

THE OFFICIAL PROCEEDINGS OF THE REGULAR MEETING OF THE GERING CITY COUNCIL, JANUARY 11, 2021

A regular meeting of the City Council of Gering, Nebraska was held in open session on January 11, 2021 at 6:00 p.m. at the Gering Civic Center, 1050 M Street, Gering, NE. Present were Mayor Kaufman and Councilmembers Smith, Gillen, Backus, Abel, Wiedeman, O'Neal, and Cowan. Also present were City Administrator Pat Heath, City Clerk Kathy Welfl and City Attorney Matt Turman. Absent was Councilmember Morrison. 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. and stated that there was a quorum of the Council 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 excuse the absence of Councilmember Morrison from the second December 14, 2020 regular meeting. Second by Councilmember Gillen. There was no discussion. The Clerk called the roll. "AYES": Smith, Gillen, Backus, Abel, Wiedeman, O'Neal, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion Carried.

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 December 14, 2020 regular City Council meetings and the December 21, 2020 Special City Council meeting
2. Approve Claims
3. Approval of Fire Department Roster
4. Approval of Fire Department Firefighters NE State Tax Credit
5. File for record Volunteer Fire Department LOSAP (Length of Service Awards Program) 2020 Qualified Participants List

Claims 12-10-20 to 12-29-20

21ST CENTURY EQUIPMENT \$7.29; 24/7 FITNESS \$350.00; A & A PORTA POTTIES \$135.00; ACUSHNET COMPANY \$935.42; ALLO COMMUNICATIONS \$2,116.52; AMAZON CAPITAL SERVICES, INC \$379.55; AMERICAN LEGION EMBLEM SALES \$96.14; AMERITAS LIFE INSURANCE COPR. \$1,052.04; ANDERSON & SHAW CONSTRUCTION \$86,617.43; ARIAT INTERNATIONAL \$320.76; B & C STEEL \$9.61; B & H INVESTMENTS, INC \$55.00; BACKFLOW APPARATUS & VALVLE CO \$286.60; BAKER & ASSOCIATES, INC. \$4,952.50; BENCHMARK FR \$228.34; BENZEL PEST CONTROL \$217.21; BH MEDIA GROUP HOLDING, INC. \$843.48; BIG MACK HEATING & COOLING \$127.50; BLACK HILLS ENERGY \$1,615.73; BLACKSTONE AUDIO, INC \$331.05; BLUFFS FACILITY SOLUTIONS \$283.11; BORDER STATES INDUSTRIES, INC \$8,273.27; BOUND TREE MEDICAL \$61.74; BRETHOURS HONEYWAGON EXPRESS \$180.00; CALLAWAY GOLF COMPANY \$100.83; CENTRAL STATES WIRE PRODUCTS \$5,441.82; CENTURY BUSINESS PRODUCTS, INC \$33.98; CENTURYLINK \$2,697.98; CITRIX \$1,485.00; CITY INSURANCE FUND \$175,807.60; CITY OF GERING \$648.84; CITY PAYROLL TRUST \$2,273.44; CLINE WILLIAMS WRIGHT JOHNSON \$1,065.00 ; CONTRACTORS MATERIALS, INC. \$92.75; CONTRACTORS MATERIALS, INC. \$149.00; CONTRACTORS MATERIALS, INC. \$152.80; CORE & MAIN LP \$280.42; COZAD SIGNS, LLC \$146.00; CRIMINAL ADDICTION INC. \$300.00; CUMMINS CENTRAL POWER \$1,149.77; DALE'S TIRE \$58.50; DANA F. COLE & COMPANY \$725.00; DEARBORN LIFE INSURANCE COMPAN \$127.28; DEZURIK \$24.47; DHHS, LICENSURE UNIT \$115.00; DOOLEY OIL \$32.16; DREAMSHARE PRODUCTIONS LLC \$3,425.19; DUTTON-LAINSON COMPANY \$42,183.33; EAKES INC \$350.15; ECOLAB \$150.77; ELITE TOTAL FITNESS \$296.00; ELLIOTT EQUIPMENT CO. \$1,936.83; ELLISON, KOVARIK & TURMAN LAW \$12,184.25; ENERGY LABORATORIES INC. \$353.00; ENERGY LABORATORIES INC. \$111.00; FASTENAL COMPANY \$628.02; FILL N CHILL \$29.13; FIRST STATE BANK \$339.96; FLOYD'S TRUCK CENTER, INC. \$2,093.75; FRANK PARTS COMPANY \$3,842.48; FREE CONFERENCE CALL.COM \$4.00; FREMONT MOTOR SCOTTSBLUFF, LLC \$129.77; FYR-TEK, INC. \$187.00; GERING VALLEY PLUMBING & HTG. \$328.12; GERING VOLUNTEER FIRE DEPT. \$420.00; GIRLS STATE GOLF HOST COM \$5,500.00; GREATAMERICA FINANCIAL SERVICE \$126.00; GREG'S AUTO BODY & PAINT \$1,380.50; GWORKS \$795.00; HAWKINS, INC. \$261.50; HEARTLAND BANK \$250.00; HENNING BROTHERS \$249.00; IAFC MEMBERSHIP \$240.00;

