

THE OFFICIAL PROCEEDINGS OF THE REGULAR MEETING OF THE GERING CITY COUNCIL, FEBRUARY 28, 2022

A regular meeting of the City Council of Gering, Nebraska was held in open session on February 28, 2022, at 6:00 p.m. at Gering City Hall, 1025 P Street, Gering, NE. Present were Council President Gillen and Councilmembers Smith, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. Also present were City Clerk Kathy Welfl and City Attorney Jim Ellison. Absent was Mayor Kaufman and City Administrator Heath. 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

Council President Gillen called the meeting to order at 6:00 p.m. and stated that a quorum of the Council was present and City business could be conducted.

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

Motion by Councilmember O'Neal to approve the absence of Councilmember Smith from the February 14, 2022 regular City Council meeting. Second by Councilmember Wiedeman. There was no discussion. Council President Gillen called the vote. "AYES": Smith, Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

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

Council President Gillen 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 Council President. 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 the 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 February 14, 2022 regular City Council meeting
2. Approve Claims
3. File for Record – Consent to Occupy Easement by and Between Gering Irrigation District and the City of Gering

Claims 2-15-22 to 2-28-22

A M G L \$1,000.00; AC ELECTRIC MOTOR SERVICE \$744.83; ACCENT WIRE PRODUCTS \$2,722.77; ACE HARDWARE \$189.45; AMAZON CAPITAL SERVICES \$561.78; ART AWISZUS \$129.95; AUTO ZONE 1657 \$40.08; BENEFIT PLANS, INC \$236.00; BENZEL PEST CONTROL \$56.71; BGO GATE OPERATORS \$172.98; BH MEDIA GROUP HOLDING, INC. \$373.07; BIBLIONIX LLC \$2,200.00; BIG MACK HEATING & COOLING \$105.00; BLACK HILLS ENERGY \$2,182.87; BLACKSTONE AUDIO, INC \$7.95; BLUFFS FACILITY SOLUTIONS \$395.25; BORDER STATES INDUSTRIES, INC \$1,102.78; BRETHOURS HONEYWAGON EXPRESS \$200.00; BRIMARK MEDICAL, LLC \$766,038.00; BROWN SHOE FIT CO \$197.42; CENEX COUNTRY \$71.46; CENTER POINT LARGE PRINT \$80.00; CENTURYLINK \$207.43; CITY OF GERING \$344.96; COLORADO STATE UNIVERSITY \$891.00; CONSTANT CONTACT \$45.00; CONTRACTORS MATERIALS, INC. \$374.80; CORNWELL \$64.75; CRISPIN-MULTIPLEX MFG. CO. \$630.67; DEARBORN LIFE INSURANCE COMPAN \$134.16; DECKED \$1,529.99; DOLAN CONSULTING GROUP \$200.00; DOOLEY OIL \$160.33; DUTTON-LAINSON COMPANY \$2,871.58; EAKES INC \$516.99; EJS SUPPLY, LLC \$9,447.66; ENERGY LABORATORIES INC. \$432.00; ESC ENGINEERING \$37,638.34; FAST MART #7 \$98.96; FASTENAL COMPANY \$664.84; FBI NATIONAL ACADEMY ASSOC., I \$125.00; FEDEX \$61.32; FLOYD'S TRUCK CENTER, INC. \$1,515.54; FOREUP \$400.99; FRANK PARTS COMPANY \$670.81; FREE CONFERENCE CALL.COM \$4.00; GALLS, AN ARAMARK COMPANY \$65.43; GAYLORD TEXAN \$1,153.84; GREATAMERICA FINANCIAL SERVICE \$100.00; GWORKS \$25,200.26; HOLIDAY INN-DENVER \$361.14; HOME DEPOT CREDIT SERVICES \$127.33; HOTELS.COM \$93.62; IDEAL LAUNDRY AND CLEANERS, IN \$267.59; INDOFF INCORPORATED \$267.64; INGRAM LIBRARY SERVICES \$501.25; INTRALINKS, INC. \$119.00; IRBY TOOL & SAFETY \$13,065.66; JANA L. BODE \$315.00; JB RADIATOR SPECIALTIES \$415.24; JIM SCOTT \$14.00; JOSE RODRIGUEZ \$150.00; KANSAS GOLF & TURF INC \$735.80; KAREN SUE BRUNTZ \$400.00; LEAGUE ASSOC./RISK MANAGEMENT \$2,280.74; LOGOZ LLC \$107.00; LOIS HOUSTON \$213.00; MAGNOLIA JOURNAL \$20.00; MATHESON TRI-GAS INC \$964.38; MEAT SHOPPE \$17,478.88; MEDLINE INDUSTRIES \$391.66; MENARDS \$817.56; MICHAEL TODD & COMPANY, INC. \$56.20; MID-STATES ORGANIZED CRIME \$150.00; MIDWEST CONNECT \$60.00; MIKE DAVIES \$14.00; MURDOCH'S RANCH & HOME \$1,051.31; NE DEPT OF REVENUE \$437.23; NE DEPT. OF REVENUE \$57,578.37; NE PUBLIC HEALTH ENVIRO LAB \$889.00; NE SAFETY/FIRE EQUIPMENT, INC \$95.00; NE STATE PATROL CRIMINAL ID \$46.38; NEBRASKA PGA \$100.00; NEBRASKA PUBLIC POWER DIS \$1,377.49; NEBRASKA RURAL RADIO ASSOC. \$583.18; NFPA CONTACT CENTER \$277.45; NKC TIRE \$20.00; NMC EXCHANGE LLC \$185.00; O'REILLY AUTOMOTIVE STORE \$231.89; OUTDOOR LIFE \$12.00; PACIFIC RIM VENTURES \$1,266.00; PANHANDLE CLERK'S ASSOCIATION \$40.00; PANHANDLE COOP ASSOCIATION \$20.00; PANHANDLE ENVIRONMENTAL SERVIC \$1,814.00; PANHANDLE GEOTECHNICAL & \$198.00; PANHANDLE HUMANE SOCIETY \$3,168.50; PANHANDLE REGIONAL

