

THE OFFICIAL PROCEEDINGS OF THE REGULAR MEETING OF THE GERING CITY COUNCIL, JULY 10, 2023

A regular meeting of the City Council of Gering, Nebraska was held in open session on July 10, 2023 at 6:00 p.m. at Gering City Hall, 1025 P Street, Gering, NE. Present were Mayor Ewing and Councilmembers Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. Also present were City Administrator Pat Heath, City Clerk Kathy Welfl and City Attorney Jim Ellison. Absent was Councilmember Shields. 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 Ewing 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 Council Member absence (None).

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

Mayor Ewing 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 June 26, 2023 Regular City Council meeting
2. Approve Claims
3. File for Record application and supporting documents for Safe Streets for All Grant

Claims

Claims 6/27/23 thru 7/10/23

21ST CENTURY EQUIPMENT \$451.43, 24/7 FITNESS \$226.00, ACE HARDWARE \$220.67, ACUSHNET COMPANY \$1,397.31, ADIDAS AMERICA, INC \$69.40, ALLO COMMUNICATIONS \$3,219.65, AMAZON CAPITAL SERVICES \$248.48, AMERICAN BUTTON MACHINES \$55.35, AMERITAS LIFE INSURANCE COPR. \$581.28, APPLIED CONCEPTS, INC. \$5,031.00, ATLAS \$305.00, AULICK INDUSTRIES \$2,400.00, AVERT INDUSTRIES \$441.00, BAKER & ASSOCIATES, INC. \$900.00, BARBARA ANDERSON \$55.00, BENZEL PEST CONTROL \$221.71, BIG MACK HEATING & COOLING \$176.00, BLUFFS FACILITY SOLUTIONS \$1,005.90, BORDER STATES INDUSTRIES, INC \$7,831.45, CALLAWAY GOLF COMPANY \$485.50, CENGAGE LEARNING/GAGE \$43.18, CITY OF GERING \$21,797.48, CONSOLIDATED MANAGEMENT COMPANY \$66.00, CONTRACTORS MATERIALS, INC. \$203.00, CRESCENT ELECTRIC SUPPLY CO. \$84.84, CROSSCOUNTRY COURIER INC \$460.96, DANKO EMERGENCY EQUIPMENT CO \$65,947.00, DEARBORN LIFE INSURANCE COMPAN \$137.60, DOCU-SHRED LLC \$30.00, DOOLEY OILS \$18.26, DUTTON-LAINSON COMPANY \$900.75, EAKES INC \$80.97, ECOLA \$31.05, ELITE TOTAL FITNESS \$112.00, FASTENAL COMPANY \$168.74, FEDEX \$30.00, FIRST NATIONAL BANK OMAHA - POLICE \$550.00, FLOYD'S TRUCK CENTER, INC. \$1,686.26, FRANK PARTS COMPANY \$362.99, FRASER STRYKER PC LLO \$129.00, GENERAL TRAFFIC CONTROLS, INC. \$175.00, GERING VALLEY PLUMBING & HTG., INC. \$2,378.80, GREGORY'S LOCK SHOP LLC \$122.84, HAWKINS, INC. \$2,996.08, HERTZBERG-NEW METHOD, INC \$52.06, IDEAL LAUNDRY AND CLEANERS, INC. \$174.10, INDEPENDENT PLUMBING & HEATING \$22.80, INDOFF INCORPORATED \$994.52, INGRAM LIBRARY SERVICES \$716.51, INTERNAL REVENUE SERVICE \$49,741.39, INTRALINKS, INC. \$4,247.59, IRBY TOOL & SAFETY \$56.44, JIRDON AGRI CHEMICALS, INC \$3,190.09, JOHN HANCOCK USA \$15,648.26, JOHN HANCOCK USA FIRE \$725.54, JOHN HANCOCK USA POLICE \$7,166.27, KANSAS GOLF & TURF INC \$627.04, KIM SOULE \$75.00, KRISTEN VOGEL \$160.49, LEE ENTERPRISES \$249.28, LOGOZ LLC \$284.00, MACQUEEN EQUIPMENT, LLC \$2,325.98, MARK CHRISMAN TRUCKING \$52,290.26, MASEK DISTRIBUTING INC \$1,895.00, MAX POWELL \$262.15, MEAT SHOPPE \$13,945.91, MEL'S MOBILE LOCK & KEY \$1,315.00, MENARDS \$352.31, MIDWEST CONNECT \$634.69, MILLER & ASSOCIATES CONSULTING ENGINEERS, P.C. \$700.00, MOBIUS COMMUNICATIONS COMPANY \$30.00, MONUMENT INN & SUITES \$96.00, MUNICIPAL SUPPLY, INC. OF NE. \$202.18, MUTUAL OF OMAHA \$4,271.57, NEBRASKA CHILD SUPPORT PAYMENT CENTE \$567.70, NEBRASKA DEPARTMENT OF REV (PR) \$24,298.57, NEBRASKA DEPT OF ENVIRONMENT AND EN \$10,475.79, NEBRASKA GAME & PARKS COMMISSION \$112.00, NEBRASKA GOLF ASSOCIATION \$365.00, NEBRASKA MUNICIPAL POWER POOL \$6,710.00, NEBRASKA SAFETY AND FIRE EQUIPMENT, INC \$135.00, NKC TIRE \$669.99, NMC INCORPORATED \$940.28, NORTH PLATTE NRD \$103.83, NORTHWEST PIPE FITTINGS, INC \$206.39, OREGON TRAIL COMMUNITY FOUNDAT \$320.00, PANHANDLE COOP ASSOCIATION \$14,815.15, PANHANDLE ENVIRONMENTAL SERVICE, INC. \$2,432.00, PATTLEN ENTERPRISES, INC \$75.77, PAUL REED CONSTRUCTION & SUPP \$4,605.76, PIPE WORKS PLUMBING LLC \$810.13, PLAYAWAY PRODUCTS LLC \$499.00, POWERPLAN OIB \$1,371.97, PRINT BROKER \$632.73, PT HOSE AND BEARING \$190.14, QUADIENT LEASING USA \$101.29, QUADIENT POSTAGE FUNDING \$811.81, REGIONAL CARE INC. \$65,848.99,