ICMA ELECTRONIC RETIREMENT \$709.74; IDEAL LAUNDRY AND CLEANERS, IN \$587.68; INDOFF INCORPORATED \$488.58; INGRAM LIBRARY SERVICES \$801.59; INTERNAL REVENUE SERVICE \$41,087.09; INTRALINKS, INC. \$7,526.69; IRBY TOOL & SAFETY \$2,246.79; JOHN HANCOCK USA \$14,432.31; JOHN HANCOCK USA POLICE \$6,115.70; JOHNSON CASHWAY CO. \$63.51; JOSE RODRIGUEZ \$95.00; KEVIN LEHR \$900.00; LOGOZ LLC \$78.00; MASEK DISTRIBUTING INC \$255.13; MATHESON TRI-GAS INC \$207.05; MATRIX TRUST COMPANY \$556.20; MEAT SHOPPE \$4,338.88; MENARDS \$1,362.53; MERRICK & COMPANY \$175.00; MICAH SCHROEDER \$46.00; MICHAEL TODD & COMPANY, INC. \$201.07; MICHALINE GARCIA \$75.00; MIDTOWN ANIMAL HOSPITAL, P.C. \$36.50; MIZUNO USA, INC. \$500.00; MONEY WISE OFFICE SUPPLY \$165.22; MUNICIPAL ENERGY AGENCY OF NE \$279,769.72; MUNICIPAL SUPPLY, INC. OF NE. \$551.44; MUTUAL OF OMAHA \$363.75; NAPE \$25.00; NATHAN FLOWERS \$150.00; NE CHILD SUPPORT PAYMENT CENTE \$462.93; NE DEPARTMENT OF REV (PR) \$13,419.75; NE DEPT OF REVENUE \$61,947.86; NE PUBLIC HEALTH ENVIRO LAB \$365.00; NE. SAFETY/FIRE EQUIPMENT, INC \$265.00; NEBRASKA LAW ENFORCEMENT \$60.00; NEBRASKA PUBLIC POWER DIS \$1,441.02; NEBRASKA RURAL RADIO ASSOC. \$583.18; NEBRASKA RURAL WATER ASSOC. \$300.00; NEBRASKA SALT AND GRAIN CO. \$8,484.95; NEOFUNDS BY NEOPOST \$800.00; NEWSBANK, INC \$1,115.00; NKC TIRE \$484.14; NORTHWEST PIPE FITTINGS, INC \$866.91; NOVELTY LIGHTS, INC. \$1,013.23; PANHANDLE COOP ASSOCIATION \$3,774.01; PANHANDLE ENVIRONMENTAL SERVIC \$1,486.00; PANHANDLE HUMANE SOCIETY \$3,168.50; PARTS TOWN, LLC \$184.09; PATTLEN ENTERPRISES, INC \$35.11; PATTLEN ENTERPRISES, INC \$199.78; PAYROLL \$126,198.94; PLOTTER SUPPLIES, INC. \$527.00; POWERPLAN OIB \$4,382.37; PROTEX CENTRAL, INC. \$140.00; QUADIENT LEASING USA, INC \$867.50; R & C WELDING & FABRICATION \$9,881.00; RESIDENCE \$234.00; RON'S TOWING \$130.00; SANDBERG IMPLEMENT, INC. \$3,887.82; SANDRY FIRE SUPPLY \$648.95; SCB. COUNTY AMBULANCE SERVICE \$316.23; SCOTTS BLUFF COUNTY COURT \$34.00; SCOTTS BLUFF COUNTY TREASURER \$49,337.66; SCOTTSBLUFF-GERING UNITED WAY \$118.75; SENIOR CITIZENS CENTER \$525.00; SHAWNA WINCHELL \$520.00; SIMMONS OLSEN LAW FIRM, P.C. \$1,500.00; SIMON CONTRACTORS \$4,123.26; SIRCHIE ACQUISITION CO., LLC \$302.35; SOLOMON TRANSFORMERS, LLC \$260.00; SOLUTIONS EAP \$244.55; SOUTHWESTERN EQUIPMENT COMPANY \$55,140.00; SPECTRUM \$694.29 SPEEDEE MART \$35.68; SPEEDEE MART \$34.15; STAPLES CREDIT PLAN \$195.15; SUE BOWERS \$87.00; SUGAR VALLEY FEDERAL CREDIT \$528.37; SUMMIT RACING \$291.02; TAYLOR MADE GOLF COMPANY \$414.98; TEAM CHEVROLET \$230.77; TERRY CARPENTER, INC. \$650.00; THE PIONEER WOMAN \$18.00; THE ROCK PILE \$37.25; THE TORO COMPANY \$155.00; THOMPSON GLASS, INC. \$798.00; TYNDALE \$621.68; UNION PACIFIC RAILROAD \$3,376.53; UNITED CHAMBER OF COMMERCE \$3,932.00; UNITED STATES GOLF ASSOC, INC. \$150.00; VALLEY AUTO LOCATORS LLC \$1,503.12; VAN PELT FENCING CO., INC. \$253.75; WALMART COMMUNITY/SYNCOB \$47.11; WAREHOUSE FITNESS CENTER \$252.00; WESCO RECEIVABLES CORP. \$69.55; WESTERN COOPERATIVE COMPANY \$8,255.94; WESTERN STATES BANK \$22,209.59; WESTERN STATES BANK - POLICE \$550.00; WM RECYCLE AMERICA \$5,477.09; WYOMING BEARING & SUPPLY \$279.06; YMCA OF SCOTTSBLUFF \$646.00; ZOOM VIDEO COMMUNICATIONS \$14.99

