLOSURE SRV \$40.00 LOCKSMITH SRV FEE, DUTTON-LAINSON CO \$4,888.75 TRANSFORMERS, ECOLAB \$173.09 PEST CONTROL AMPHITHEATER/PEST CONTROL @ CLUBHOUSE/RODENT CONTROL @ WWTP, ENERGY LAB INC \$464.00 WATER LAB, ENVIRO SRV INC \$1,892.00 WATER LABS/WW LABS, FASTENAL \$840.28 BOLTS/NUTS/GLOVES/BATTERIES/COVERALLS/HYDRO EXCAVATION/ CHAIN FOR WWTP/TOOLS FOR SHOP, FAT BOYS TIRE & AUTO \$42.00 TIRE RPR, FEDEX \$146.20 SHIPPING CHRG, FIRST STATE BANK \$351.73 IBEW UNION DUES, FLOYD'S SALES & SRV \$6,643.10 RPR ON G-9/G-1 BRAKE RPR/RPR G-8/1,000 HR SRV ON G-12, FORT DEARBORN LIFE INS \$141.04 FIREFIGHTER LIFE INS, FRANK PARTS CO \$1,701.25 PARTS FOR STROBES ON NEW PU/CONCRETE SAW RPR/TOOLS/BALL BEARING FOR SPRAY UNIT/VEHICLE MAINT ITEMS/FUEL FILTERS/CHIZZLE/ FENDER FOR TRAILER/HITCH PIN, FREMONT MOTOR SCOTTSBLUFF \$160.07 PARTS, FRESH FOODS \$60.31 PAPER TOWELS/BEVERAGES FOR PARKING CREW, FYR-TEK \$80.00 RPR RED LIGHT ON UNIT 40, GARY'S CLEANING & RESTORATION \$810.00 CLEAN CHAIRS, GENERAL TRAFFIC CONTROLS \$53.98 FLASHER, GERING GARDEN CENTER \$467.00 FLOWERS FOR STADIUM/AMP, GERING VALLEY PLUMBING \$164.00 RPR ICE MACHINE, GERING VOLUNTEER FIRE DEPT \$360.00 COMM TRAINING, GFOA \$170.00 GFOA MEMBERSHIP JIMENEZ, GOLF & SPORTS SOLUTIONS \$1,878.06 INFIELD CONDITIONER, GORACKE RON \$27.00 LEFT EARLY, GREATAMERICA LEASING CORP \$100.00 COPIER LEASE, GREG'S LOCK SHOP LLC \$110.00 RPR DOOR LOCK ON WEST DOOR, HAVENGAR CONCRETE LLC \$1,500.00 60' OF CURB & GUTTER 13<sup>TH</sup> STREET, HAWKINS INC \$3,257.20 CHLORINE & CONDITIONER, HORIZON WEST INC \$103.68