RIVERSTONE BANK \$583.85, ROBYN BURGMAN \$200.00, SARGENT DRILLING CO. \$18,244.87, SCOTTS BLUFF COUNTY \$130,614.28, SCOTTSBLUFF-GERING UNITED WAY \$221.25, SHAWNA WINCHELL \$430.00, SHERWIN WILLIAMS \$184.22, SIMON CONTRACTORS \$4,265.50, STAPLES CREDIT PLAN \$62.95, STATE FIRE MARSHAL TRAINING DI \$100.00, SUGAR VALLEY FEDERAL CREDIT \$528.37, SUNBELT SOLOMON \$1,940.00, TARA DEWITT \$300.00, TAYLOR MADE GOLF COMPANY \$965.53, TRANSWEST \$174.56, VALLEY AUTO LOCATORS LLC \$2,209.97, VERIZON WIRELESS SERVICES, LLC \$946.64, W & R INC. \$18,227.58, WESCO RECEIVABLES CORP. \$3,139.00, WESTERN COOPERATIVE COMPANY \$1.98, WESTERN STATES BANK \$9,198.61, YMCA OF SCOTTSBLUFF \$1,065.00, TOTAL \$616,990.81

Councilmember Gillen made a motion to approve the Consent Agenda. Second by Councilmember Bohl. There was no discussion. Mayor Ewing called for the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. Motion Carried.

CURRENT BUSINESS:

1. Approve Ordinance No. 2127 - AN ORDINANCE OF THE CITY OF GERING, NEBRASKA VACATING LOTS 1-2 AND TRACT A, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-11, BLOCK 5, AND LOTS 1-10, BLOCK 6 OF SOUTHFIELD VILLAGE, CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA; PROVIDING FOR AN EFFECTIVE DATE HEREOF; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM

Councilmember Wiedeman asked where exactly Southfield is. City Engineer Folck replied this is a property the Aulicks recently bought. She clarified that while they are still looking at doing their container home development, none of that is going to be discussed tonight; that's a lot further down the road. She showed on the overhead screens where Southfield Village is located and the property the Aulicks purchased. The area just east of the Pathfinder neighborhood was actually originally platted at Southfield Village, but it doesn't fit with the Aulick's plan for the property. They've requested we vacate it. Since there are no improvements, it's easy to do. It basically wipes it clean and then it's unplatted (and they can start over).

Councilmember Gillen made a motion to introduce Ordinance No. 2127 – AN ORDINANCE OF THE CITY OF GERING, NEBRASKA VACATING LOTS 1-2 AND TRACT A, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-11, BLOCK 5, AND LOTS 1-10, BLOCK 6 OF SOUTHFIELD VILLAGE, CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA; PROVIDING FOR AN EFFECTIVE DATE HEREOF; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM. Seconded by Councilmember Backus. There was no discussion. Mayor Ewing called for the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. Motion Carried.