Claims 12-30-20 to 1-10-21

21ST CENTURY EQUIPMENT \$769.02; ACUSHNET COMPANY \$275.15; ALLO COMMUNICATIONS \$2,116.66; AMAZON CAPITAL SERVICES, INC \$160.80; APPLIED CONCEPTS, INC. \$210.00; B & H INVESTMENTS, INC \$76.50; BAKER & ASSOCIATES, INC. \$5,799.41; BENZEL PEST CONTROL \$160.50; BH MEDIA GROUP HOLDING, INC. \$675.86; BIG MACK HEATING & COOLING \$85.00; BLACKSTONE AUDIO, INC \$61.89; BLUFFS FACILITY SOLUTIONS \$614.11; BORDER STATES INDUSTRIES, INC \$585.82; BRIAN EADS \$40.45; BRYCE WILKINSON \$595.52; BSN SPORTS \$7,478.32; CONNECTING POINT \$32.75; COUGHLAN COMPANIES \$83.96; DALE'S TIRE \$884.94; DANKO EMERGENCY EQUIPMENT CO \$471.18; DAS STATE ACCOUNTING-CENTRAL \$137.32; DOCU-SHRED LLC \$26.00; DOOLEY OIL \$49.54; DUTTON-LAINSON COMPANY \$429.51; ECOLAB \$31.05; ERIC REICHERT CONSTRUCTION \$119,352.73; FASTENAL COMPANY \$13.99; FIRST STATE BANK \$339.96; FLOYD'S TRUCK CENTER, INC. \$105.40; FLOYD'S TRUCK CENTER, INC. \$40.16; FLOYD'S TRUCK CENTER, INC. \$17.04; FRANK PARTS COMPANY \$110.68; FRASER STRYKER PC LLO \$2,502.50; FX LAND COMPANY \$25,000.00; GALLS, AN ARAMARK COMPANY \$3,680.87; GERING VALLEY PLUMBING & HTG. \$584.00; GREATAMERICA FINANCIAL SERVICE \$100.00; GREG WOODEN \$75.00; GWORKS \$94.77; HACH COMPANY \$802.59; HARBOR FREIGHT TOOLS \$35.98; HEARTLAND BANK \$5,708.75; HENNING BROTHERS \$83.00; HISTORY NEBRASKA \$35.00; ICMA ELECTRONIC RETIREMENT \$709.74; IDEAL LAUNDRY AND CLEANERS, INC \$53.04; IDEAL LAUNDRY AND CLEANERS, IN \$26.72; INGRAM LIBRARY SERVICES \$209.12; INTERNAL REVENUE SERVICE \$45,305.04; IRBY TOOL & SAFETY \$2,182.80; JOHN HANCOCK USA \$14,572.16; JOHN HANCOCK USA POLICE \$6,439.42; JOHNSON CASHWAY CO. \$251.85; JOHNSON HARDWARE CO. \$51.02; K L WOOD & CO., LLC \$43,146.29; KAREN SUE BRUNTZ \$425.00; KATHIE WEISS \$280.00; LEAGUE ASSOC./RISK MANAGEMENT \$536,020.00; LOGOZ LLC \$1,828.00; LOIS HOUSTON \$90.00; MATHESON TRI-GAS INC \$124.21; MATRIX TRUST COMPANY \$554.70; MEAT SHOPPE \$6,878.55; MELLEN & ASSOCIATES, INC. \$2,040.98; MENARDS \$212.05; MILCO ENVIRONMENTAL SERVICES, I \$13,186.71; MONEY WISE OFFICE SUPPLY \$6.36; MUNICIPAL SUPPLY, INC. OF NE. \$570.23; MUNICIPAL SUPPLY, INC. OF NE. \$71.76; NE CHILD SUPPORT PAYMENT CENTE \$462.93; NE. FLOODPLAIN & STORMWATER \$35.00; NEBRASKA LIFE MAGAZINE \$24.00; NEBRASKA PUBLIC POWER DISTRICT \$33.60; OCLC, INC. \$160.66; ONE CALL CONCEPTS, INC \$47.65; OREGON TRAIL PLBG. & HEATING \$252.50; PANHANDLE COOP ASSOCIATION \$3,543.00; PANHANDLE ENVIRONMENTAL SERVIC \$1,084.00; PARRISH ABEL \$86.00; PAYROLL \$136,226.93; PLOTTER SUPPLIES, INC. \$498.41; POSTMASTER \$1,478.40; POWERPLAN OIB \$778.47; QUEST, INC. \$41.13; RH TOP QUALITY CONSTRUCTION \$13.00; ROBERT NATION INC \$320.00; SCOTTS BLUFF COUNTY TREASURER \$1,928.32; SHAWNA WINCHELL \$130.00; SPEAK WRITE \$558.80; SPECTRUM \$730.36; SUGAR VALLEY FEDERAL CREDIT \$528.37; THE PENWORTHY COMPANY \$422.01; TRANSUNION RISK AND ALTERNATIV \$50.00; TROY & LISA WEBORG \$34,582.20; VALLEY AUTO LOCATORS LLC \$306.64; VERIZON CONNECT \$38.38; VERIZON WIRELESS SERVICES, LLC \$2,216.63; WESTERN STATES BANK \$15,534.38; WESTERN STATES BANK - POLICE \$550.00; WINSUPPLY SCOTTSBLUFF NE CO. \$110.80; WYOMING BEARING & SUPPLY \$61.16

Councilmember Abel declared a conflict of interest regarding the consent agenda pertaining to a claim being paid to his business for \$86 for a Length of Service Award that he prepared for the Gering Fire Department.