DEVELOPMENT \$2,284.15; PATTLEN ENTERPRISES, INC \$2,419.62; PAYROLL \$109,850.22; PB ELECTRONICS \$1,475.25; PLATTE RIVER GLASS \$228.00; POSTMASTER \$1,548.80; POWERPLAN OIB \$36.68; PRO OVERHEAD DOOR \$1,653.70; PUMP & PANTRY \$64.67; PVB VISA \$(35.00); QUADIENT LEASING USA, INC \$814.12; RR DONNELLEY RECEIVABLES, INC. \$202.48; SANDBERG IMPLEMENT, INC. \$16.96; SCB COUNTY REGISTER OF DEEDS \$30.00; SCB. COUNTY AMBULANCE SERVICE \$316.23; SENIOR CITIZENS CENTER \$525.00; SEVERSON COMMUNICATIONS CORP. \$180.00; SHARPENING SUPPLIES \$204.10; SHAWNA WINCHELL \$820.00; SHELL \$36.40; SHEPLERS \$246.10; SIMMONS OLSEN LAW FIRM, P.C. \$1,260.00; SIMON CONTRACTORS \$394.50; SMITHSONIAN INSTITUTION \$34.00; SOLUTIONS EAP \$244.55; STAPLES CREDIT PLAN \$54.96; SULLIVAN UNIFORMS \$176.23; TEAM CHEVROLET \$375.00; TECOVAS \$237.38; TERRY CARPENTER, INC. \$650.00; THE TORO COMPANY \$155.00; TIMBERLAND \$192.60; TRIHYDRO CORPORATION \$31,808.25; TWIN CITY DEVELOPMENT ASSOC \$12,500.00; TYNDALE \$756.54; UNANIMOUS, INC. \$1,250.00; UNITED STATES POSTAL SERVICE \$82.71; UNIVERSITY OF NEBRASKA \$240.00; UTILITY REFUND \$298.65; VALLEY AUTO LOCATORS LLC \$319.69; VERIZON CONNECT \$38.38; WALMART COMMUNITY/SYNCR \$13.18; WESTERN COOPERATIVE COMPANY \$6,386.61; WESTERN PATHOLOGY CONSULTANTS \$241.50; WINSUPPLY SCOTTSBLUFF NE CO. \$44.89; WYOMING BEARING & SUPPLY \$135.47; WYOMING GROUNDSKEEPERS GROWERS \$1,000.00; ZOOM VIDEO COMMUNICATIONS \$14.99

Motion by Councilmember Morrison to approve the Consent Agenda. Second by Councilmember Cowan. There was no discussion. Council President Gillen called the vote. "AYES": Smith, Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

BIDS: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. Introduction of Ann Palm, City of Gering Human Resource Director

Council President Gillen welcomed Ann Palm, the new HR Director for the City of Gering. Ms. Palm addressed the Council and talked about her experience with Human Resources and what brought her to Gering.

2. Consider Approval of a Final Plat on Lots 5A and 6A, Block 6, Lot 8A, Block 5, In the First Addition to North Gering, Being a Replat of Lots 7 and 8, Block 5, Lots 5-7, Block 6 and Lots 5 and 6 Block 7, In the First Addition to North Gering, Situated in Northwest Quarter of Section 1, Township 21 North, Range 55 West, Scotts Bluff County, Nebraska

City engineer, Annie Folck, presented the administrative record.

**CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT**

To:	City Council	Date:	2/28/2022
From:	Planning & Community Development	Zoning:	RM
Subject:	Recommendation & Report – Final Plat	Property Size:	1.65 acres
Location:	NW ¼ Section 1, T21N, R55 W 3 rd Street, south of U Street	#Lots/Parcels:	3
Owner:	Lois Tower	City Council Public Hearing:	2/28/2022

Agenda Item Summary

The City has received an application for a Final Plat of re-platted Lots 5A and 6A, Block 6, Lot 8A, Block 5, In the First Addition to North Gering, City of Gering, Scotts Bluff County, Nebraska situated in the Northwest Quarter of Section 1, Township 21 North, Range 55 West, of the 6th P.M. Scotts Bluff County, Nebraska. This plat depicts re-platting sections of Blocks 6 and 7, In the First Addition to North Gering, and will also consist of vacating 'R' Street and a section of 3rd Street.