Councilmember Bohl moved that the Ordinance be designated as Ordinance No. 2127 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 Wiedeman. There was no discussion. The Clerk called the roll. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. 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. 2127 was read by title only, Councilmember O'Neal moved that the Ordinance be passed as read, which motion was seconded by Councilmember Morrison. There was no discussion. The Mayor called for the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. Motion Carried.

2. Approve and authorize the Mayor to sign a Contract for Public Improvements between the City of Gering and AKAJRV 314, LLC

Councilmember Gillen made a motion to approve and authorize the Mayor to sign a Contract for Public Improvements between the City of Gering and AKAJRV 314, LLC. Second by Councilmember Morrison. There was no discussion. The Mayor called for the vote. "AYES":

Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. Motion Carried.

3. Consider approval of Final Plat, MonumentAUL Subdivision

Councilmember Gillen made a motion to approve a Final Plat for Lots 1 through 9, Block 1, MonumentAUL Subdivision, the Extension of A Street, A 20 foot strip of land and Hiram Scott Drive, in the City of Gering, Scotts Bluff County, Nebraska. Second by Councilmember Morrison. There was no discussion. The Mayor called for the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. Motion Carried.

PUBLIC HEARINGS:

1. Public Hearing regarding a Zone Change for a portion of the NW ¼ of Section 12, Township 21 North, Range 55 West of the 6th P.M. from C-3 General Commercial District to RM Residential Medium Density District

Mayor Ewing opened a public hearing to consider a zone change for a portion of the NW 1/4 of Section 12, Township 21 North, Range 55 West of the 6th Principal Meridian from C-3 General Commercial District to RM Residential Medium Density District at 6:08 p.m. City Engineer, Annie Folck, gave the administrative record.

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

To:	City Council	Date:	7/10/23
From:	Planning & Community Development	Zoning:	
Subject:	Consider Zone Change for a portion of the NW ¼ of Section 12, Township 21 North, Range 55 West of the 6 th P.M. from C-3 General Commercial District to RM Residential Medium Density District	Property Size:	6.89 Acres
Location:	North of Highway 71 and east of 7 th Street (County Road 22)	#Lots/Parcels:	1
Owner:	AKAJRV 314 LLC		

Currently, the western edge of the property that is to be developed as MonumentAUL Subdivision is zoned C-3 (see map). The property owners would like to keep all of the property south of Lot 9, the retention and utility corridor, commercial and all of the property to the north of Lot 9 residential. In order to do so, they will need a zone change for this portion of the property from C-3 General Commercial to RM Medium Density Residential. The Comprehensive Plan shows this area as being in the East Gering Neighborhood District, which is to be primarily residential in nature. This change would be in accordance with the vision set forth in the Comprehensive Plan.

Engineer Folck stated this is the same property that was talked about earlier on the agenda. The property initially was residential (for most of the property) and commercial all along the expressway. The first zone change the applicant had was C-3 actually wrapped up along 7th Street and all the way up to where's it borders the RH (she showed a map on the overhead screens). She pointed out the area the Aulicks would like to have as commercial. They requested a zone change to residential on one end. As shown on the final plat, there will be utilities and a retention area that will serve as a buffer between residential and commercial. Their plan is to keep everything south and east of the retention area as commercial and everything north of the retention area as residential.

They had requested to zone changes, but staff broke them apart as they need to be considered separately. The first is for the area that was C3 to be zoned to RM. According to the Comprehensive Plan, this area is shown to be future residential so it's very much in line with the Comp Plan. Additionally, the Planning Commission recommended approval and staff recommends approval as well.

Councilmember Gillen confirmed that it's in conformity with the area, it's not spot zoning. Engineer Folck replied that is correct. When it becomes RM, it will match with the zoning to the east.

Mayor Ewing asked if there was anyone in the Council Chambers wishing to speak regarding this public hearing.

Curt Weber, 665 D St., addressed the Council and asked what the Aulicks are planning to put in the residential area. Engineer Folck replied, single-family residential. He clarified that they are just going to be regular houses, not container houses. Engineer Folck replied, no (not container houses). She stated the applicant is still considering the container homes and planning on moving forward with that, but that is proposed for another area (she showed on the overhead screens). It would be between the Pathfinder and Heavy Industrial to the east. That would have to be a future agenda item. It would be a planned development that would need to come to Council for approval; it's not being discussed tonight.