LIGHT ON TRACTOR, HUFF, STERLING & DANIELLE \$54.00 RV PARK REFUND, ICMA ELECTRONIC RETIREMENT \$642.24 ICMA CITY ADMIN, IDEAL LINEN SUPPLY INC \$134.99 EXCHANGED MATS/2 MATS/DUST MOPS/PRESS NEW TABLE SKIRTS, INDEPENDENT PLUMBING & HEATING \$3,990.54 SPRINKLER SYSTEM PARTS STADIUM, INDOFF INC \$77.05 INDEXES/BINDERS/OFFICE SUPP, INGRAM LIBRARY SRV \$380.34 13 BOOKS, INTER ASSOC OF CHIEFS/P \$525.00 IACP SUB, INTERNAL REVENUE SRV \$52,214.01 FED/FICA TAX, INTERSTATE BATTERIE RAPID \$145.95 NEW BATTERY, INTRALINKS TECHNICAL SOLUTIONS \$2,573.10 COMPUTER SUPPORT, IRBY TOOL & SAFETY \$148.46 SPLICES, JIRDON \$3,255.02 FERTILIZER/HERBICIDE/FUNGICIDE, JOHN HANCOCK USA \$13,845.80 JH RETIRE 6%, JOHN HANCOCK USA POLICE \$5,974.82 MG T-POLICE, JOHNSON CASHWAY \$358.63 RPR TO TOILET/SCREWS FOR CONCRETE FORMS/PULL ROPE WATER PUMP IN PIT/MATERIAL TO RPR DIVING BOARD/PARTS TO INSTALL BATTER'S EYE/BREAK ROOM FLUSH OUT SINK, LL JOHNSON DIST \$12,470.32 4000 D TORO 2013 NEW ENGINE, LEAGUE ASSOC RISK MANAGEMENT \$81.75 VEHICLE INS, LOGOZ LLC \$337.00 EMPLOYEE APPREC GIFTS, MAILFINANCE \$908.13 POSTAGE MACHINE LEASE PYMT, MASEK GOLF CAR CO \$1,049.67 OT DAYS GOLF CART RENTAL/ DRIVE BELTS FOR 98 MULE/GOLF CART TOURNAMENT RENTAL FEE, MATRIX TRUST CO \$526.30 MG T-FIRE, MEAT SHOPPE \$10,253.82 MANAGEMENT CONTRACT, MENARDS \$192.70 HITCH BALLS/RPR @ WWTP/PAPER TOWELS/SHOP TOWELS, METERING & TECHNOLOGY SOL \$5,061.03 RADIO READER FOR WATER METERS, MICHAEL TODD & CO \$3,243.33 BASES/50-42 CONES, MONEY WISE OFFICE SUPPLY \$20.98 POST IT NOTES/KEY FOR BATTERY, MONUMENT GRILL \$1,248.00 RMBRSMNT SCB/GERING BEAUTIFUL/RMBRSMNT MEALS SENIOR MENS, MORROW BRYTTNI \$560.00 OVERPAID FINAL ON LINE, MUNICIPAL SUPPLY INC OF \$1,947.51 BACKFLOW PREVENTERS HYDRANTS/WATER LINE RPR, MWC ACQUISITION CO LLC \$39,296.00 70 NEW CONTAINERS, NDEQ – FISCAL SRV \$10,009.99 SOLID WASTE QUARTERLY PYMT, NE CHILD SUPPORT PYMT \$794.64 CHILD SUPPORT 1, NE DEPT OF REVENUE \$59,916.97 JULY 2019 SALES & USE TAX, NE PUBLIC POWER DIST \$31.01 UTILITIES 240066 HWY 92, NEBRASKA ENVIRONMENTAL RP \$2,294.62 RADIATOR FOR SWEEPER, NEBRASKA GOLF ASSOC \$138.00 HANDICAP FEES, NEBRASKA MACHINERY CO \$127.92 FILTERS ON SHREDDER, NEBRASKA SEC OF STATE \$30.00 NOTARY RENEWAL, NEBRASKALAND TIRE \$48.30 RPR FLAT TIRE, NEOFUNDS BY NEOPOST \$2,526.87 POSTAGE FEES, NORTHWEST PIPE FITTINGS \$4,188.42 LIFT STATION RPR/SPRINKLER RPR PARTS CABOOSE/CENTRAL PLANT WATER LINE RPR/ SPRINKLER PARTS TO RPR LEAK/SUPP TO RPR URINALS & TOILETS/COMPRESSION COUPLING/CS BUILDING WATER FOUNTAIN, OREGON TRAIL DAYS ART SHOW \$550.00 OT DAYS ART SHOW PURCHASE, PARAGON \$300.03 3 GOLF CLUB JR SETS, PAUL L REED CONSTRUCTION \$4,784.26 GRADING DIAMOND 1 PARKING LOT/20 TONS CRUSHED CONCRETE/HANDRAIL AT AMP, PAYROLL CHECKS \$165,333.51 PAYROLL CHECKS ON 8-16-19, PLATTE RIVER GLASS \$489.62 WINDOW RPLCEMENT/ WINDOW RPR ON G-1, POWERPLAN OIB \$2,858.43 RPR ON 180G, PRINT EXPRESS \$531.45 NEW WARNINGS/TRAFFIC STOP, RANDY RAINES \$1,275.00 DIRECTING OF CITY BAND, RDJ SPECIALTIES INC \$694.71 POLICE BADGE STICKERS, RECORDED BOOKS LLC \$36.00 1 AUDIO BOOK, RED BARN SHOP LLC \$356.31 NEW SHAFT CONCRETE SCREED, REGANIS AUTO CENTER \$42.88 VEHICLE MAINT ITEMS, RYAN'S WELDING LLC \$460.00 K-9 ENCLOSURE/TRUCK RPR ON G-13, SANDBERG IMPLEMENT INC \$2,401.24 PARTS FOR HONDA PUSH MOWER/ZIP TIES/RPR'S ON SKID STEER/BROOM BOB CAT RPR'S, SANDRY FIRE SUPPLY \$376.57 REPLACE FLASH LIGHTS ON GEAR, SCB CO SHERIFF OFFICE \$51.10 SHERIFF OFFICE PAPER SRV FEE, SCOTTS BLUFF CO COURT \$80.00 COUNTY COURT FEES, SECURITY NATIONAL BANK TR \$825.00 LOSAP FEES, SIMMONS OLSEN LAW FIRM \$1,500.00 CITY PROSECUTOR FEES, SIMON CONTRACTORS \$110.00 (2) 2X2X4 CONCRETE BLOCK, SOLUTIONS EAP \$244.55 COUNSELING SRV, STAR HERALD \$321.77 CAMP HOST JOB POSTING, STATE OF NE DAS COMMUNICATION \$158.33 LONG DISTANCE PHONE CHRG, STATE OF NEBRASKA \$217.32 OVERPAID FINAL #19-0040-29, SUGAR VALLEY FEDERAL CREDIT \$678.37 CREDIT UNION, SUPERIOR SIGNALS IN \$1,754.19 PICK UP STROBES/SAFETY EQUIPMENT, TEAM CHEVROLET \$4.24 PICK UP REPAIR, VAN PELT FENCING \$3,347.50 INSTALL BATTERS EYE STADIUM, VERIZON WIRELESS - LERT B \$50.00 PHONE SEARCH WARRANT, VERIZON WIRELESS \$941.16 MOBILE ACCESS IN CAR COMPUTERS, WATER ENVIRONMENT FEDERAT \$148.00 MEMBER RENEWAL, WESTCO \$15,964.07 DIESEL/FUEL, WESTERN PATHOLOGY CONSULT \$261.75 DRUG SCREENS, WESTERN STATES BANK \$19,859.83 GERING/SCB SINKING FUND, WESTERN STATES BANK – POL \$340.00 PO UNION DUES, WESTERN UNITED ELECTRIC \$124.15 RUBBER GOODS TEST, WINCHELL CLEANING SRV \$340.00 CLEAN HALLS/BATHS/OFFICES, WM RECYCLE AMERICA \$10,251.70 RECYCLING, WYOMING BEARING & SUPPLY \$145.14 PARTS FOR TRUCK GREASE LINERS