Motion by Councilmember Wiedeman to acknowledge the conflict of interest declared by Councilmember Abel pertaining to a claim being paid to him for \$86 for a length of service award for the Gering Fire Department. Second by Councilmember O'Neal. There was no discussion. The Clerk called the roll. "AYES": Smith, Gillen, Backus, Abel, Wiedeman, O'Neal, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion Carried.

Motion by Councilmember Wiedeman to approve the claim to Parrish Abel for \$86 for a length of service award for the Gering Fire Department. Second by Councilmember O'Neal. There was no discussion. The Clerk called the roll. "AYES": Smith, Gillen, Backus, Wiedeman, O'Neal, Cowan. "NAYS": None. Abstaining: Abel. Absent: Morrison. Motion Carried.

Motion by Councilmember Gillen to approve the balance of the claims. Second by Councilmember Wiedeman. There was no discussion. The Clerk call the roll. "AYES": Smith, Gillen, Backus, Wiedeman, O'Neal, Cowan. "NAYS": None. Abstaining: Abel. Absent: Morrison. Motion Carried.

Motion by Councilmember Wiedeman to approve the balance of the consent agenda. Second by Councilmember Gillen. There was no discussion. The Clerk called the roll. "AYES": Smith, Gillen, Backus, Abel, Wiedeman, O'Neal, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion Carried.

BIDS: None

Mayor Kaufman moved Current Business agenda item #3 up on the agenda.

CURRENT BUSINESS:

3. Approve and authorize the Mayor to sign Economic Development Assistance Agreement and Deed of Trust pertaining to CS Precision Manufacturing, Inc.

Michelle Coolidge, Community Development Director with TCD, addressed Council and stated that the Gering LB840 Committee recommended approval for a \$100,000 grant for job retention. CS Precision currently employs 66 employees; they're looking to expand their operations to have an additional 30 to 36 employees. They will be adding specialized equipment and additional training and expansion. This will be a forgivable loan for a period of five years. Councilmember Wiedeman asked about the transfer of ownership. Ms. Coolidge replied that there may be a need to have them resign the guarantee as part of the application documents because they are working through a transfer of ownership to Scott James. Mr. James did sign a personal guarantee, but if there is a change in language after that transfer is done, they will re-execute that. City Attorney, Matt Turman, stated that staff does not actually have that in writing, that document, and asked that the Mayor add that as part of the motion, making it conditional upon the future owner executing that, if it comes to be.

Motion by Councilmember Wiedeman to approve and authorize the Mayor to sign an Economic Development Assistance Agreement and Deed of Trust pertaining to CS Precision Manufacturing, Inc. contingent on identification of future ownership. Second by Councilmember O'Neal. There was no discussion. The Clerk called the roll. "AYES": Smith, Gillen, Backus, Abel, Wiedeman, O'Neal, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion Carried.

PUBLIC HEARING:

1. Public hearing to consider a rezone of a tract of land from agricultural to heavy industrial platted known as PT E1/2 situated in the southeast Quarter of Section 36, Township 22, Range 55 West., in the City of Gering, Scotts Bluff County, Nebraska

Mayor Kaufman opened a public hearing to consider a rezone of a tract of land from agricultural to heavy industrial platted known as PT E1/2 situated in the southeast Quarter of Section 36, Township 22, Range 55 West., in the City of Gering, Scotts Bluff County, Nebraska at 6:11 p.m.

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	11/10/20
From:	Planning & Community Development	Zoning:	AGG
Subject:	Recommendation & Report – Rezone East Half of the South East Quarter of Section 36, Township 22 North, Range 55 West	Property Size:	2.05 Acres
Location:	North of U St, West of 21 st Avenue	#Lots/Parcels:	1
Owner:	Eliseo De Los Santos Sr	City Council Public Hearing:	1/11/21

Public Notice: This Public Hearing was published as a notice in the Star-Herald, meeting City Zoning and Subdivision Regulations.

