

**THE OFFICIAL PROCEEDINGS OF THE REGULAR MEETING OF THE GERING CITY COUNCIL,
JUNE 10, 2019**

A regular meeting of the City Council of Gering, Nebraska was held in open session on June 10, 2019 at 6:00 p.m. at Gering City Hall, 1025 P Street, Gering, NE. Present were Councilmembers Smith, Backus, Wiedeman, O'Neal, Morrison and Cowan. Also present were Administrative Secretary Carol Martin and City Attorney Jim Ellison. Absent were Councilmembers Gillen and Holliday, Mayor Kaufman, City Administrator Lane Danielzuk and City Clerk Kathy Welfl. 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 Morrison called the meeting to order at 6:00 p.m. and 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.

Motion by Councilmember Wiedeman to excuse the absence of Councilmember Holliday from the June 5, 2019 special meeting. Second by Councilmember Smith. There was no discussion. Council President Morrison called the vote. "AYES": Smith, Backus, Wiedeman, O'Neal, Morrison and Cowan. "NAYS": None. Abstaining: None. Absent: Gillen and Holliday. Motion Carried.

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

Council President Morrison 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 Council determines that the matter requires emergency action.

CONSENT AGENDA:

1. Approve minutes of the May 29, 2019 special City Council meeting and the June 4, 2019 special City Council meeting
2. Approve Claims
3. File for record Federal Lands Access Program Project Memorandum of Agreement and Funds Transfer Agreement
4. File for record Right of First Refusal for Lots 4A and 5A, A replat of Lots 4,5,6 and 7, Block 20, Gardner's Addition to the City of Gering, Scotts Bluff County, Nebraska
5. File for record Baker & Associates Ball Park Facility Design Review and Support Agreement pertaining to the proposed new Ball Park Facility located in Oregon Trail Park
6. File for record Baker & Associates Northfield Area Drainage Improvements – Additional Services Amendment

Claims:

5-18-19 to 5-31-19

ACTION COMM INC \$35.75 ANTENNA FOR 800 RADIO, 24/7 FITNESS \$410.00 WELLNESS, ACCUSTAR SURVEYING \$770.00 SURVEY ELECTRICAL EASEMENT, ACUSHNET CO \$1,302.18 108 GOLF BALLS/2 GOLF PUTTERS, ADIDAS \$112.72 GOLF SHOES, ALLIED HAND DRYER \$320.00 2 HAND DRYERS MEN'S RESTROOM, ALLO COMM \$1,883.20 TELEPHONE/INTERNET CHRG'S, ALTEC INDUSTRIES INC \$142.30 TRUCK SLINGS, AMAZON \$14.98 CPR/1ST AID SUPPLIES/1 DIGITAL SONG FOR ST, AMERICAN LEGION POST #36 \$500.00 SEND KIDS TO STATE – KENO FUNDS, AMERICAN LIBRARY ASSOC \$220.00 ALA DUES FOR DIRECTOR, ANIMALS ASIA \$5.00 FRAUDULENT CHRG, ATLAS \$388.50 1 BODY ARMOR/POUCHES, AWWA \$155.00 ATTEND WATER CONF DEN HEATH, AYERS ASSOC INC \$12,186.30 COMP PLAN RVW, B & S INC \$41.78 GAS CONF VANCE, BENAVIDES LISA \$75.00 RV ROOM DEPOSIT REFUND, BENZEL PEST CONTROL \$85.49 PEST CONTROL 200531 WEST U ST, BKD RENTALS LLC \$2,154.20 JUNE 2019 PRAIRIE PINE SUBSIDY, BLACK HILLS ENERGY \$629.41 GAS BILL 615 RUNDELL RD/UTILITIES 1035 M ST/HEAT 900 OVERLAND TRL/GAS 1255 11TH ST/GAS 760 13TH ST, BLUFFS SANITARY SUPPLY \$817.78 SUPPLIES FOR BATHHOUSE/SUPPLIES FOR RESTROOM/ TOILET PAPER/MOP/ TRASH BAGS, BOMGAARS (\$8.97) TAX REFUND, BORDER STATES INDUSTRIES \$12,123.98 FUSE BOX/CONNECTORS/SAFETY CORD CONNECTOR/OUTLET RPR/WIRE/LEADS/LIGHT /WASHER /COVERS/MATERIAL FOR POWER FIELD 8/2 EXIT SIGNS/1 EMERGENCY LIGHT/BOX/OUTLETS/GREENROOM, CALLAWAY GOLF CO \$4,049.02 480 GOLF BALLS, CASEY'S GENERAL STORE #27 \$91.50 GAS CONFERENCE VANCE/GAS FOR TRAINING, CATTLE BANK & TRUST \$55,786.38 TIF GERING COBBLESTONE, CENTURYLINK \$2,689.07 TELEPHONE BILL ALLOCATION, CITY INSURANCE FUND \$173,611.28 HEALTH PREM 125, CITY OF GERING \$17.75 REFRESHMENTS FOR FARMERS MARKET, CITY OF SCOTTSBLUFF \$2,191.60 JAN 19 – MARCH 19 EMERGENCY MGMT, CITY PAYROLL TRUST \$4,975.21 FSA