All the proposed lots meet City standards for minimum street frontage and lot size. Water, sewer, and electrical utilities are located on the west and east alleys and on the 3rd Street right-of-way, these utilities are available to all the properties. Natural gas is also accessible on the west and east alleyways this utility is also available to all the properties. With the proposed lot layouts, a 50' radius cul-de-sac has been placed at the south end of 3rd Street which will provide adequate street frontage access to both Lot 6A, Block 6 and Lot 8A, Block 5, as well as providing emergency vehicles with the turnaround distance necessary. Improvements on the cul-de-sac would not be required unless it is necessary for future development. The lot lines for Lots 5A and 6A, Block 6 have been moved to ensure that all existing buildings meet our current setback requirements.

The final plat conforms to all City codes. The Planning Commission recommends approval and staff recommends approval as well.

Recommendation: *Approve, Deny, Table*

Councilmember Morrison asked how the lots will be used. Ms. Folck replied that they are zoned residential. The property owners could potentially build a house on them, but ultimately that is up to them. Councilmember Backus asked if there was a reason the lot sizes were kept so large. Ms. Folck replied that she believes it is because of the buyer they are working with, but there is no maximum lot size requirement.

Motion by Councilmember Wiedeman to approve a Final Plat on Lots 5A and 6A, Block 6, Lot 8A, Block 5, In the First Addition to North Gering, Being a Replat of Lots 7 and 8, Block 5, Lots 5-7, Block 6 and Lots 5 and 6 Block 7, In the First Addition to North Gering, Situated in Northwest Quarter of Section 1, Township 21 North, Range 55 West, Scotts Bluff County, Nebraska. Second by Councilmember Morrison. There was no discussion. Council President Gillen called the vote. "AYES": Smith, Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

3. Approve Resolution 2-22-3 to adopt Multi-Jurisdictional Hazard Mitigation Plan

RESOLUTION NUMBER 2-22-3

WHEREAS, the Federal Disaster Mitigation Act of 2000 was signed in to law on October 30, 2000, placing new emphasis on state and local mitigation planning for natural hazards and requiring communities to adopt a hazard mitigation action plan to be eligible for pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, a Multi-Jurisdictional Hazard Mitigation Plan was prepared by the North Platte Natural Resources District, with assistance from JEO Consulting Group, Inc.

WHEREAS, the purpose of the mitigation plan was to lessen the effects of disasters by increasing the disaster resistance of the counties and participating jurisdictions located within the planning boundary by identifying the hazards that affect Gering and prioritize mitigation strategies to reduce potential loss of life and property damage from those hazards, and

WHEREAS, FEMA regulations require documentation that the plan has been formally adopted by the governing body of the City of Gering in the form of a resolution and further requesting approval of the plan at the Federal Level; and

NOW, THEREFORE, the governing body of the City of Gering does herewith adopt the most recent and FEMA approved version of the North Platte NRD Multi-Jurisdictional Hazard Mitigation Plan Update in its entirety; and

PASSED AND APPROVED this _____ day of _____, 2022.

Mayor

ATTEST:

Clerk

Motion by Councilmember Cowan to approve Resolution 2-22-3 to adopt Multi-Jurisdictional Hazard Mitigation Plan. Second by Councilmember Bohl.

Discussion: Councilmember Wiedeman asked for more information. City Engineer Folck stated that in order to apply for certain funds, mainly pre-mitigation funds available through the Nebraska Emergency Management Association, the City is required to adopt a Hazard Mitigation Plan. This is a massive document; there are a lot of things that have to be included in order for FEMA to permit it. The City appreciates the North Platte NRD - the last couple of times they have taken it upon themselves to put together a plan that covers their entire territory. The plan has to be updated every five years. Ms. Folck and Fire Chief Flowers attended many of the in-person meetings. Councilmember O'Neal stated that she thinks what is listed for tornado shelters is incorrect. Ms. Folck replied that some of it is what they will

consider a tornado shelter; if it's the middle of the night and people have no way to access a shelter, they may not count it as a shelter. Some of the classification is how they look at it.

Council President Gillen called the vote. "AYES": Smith, Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

CLOSED SESSION: (Council reserves the right to enter into closed session if deemed necessary.) None.

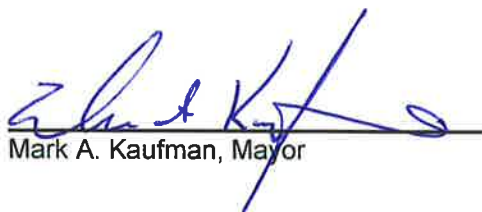
OPEN COMMENT: None.

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

ADJOURN:

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

Meeting adjourned at 6:14 p.m.


Mark A. Kaufman, Mayor

ATTEST:


Kathleen J. Welfl, City Clerk