**Motion by Councilmember Gillen to approve the consent agenda. Second by Councilmember Wiedeman. There was no discussion. The Mayor called the vote. "AYES": Gillen, Backus, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Smith, Holliday. Motion Carried.**

**BIDS:** None

**PUBLIC HEARINGS:** None

#### **CURRENT BUSINESS:**

**1. Approve and authorize the Mayor to sign Professional Services Agreement with Panhandle Area Development District regarding CDBG grant – Downtown Revitalization**

**Motion by Councilmember Gillen to approve and authorize the Mayor to sign Professional Services Agreement with Panhandle Area Development District regarding CDBG grant – Downtown Revitalization. Second by Councilmember Morrison.**

**Discussion:** City Engineer, Annie Folck, explained that the City does not currently have any staff who are certified to administer CDBG grants and the City presently has one CDBG grant open, which is the Downtown Revitalization Grant. In order to close out the project, the City will partner with Panhandle

Area Development District. Their certified CDBG Administrator, Jeff Kelley, will finish all of the paperwork. The fees for this will be reimbursed to us out of the administrative portion of the Downtown Revitalization Grant.

**The Mayor called the vote. "AYES": Gillen, Backus, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Smith, Holliday. Motion Carried.**

## **2. Approve and authorize the Mayor to sign Professional Services Agreement with Panhandle Area Development District – Blight Study**

**Motion by Councilmember Wiedeman to approve and authorize the Mayor to sign Professional Services Agreement with Panhandle Area Development District – Blight Study. Second by Councilmember Gillen.**

**Discussion:** Annie Folck explained: As staff is working to improve our TIF (Tax Increment Financing) policies and procedures, we have been going over mapping and documentation to determine which areas in the community are eligible for TIF. It has come to staff's attention that there are some issues with some of the areas that were previously declared blighted and substandard. There is a lack of documentation for some areas, and others have incorrect legal descriptions. This area includes Eastern Area #8, located east of the intersection of U Street and 7<sup>th</sup> Street, and also includes the old sugar factory site. In order to clean up these issues, we would like to work with Panhandle Area Development District in order to conduct a new blight study for the northeast area of town that would include the areas of concern as well as determine if the boundaries of the area that is to be declared blighted and substandard could be expanded in hopes of encouraging more redevelopment in these areas.