Mr. Weber asked, on seventh Street (he lives on seventh Street) if that is going to require new sewer, paving and water. Ms. Folck replied as far as sewer, yes, they are going to have to bring sewer and water to their subdivision. The paving of Seventh Street is something that has to be discussed as far as what portion they will pay for. The property owner on the other side, as far as she knows, has no plans to develop it; that's something that will have to be talked about. The Aulicks will be responsible for paving all the streets in the area that was just platted. When they develop it, which will be phase 2, they'll be responsible for streets, water and sewer throughout their development as well. Mr. Weber said he lives on the corner of Seventh and D. He wanted to know what his obligations are, does he have to pay for the sewer and water on Seventh Street? Engineer Folck stated that if sewer comes within 300 feet of a home, the property owner doesn't have to do anything immediately, but if and when the septic should fail then they're required to tie into the City sewer. Mr. Weber stated he is already tied into City sewer. Ms. Folck replied then no, there would be no cost to him. If there were an improvement district created and more that 50 percent of the property owners voted for it, that would be the only way there would be a cost to him for paving. He clarified that that has not happened. Engineer Folck replied, no.

Mr. Weber asked if this would involve an increased amount of police protection or sanitation staff. Administrator Heath replied that he thinks it's a small enough area that that would not be required. If there were ten of these, then there would be a possibility of an increase in City staff for that. This is small enough that he does not believe there would be an increase in staff.

Councilmember Morrison asked if it would be a gated community. Administrator Heath replied if they do the container homes, that would be gated. The area being talked about at this meeting would not be gated; it will be open on Seventh Street and possibly on the Pathfinder Road.

Kevin Sandberg addressed Council and stated he lives right across on 140180 County Road 22. He stated there are noxious weeds and things not being controlled right now. Does anybody with the City of Gering have anything to do with that or anything to say about that? There is a lot of Canada thistle. Engineer Folck replied that she has had a discussion with the Aulicks about that. She was led to believe they are working on that. If it has not been addressed, she will contact them about it. Mr. Sandberg stated he's concerned about it going to seed. Administrator Heath stated that staff will reach back out to Aulicks about that to make sure it's being taken care of.

Mayor Ewing asked if there were any further comments. With no further comments the administrative record was closed and the public hearing closed at 6:17 p.m.

1a. Approve Ordinance No. 2128 – 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 Morrison made a motion to introduce Ordinance No. 2128 – 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 Cowan. There was no discussion. Mayor Ewing called for the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. Motion Carried.

Councilmember Gillen moved that the Ordinance be designated as Ordinance No. 2128 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 Backus. There was no discussion. The Clerk called the roll. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. 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. 2128 was read by title only, Councilmember Bohl moved that the Ordinance be passed as read, which motion was seconded by Councilmember Wiedeman. There was no discussion. The Mayor called for the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. Motion Carried.

2. Public Hearing regarding a Zone Change for Lot 8 of MonumentAUL Subdivision from RM Residential Medium Density District to C3 General Commercial District

Mayor Ewing opened a public hearing regarding a Zone Change for Lot 8 of MonumentAUL Subdivision from RM Residential Medium Density District to C3 General Commercial District at 6:20 p.m.

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

To:	City Council	Date:	7/10/23
From:	Planning & Community Development	Zoning:	
Subject:	Consider Zone Change for Lot 8 of MonumentAUL Subdivision from RM Residential Medium Density District to C3 General Commercial District	Property Size:	6.35 Acres
Location:	North of Highway 71 and east of 7 th Street (County Road 22)	#Lots/Parcels:	1
Owner:	AKAJRV 314 LLC		

On the east end of the property that is to be subdivided as MonumentAUL Subdivision, there is a lot that is to be platted as Lot 8, Block 1. The planned use for this lot is as an RV park, which will require a rezone of a portion of the lot to C3, General Commercial District. While the comp plan does not specifically address the commercial uses along Highway 71, this change would be in keeping with the existing commercial zoning that is adjacent to Highway 71, and the area is roughly equal to the area on the west that is currently zoned commercial that is to be rezoned to residential. The location of the commercial development would just change from being on the west side of the property to the east side of the property. The use as an RV park would also be in keeping with what the Comp Plan describes for the East Gering Neighborhood District by providing open space and recreational facilities.

Engineer Folck stated as part of the zone change application, there are two areas the property owners have requested zone changes. On the east side it is currently zoned RM and the applicants are requesting a

change to C-3. The reason for extending that northward is that area will be commercial lots and the applicant would like to add an RV park at the east end.