Public Hearing

Mr. Mayor and Council Members,

This is a recommendation and report to consider an application to rezone this lot located on the east half of the south east quarter of section 36, township 22 north, range 55 west also known as 220765 East U Street, from AGG (Agricultural) to MH (Heavy Industrial District). The property is approximately 2.05 acres and is located north of U Street and west of 21st Avenue. The rezone will be in accordance with the Comprehensive Plan specific guidance on its future land use map for this parcel and will also fit the policies set forth in the Development plan. The intention of this district is to provide adequate space for future industrial development with proximity to highway and rail access. The rezone to MH will be consistent with all surrounding parcels, which are also zoned MH. Staff recommends approval of the rezone.

Mr. Chairman and Commission Members, this completes my entry regarding this recommendation and report to consider this application for a rezone of the lot on the east half of the south east quarter of section 36, township 22 north, range 55 west also known as 220765 East U Street. I would ask this Commission to recommend approval or denial of the Rezone to the City Council.

Recommendation

Approve

Make a POSITIVE RECOMMENDATION for City Council to approve the rezone of east half of the south east quarter of section 36, township 22 north, range 55 west, with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to City Council for the rezone of east half of the south east quarter of section 36, township 22 north, range 55 west, for the following reasons:

Table

Table making a recommendation on the rezone of east half of the south east quarter of section 36, township 22 north, range 55 west, for the following reasons:

City Engineer, Annie Folck, stated this property is located along East U Street in the Industrial Park Property; it is a small parcel that the City was not able to purchase. It's about two acres and is still zoned Agricultural. The City re-zoned everything around it Heavy Manufacturing as part of the rezone for the Industrial Park. The Comprehensive Plan indicates that everything in this area is appropriate for Heavy Manufacturing. The property owner is hoping to start manufacturing trailers and has requested to have it rezoned to Heavy Manufacturing. Staff and Planning Commission are recommending approval of the rezone as it is very compatible to the surrounding zoning.

Mayor Kaufman asked if anyone wished to speak in favor of this application. Seeing none, he asked if anyone wished to speak in opposition. With no further comments the administrative record was closed and the public hearing closed at 6:14 p.m.

Motion by Councilmember Wiedeman to enter the administrative record for this public hearing into the public record. Second by Councilmember Gillen. There was no discussion. The Mayor called the vote. "AYES": Smith, Gillen, Backus, Abel, Wiedeman, O'Neal, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion Carried.

1a. Council to consider approving Ordinance 2096 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA; AMENDING THE ZONING DISTRICT OF CERTAIN LAND WITHIN THE CITY OF GERING, NEBRASKA; AND AMENDING THE ZONING DISTRICT MAP OF THE CITY OF GERING, NEBRASKA; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

Councilmember Wiedeman made a motion to introduce Ordinance No. 2096 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA; AMENDING THE ZONING DISTRICT OF CERTAIN LAND WITHIN THE CITY OF GERING, NEBRASKA; AND AMENDING THE ZONING DISTRICT MAP OF THE CITY OF GERING, NEBRASKA; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM. Seconded by Councilmember O’Neal. There was no discussion. The Clerk called the roll. “AYES”: Smith, Gillen, Backus, Abel, Wiedeman, O’Neal, Cowan. “NAYS”: None. Abstaining: None. Absent: Morrison. Motion Carried.

Councilmember Cowan moved that the Ordinance be designated as Ordinance No. 2096 and the title thereof approved, and that the Statutory Rule requiring ordinances to be fully and distinctly read on three different days be dispensed with, which motion was seconded by Councilmember Smith. There was no discussion. On roll call vote. “AYES”: Smith, Gillen, Backus, Abel, Wiedeman, O’Neal, Cowan. “NAYS”: None. Abstaining: None. Absent: Morrison. Motion carried.

The motion to suspend the statutory rule having been concurred in by three-fourths of all members elected to the Council, was, by the Mayor declared to have carried. Whereupon Ordinance No. 2096 was read by title only, Councilmember Gillen moved that the Ordinance be passed as read, which motion was seconded by Councilmember Backus. “The question is shall Ordinance No. 2096 be passed?” There was no discussion. The Clerk called the roll. “AYES”: Smith, Gillen, Backus, Abel, Wiedeman, O’Neal, Cowan. “NAYS”: None. Abstaining: None. Absent: Morrison. Motion carried.