**The Mayor called the vote. "AYES": Gillen, Backus, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Smith, Holliday. Motion Carried.**

## **3. Comprehensive Plan Review presented by Ayres Associates**

Matt Ashby, a Consultant with Ayres Associates, addressed Council. He stated that he's pleased to hand off a draft Comprehensive Plan after working with the City for nearly 18 months. Mr. Ashby presented hard copy information to Council as well as a Power Point giving an overview of the proposed plan identifying a vision for the future that will help guide decisions as the City continues to move forward. Mr. Ashby strongly encouraged the Council to review the plan and to provide feedback on forms provided. The Draft Gering Master Plan is available online in three sections at [plangering.org](http://plangering.org) under the documents tab. There is a form that the Council and community should use to provide feedback. He explained how they will evaluate the feedback; if they come to a point that they are unsure how to incorporate certain comments they may ask Council to weigh in. Annie Folck added that if it's pretty straight forward they will probably just have a meeting for adoption, however if there is a lot of feedback or conflicting opinions they may hold another work session with Council to talk through some of those things.

Mayor Kaufman noted that it has been about 30 years since Gering has gone through this process so it might be unfamiliar to some. We have a great community; this is a good time to give kudos to our Planning Commission for their stewardship (several Planning Commission Members were present in the audience).

**CLOSED SESSION:** None

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

**REPORTS:** (Information only)

### **1. Liaison Report, Councilmember Gillen – Gering CVB**

Among other information, Councilmember Gillen reported the following data provided by Gering tourism Director/CVB Director, Karla Niedan-Streeks:

- Campaign – "Nebraska, Honestly it's Not for Everyone" was officially introduced in state in October 2018. The campaign was introduced into national-international tourism markets on April 1, 2019.
- May 2019 recorded the largest lodging tax collections ever recorded in May.
- June 2019 set an all-time record for the largest month of lodging tax collections in the state since the beginning of lodging tax collection; approximately 15 million dollars of lodging tax revenue.

- On August 20 Nebraska's new tourism campaign won the "Best Branding and Integrated marketing Campaign" and received a 2019 Mercury Award at ESTO (Educational Seminar For Tourism Organizations) in front of an audience of 1,100 at the event in Austin, Texas.

Councilmember Gillen stated that we do a lot with tourism in Gering and it's one of our cornerstones of the community. We're very involved with our community and Karla does an amazing job bringing people here. For example, Gering helped host the National Hot Air Balloon competition; a lot of tourism dollars came into our community for that event.

**OPEN COMMENT SECTION:** Mayor Kaufman stated discussion or action by Council regarding unscheduled business will not take place. This section is for citizen comment only.

Mike Brunner, 1785 21<sup>st</sup> Street, Gering, addressed Council and stated that he doesn't know how big this document is that just had a public roll-off today (referring to the proposed Comp Plan) but he thinks having less than three weeks to view it is inadequate.

Steve Eich, 1315 P Street, Gering, addressed Council and stated that he echoes Mr. Brunner's comments. He wanted to know if there would be another public comment session. Annie Folck replied that it depends on the feedback we get. Mr. Eich stated that he thinks there should at least be one public comment period after everyone has had a chance to review it. Mrs. Folck stated that we can certainly do that; we've asked for comments in writing at first, but if we get enough feedback, and we're hoping we do, then we can do that. Mr. Eich added that he thinks it would be a good idea.

Karla Niedan-Streeks, 955 18<sup>th</sup> Street, Gering, addressed Council and thanked Council Members and members of our community and the media who are present tonight. She stated that we completed our first year of the U.S. Nationals Hot Air Balloon Championships last week and it was an amazing experience to be a part of as a community. Pilots from all over the country came to our community; they were in awe of the scenery and flying conditions and how friendly our communities were. Mother Nature wasn't exactly nice on the competition but we got our competitions in. She again thanked the Council, the City and City staff.

Mayor Kaufman referred back to the discussion on the draft Comprehensive Plan and asked if the schedule can be adjusted. Annie Folck replied that staff was trying to wrap everything up due to the end of the fiscal year budget but she thinks it's something we can work around. Mayor Kaufman stated that the comments that were made are relevant and making sure everyone has an opportunity to submit written comments by the deadline. Perhaps having an open comment section on that date and then allowing a two week period before adoption (which would be five weeks) would be ample time. Mrs. Folck added that she thinks it would be appropriate to hold a public hearing (regarding the draft Comprehensive Plan) at the next Planning Commission meeting.

**ADJOURN:**

**Motion by Councilmember Gillen to adjourn. Second by Councilmember Morrison. There was no discussion. The Mayor called the vote. "AYES": Gillen, Backus, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Smith, Holliday. Motion Carried.**

Meeting adjourned at 6:41 p.m.

ATTEST:

  
Kathleen J. Welfl, City Clerk



  
Mark A. Kaufman, Mayor