She cautions City Council to not just think about the current implications of the use they are planning for an RV Park, but also think about what else it could be (if for some reason it would cease being an RV park). It could be anything in the C-3 Zone. Staff feels the way they designed this with the retention on the west, this does make a natural buffer between the residential and the commercial. Additionally, it is Heavy Industrial to the east, so it would only border residential on the north. At some point, there will have to be that interface between the residential and the Heavy Commercial.

The Comprehensive Plan doesn't give a lot of guidance for this but it does show overall that that area is to be more of a residential neighborhood. There are some other things in the Comprehensive Plan and Principals that talk about commercial zones being concentrated along areas with good transportation. In her opinion, this fits as this is the future Rundell Road (on the east). Eventually it will be a major city street, and one of the few intersections with the Expressway will be along the east, and A Street on the north - that will help provide that buffer between residential and commercial. There will also be a frontage road along the Expressway. Three sides of it will be streets, and the other side will be retention which runs itself well to any C-3 use, not just an RV park. Staff and Planning Commission are recommending approval.

Councilmember Bohl asked when Rundell Road will tie into D Street; will that be in the potential residential phase? Engineer Folck replied that the applicant will have to do Rundell Road up to the entrance of their RV park, which is part of the plans they have right now. When they are ready to develop, then A Street and the remainder of Rundell Road will have to go in. The County doesn't show it, but the City does have dedicated right of way through this area (from when this property was subdivided). It's up to the City to a certain extent, but most likely this would not develop until the other area develops and there is a need for that street to go all the way through to D Street (she showed what she was talking about on the overhead screens).

Councilmember Bohl asked if there will only be one access point into that lot as it currently sits, which would be off the new frontage road. Engineer Folck stated that she believes they would have access both off of Hiram Scott Drive and Rundell Road. Adam Vath, with MC Schaff Associates, addressed the Council and stated there will be two access points (in this initial Phase 1) off the frontage road and Hiram Scott Drive. And then Rundell Road is extended 300-400 feet to a secondary drive into the proposed RV park, so there will be two access points. Mr. Vath brought the plans up to the Council and further explained. Engineer Folck said this should be part of the development agreement that is in the Council packet.

Councilmember Gillen stated that he thinks it makes more sense to have the C-3 zone on this side of the property because we're already up next to our industrial area as opposed to the opposite side which is residential and farmland.

Mayor Ewing asked twice if there was anyone in the Council Chambers wishing to speak regarding this public hearing.

With no further comments, the administrative record was closed and the public hearing closed at 6:27 p.m.

2a. Approve Ordinance No. 2129 - 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 Gillen made a motion to introduce Ordinance No. 2129 – 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 Backus. There was no discussion. Mayor Ewing called for the vote. “AYES”: Gillen, Backus,

Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. Motion Carried.

Councilmember Bohl moved that the Ordinance be designated as Ordinance No. 2129 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 Wiedeman. There was no discussion. The Clerk called the roll. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. 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. 2129 was read by title only, Councilmember O'Neal moved that the Ordinance be passed as read, which motion was seconded by Councilmember Morrison. There was no discussion. The Mayor called for the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. Motion Carried.

BIDS/PROPOSALS: (None)

REPORTS:

1. Liaison Report – Panhandle Area Development District, Administrator Heath

Administrator Heath stated the following:

- PADD's focus continues to be Economic and Community Development, Transportation Planning, Business and Housing Development in the 11 panhandle counties
- So far in 2023, PADD has helped panhandle communities and businesses receive more than 3.7 million in funding;
 - Over \$1 million of that was for the Prime Metal Products grant in Gering
 - Other grants were for workforce housing in Sidney, a daycare center in Alliance, grocery store in Bayard and Adams Industries in Sidney
- PADD currently has 14 outstanding loans totaling over 1.4 million
- These loans have created or maintained 211 jobs in the region and created 29 new jobs in the 22-23 fiscal year
- PADD staff also assists with the Heartland Expressway, Western Nebraska Economic Development, Western Nebraska Development Network and Digital Broadband for the rural areas of the panhandle
- In the past decade, PADD has assisted businesses to leverage more than \$40 million in private investment for economic development initiatives that support job creation and job retention
- In the past decade, PADD has been involved in local projects that have created over 412 new jobs
- Over the last year, PADD has generated a return on investment of \$70 for every \$1 in membership dues paid

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 Morrison. There was no discussion. The Mayor called for the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Shields. Motion Carried.

Meeting adjourned at 6:32 p.m.

ATTEST:


Kathleen J. Welfl, City Clerk




Kent E. Ewing, Mayor