The passage and adoption of the Ordinance having been concurred in by a majority of all members elected to the Council was by the Mayor declared passed.

CURRENT BUSINESS:

1. Appointment of Official Newspaper

Motion by Councilmember Gillen to approve the appointment of the Star-Herald as the Official Newspaper for the City of Gering. Second by Councilmember Wiedeman. There was no discussion. The Clerk called the roll. “AYES”: Smith, Gillen, Backus, Abel, Wiedeman, O’Neal, Cowan. “NAYS”: None. Abstaining: None. Absent: Morrison. Motion Carried.

2. Approval of Casey L. Dahlgrin, License #1417-A, as Street Superintendent for the purpose of the 2021 Incentive Payment from the Nebraska Department of Transportation

Motion by Councilmember Wiedeman to approve Casey L. Dahlgrin, License #1417-A, as Street Superintendent for the purpose of the 2021 Incentive Payment from the Nebraska Department of Transportation. Second by Councilmember Cowan. There was no discussion. The Clerk called the roll. “AYES”: Smith, Gillen, Backus, Abel, Wiedeman, O’Neal, Cowan. “NAYS”: None. Abstaining: None. Absent: Morrison. Motion Carried.

4. Approve Resolution 1-21-1 regarding expedited reviews of eligible redevelopment plans pertaining to “Micro TIFs”

Councilmember Backus stated that several months ago he tried to get an overview of all of the City’s TIF projects from the Finance Director, and was unsuccessful. He could see that this might be coming down

the pipe, so he wanted to be provided with information about our current projects. He would like to table it until the next meeting so that information can be given to everybody.

Motion by Councilmember Backus to table approval of Resolution 1-21-1 regarding expedited reviews of eligible redevelopment plans pertaining to "Micro TIFs". Second by Councilmember Smith.

Discussion: Mayor Kaufman asked Annie Folck to discuss Micro TIFs and what they are. Ms. Folck stated that the City does an annual TIF report every year. She thinks we have about 18 projects currently open. As far as what point each of those are at, that is information we'd have to get from the Finance Department. There are several that should be coming off within the next four or five years. She added that staff will work on finding that information.

Tax Increment Financing is a great tool that helps with redevelopment in areas that would otherwise not see redevelopment. Typically, it only gets used for very large-scale projects. There are a lot of areas, particularly residential areas, that would also benefit from TIF, but by the time they go through all the processes for it, it's just difficult or cumbersome for individual homeowners to pursue this as an option. State Statute has recently changed to allow Micro TIFs; they are very small-scale projects. It's for residential projects that would be valued at up to \$250,000. They go through an expedited review process. There is actually a standard application form from the Nebraska Department of Economic Development. The applicant fills out the application, staff reviews it and it goes directly to City Council for approval. It doesn't have the same notice requirements that a typical TIF does and it doesn't have to go through Planning Commission or the CDA. One of the big differences is that a typical TIF project can divide taxes for up to 15 years; for Micro TIFs it's limited to 10 years. The goal is to get these properties redeveloped; they get 10 years of benefit from it and then it gets put back on the tax rolls so it can start benefitting all of our different tax entities. Staff drafted a resolution addressing this; as part of that, some of the things Council should be aware of is that statute allows for a maximum \$50 application fee, that is what we have in there. Again, this is to encourage some of these smaller residential projects. The statute also allows Council to select the appropriate employee or department to conduct the reviews. Currently we have the City Engineer or her/his designee as that employee. Our Legal Counsel's interpretation of the statute is that if the application meets all the requirements, the TIF must be approved. It's more if it meets all the requirements, not the merits of the project itself. There is one residential homeowner that is looking to rebuild their home, who would be interested in this in the area that was just recently declared blighted and substandard near the old sugar factory. She feels it will help areas like that.

Councilmember O'Neal stated that she needs to understand why Council is required to approve. Mr. Turman replied that the governing body has a right to allow expedited reviews, which is what is on the table right now. If the submitted redevelopment plan meets all the requirements, the statute states that the governing body shall approve the redevelopment plan 30 days after submission. Another way to interpret that is that Council shall approve or deny; it does not say "shall consider". Mayor Kaufman added that the spirit and intent was really to redevelop a property. He thinks legislators wanted to eliminate personal judgement as far as scope of the project.

The Clerk called the roll. "AYES": Smith, Gillen, Backus, Abel, Wiedeman, O'Neal, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion Carried.

Mayor Kaufman added that he'd like staff to get that updated information to the Council so they can move this forward.

5. Approve and authorize the Mayor to sign Contract between Tri-City Stormwater and Keep Scottsbluff Gering Beautiful

Motion by Councilmember Gillen to approve and authorize the Mayor to sign a Contract between Tri-City Stormwater and Keep Scottsbluff Gering Beautiful. Second by Councilmember O'Neal. There was no discussion. The Clerk called the roll. "AYES": Smith, Gillen, Backus, Abel, Wiedeman, O'Neal, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion Carried.

6. Approve and authorize the Mayor to sign Agreement between the City of Gering and the U.S. Department of the Interior U.S. Geological Survey including an Addendum for Contribution Under the Joint Funding Agreement Between Scotts Bluff County, City of Gering, City of Terrytown and City of Scottsbluff

Motion by Councilmember Gillen to approve and authorize the Mayor to sign Agreement between the City of Gering and the U.S. Department of the Interior U.S. Geological Survey including an Addendum for Contribution Under the Joint Funding Agreement Between Scotts Bluff County, City of Gering, City of Terrytown and City of Scottsbluff. Second by Councilmember Wiedeman.

Discussion: Annie Folck, City Engineer, stated that this project actually started in 2015. It was an investment of about \$450,000 that built the string-gage system and put together a model for floodplains. She wasn't able to bring up the USGS Flood Inundation Mapper on the screen, but stated that we now have this available in our community. We're the only community in Nebraska, besides Omaha, that has this operation. One of the big challenges of a floodplain manager is calculating the risks. You don't want to overstate or understate the risk. The mapper takes those string-gage levels and translates them into an actual map. When we get into flood situations, they coordinate with the National Weather Service, who will predict where those string-gage levels are supposed to get, and the mapper will show where that translates to in our community so we can see which areas will be inundated, depending on the size of the event. It's very important to Scottsbluff and Terrytown, but the biggest importance to Gering is commercial sites in the floodplain area and all of our critical infrastructure that's in the floodplain. Knowing when we need to start putting up sandbags to protect our well fields and wastewater treatment plant will be invaluable. It will help us to be able to respond appropriately. Staff feel that an added cost of \$1750.00 per year for Gering's share is well worth it.

Councilmember Smith asked if this will change boundary lines for floodplains, as far as who needs flood insurance. Ms. Folck replied that this specifically won't, but the model that's completed as part of this is in the works and being reviewed by DNR and FEMA. We were supposed to have flood maps in 2020, but was delayed; in 2021 we should be seeing those new flood maps.

The Clerk called the roll. "AYES": Smith, Gillen, Backus, Abel, Wiedeman, O'Neal, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion Carried.

7. Accept resignation of City Finance Director, Renae Jimenez

Motion by Councilmember Gillen to accept resignation of City Finance Director, Renae Jimenez. Second by Councilmember Cowan. There was no discussion. The Clerk called the roll. "AYES": Smith, Gillen, Backus, Abel, Wiedeman, O'Neal, Cowan. "NAYS": None. Abstaining: None. Absent: Morrison. Motion Carried.

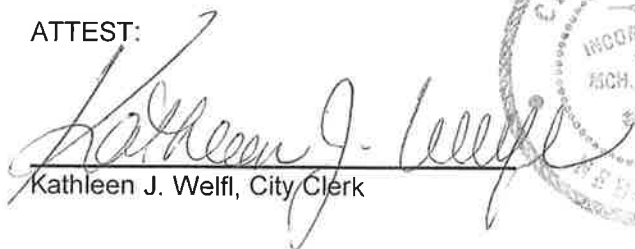
CLOSED SESSION: (Council reserves the right to enter into closed session if deemed necessary.) None

ADJOURN:

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

Meeting adjourned at 6:35 p.m.

ATTEST:


Kathleen J. Welf, City Clerk




Mark A. Kaufman, Mayor