MEDICAL 125/DISABILITY INSURANCE, CLOSSON PAT \$75.00 RV ROOM DEPOSIT REFUND, CONNECTING POINT \$259.78 COPY CHRGS, CONTRACTORS MATERIALS \$807.10 CAULK & GROUT TO RPR POOL/RV PARKING LOT RPR/LATHE/TAPE/STRING LINE, VEST, CORE & MAIN LP \$88.50 CABLES FOR WATER METERS, COULTER INC \$460.00 RPR OVEN, COURTYARD BY MARRIOTT \$181.97 TRAINING HOTEL - HOLTHUS, COWAN TROY \$75.00 RV ROOM RENTAL DEPOSIT, CREDIT BUREAU SRV INC \$217.49 GARNISHMENT, CROELL INC \$1,325.00 CONCRETE FOR DIAMOND 1 POLES/8.50 YDS CONCRETE 12TH & Q ST, D & H ELECTRONIC SUPPLY \$119.36 BATTERIES UPS @ BOOSTER STN/ADAPTOR HDMI, DAHLGRIN CASEY \$182.00 EXPENSE FOR ADA CONF, DALE'S TIRE AND RETREADING \$534.14 TIRE RPR, DEX \$22.50 ADVERTISING, DIAMOND VOGEL PAINT CENTER \$67.71 PARTS FOR PAINT MACHINE, DISCOVER BANK \$166.29 GARNISHMENT 2, DIVE RESCUE INTERNATIONAL \$365.00 DIVE RESCUE CLASS STERKEL, DOCU-SHRED LLC \$26.00 64 GALLON CONTAINER SHREDDING, DOUVILLE LIBBY \$75.00 RV ROOM RENTAL DEPOSIT, DUTTON - LAINSON CO \$3,872.98 WASHERS/ELBOWS/4PTS, ECOLAB \$155.62 PEST CONTROL @ CITY HALL/PEST CONTROL AMPHITHEATER/PEST CONTROL CLUBHOUSE, ELITE TOTAL FITNESS \$102.00 ELITE FITNESS, ELLIS JULIA \$75.00 RV ROOM RENTAL DEPOSIT, EMBASSY SUITES \$558.60 SWANA CONF VANCE, ENVIRO SRV INC \$1,594.00 WW LAB, ERIN HINZE \$150.00 BOOT REIMBURSEMENT, ESC ENGINEERING \$2,918.22 SCADA, FAMILY CIRCLE MAGAZINE \$12.84 1 YR SUBS, FASTENAL CO \$728.38 SAFETY GLASSES/GLOVES/EXT CORD/BOLTS/NUTS, FEDEX \$217.83 WATER SAMPLES LANDFILL, FIRST STATE BANK \$367.77 IBEW UNION DUES, FLOYD'S SALES & SRV \$782.73 WARRANTY/PARTS G-13/WORK G-1/WORK G-9, FORT DEARBORN LIFE INS CO \$127.28 FIREFIGHTER LIFE INS, FRANK PARTS CO \$1,442.60 HYDRAULIC FILTERS FOR SHREDDER, FREMONT MOTOR SCOTTSBLUFF \$35,791.60 VEHICLE RPR'S/ 2019 FORD F350 TRUCK/CAR RPR'S/PARTS, FRESH FOODS \$68.98 POP FOR JAIL TRUSTEES/FREE DUMP DAY, FYR - TEK \$304.50 CLASS A FIRE FIGHTING FOAM, GALE \$178.34 6 LG PRINT BOOKS, GENERAL PARTS \$359.24 PARTS FOR OVEN, GERING COURIER \$70.00 ADVERTISING, GERING VALLEY PLUMBING \$164.00 HVAC, GERING VOLUNTEER FIRE DEPT \$654.56 FIRE SCHOOL TRAVEL EXPENSE, GREAT PLAINS ADA CENTER \$1,500.00 ADA CONF DAHLGRIN, GREG NORMAN \$1,100.16 GOLF CLOTHING, GREG'S AUTO BODY & PAINT \$1,290.80 VAN MAINT, HARDEN JULIE \$75.00 RV ROOM RENTAL DEPOSIT, HARRINGTON INDUSTRIAL PLASTICS \$616.49 PARTS FOR CHLORINE GENERATOR, HERTZBERG - NEW METHOD INC \$173.19 21 CHILDRENS BOOKS, HOLIDAY INN \$681.25 MOTEL FOR CLASS, HOME DEPOT \$549.00 TOOL KIT FOR UNIT 99, HONEY - WAGON EXPRESS \$180.00 CLEAN GREASE TRAPS, HULLINGER GLASS & LOCKS \$540.00 FIXED CLOSURE ON W OUTSIDE DR, ICMA ELECTRONIC RETIREMENT \$642.24 ICMA CITY ADMIN, IDEAL LINEN SUPPLY INC \$345.13 EXCHANGED MATS/RAGS FOR WWTP/9 RUG CHANGE OUTS, INDEPENDENT PLUMBING & HEATING \$471.37 SUPPLIES GREENHOUSE IRRIGATION, INDOFF INC \$231.89 SUPP FOR SRP, INGRAM LIBRARY SRV'S \$47.28 1 CHILDRENS BOOK/2 BOOKS, INLAND TRUCK PARTS CO \$499.34 STAFF FOR OLD SNOW BLOWER, INTERNAL REV SRV \$42,122.01 FED/FICA TAX, INTERSTATE BATTERIE/RAPID \$1.00 BATTERY, INTRALINKS TECHNICAL SOLUTIONS \$3,364.18 COMPUTER SUPPORT, J-14 TEEN MAGAZINE \$14.97 1 YR SUBS TO J-14, JIRDON \$302.65 FLAX SEED FOR GRASSLANDS @ FIVE ROCKS, JOHN HANCOCK USA \$13,466.18 JH RETIRE 6%, JOHNSON CASHWAY CO \$364.46 MOWER BLADES/ SUPP PAINTING BATH HOUSE/ RPR TO FIELD 5 SPRINKLER/STEPLADDER/BATTERIES /STRIPING PAINT, K4 TRUCKING LLC \$2,756.47 ROCK FOR AMPHITHEATER, KNEB \$632.00 RADIO ADVERTISING, KOVARIK ELLISON MATHIS \$715.00 EMPLOYMENT CONTRACTS, LAYNE CHRISTENSEN CO \$2,582.98 CHECK VALVE FOR WELL 3, LEAGUE ASSOC/RISK MANAGEMENT \$1,078.21 PYMT SEWER BACKUP IN HOME, LEGACY OF THE PLAINS \$150.00 RENTAL FEE FOR ROTARY, LOAF-N-JUG \$5.44 TRAVEL EXP TO BRIDGEPORT, LOGOZ LLC \$420.77 CITY SHIRTS, LONDON FLATS LLC \$2,703.60 HAULING 150 TONS INFIELD MIX, MC SCHAFF & ASSOC \$6,937.50 AMP DRAINAGE STUDY, MANLEY BRENDA \$75.00 RV ROOM RENTAL DEPOSIT, MASSIE KRISTEN \$46.00 TRAINING, MATHESON TRI-GAS INC \$21.83 GLOVES, MATRIX TRUST CO \$6,324.26 MG T-POLICE, MEAT SHOPPE \$31,151.11 CATERING COSTS/MANAGEMENT CONTRACT, MENARDS \$373.19 VEHICLE WASHING MATERIAL/SAFETY BRACKETS/SAFETY GLOVES/GLASSES, MICHAEL TODD & CO \$601.52 ARROW BOARD FOR FLATBED, MIDTOWN ANIMAL HOSPITAL \$38.00 K-9 VET BILL/BOARDING, MIZUNO USA INC \$96.70 GOLF CLUB, MOBOTREX \$110.00 TRAFFIC SIGNALS, MONEY WISE OFFICE SUPPLY \$152.80 SHEET PROTECTORS/DVD AND RW/FLASH DRIVE RV PARK/TONER FOR OFFICE PRINTER, MONUMENT GRILL \$24.50 MTG W/NATHAN JOHNSON, MOUNT STEVE \$182.00 EXPENSE FOR ADA CONF, MUNICIPAL ENERGY AGENCY \$264,713.37 POWER BILL, MUNICIPAL SUPPLY INC OF \$1,233.00 SRV LINE PARTS, MURDOCH'S RANCH & HOME (\$23.10) CHAIN FOR WWTP, MUTUAL OF OMAHA \$912.50 RETIREMENT PLAN MNGT/RETIREMENT PLAN TERMINATION FEE, NATIONAL INS SRV \$1,141.64 VISION INS, NE CHILD SUPPORT PYMT \$794.64 CHILD SUPPORT I, NE DEPT OF REV (PR) \$12,827.15 STATE TAX, NE PUBLIC POWER DIST \$1,646.99 UTILITIES PHEASANT DR, NE SAFETY/FIRE EQUIP \$125.00 FIRE ALARM INSPECTION, NE MUNICIPAL POWER \$3,675.00 ANNUAL DEQ REPORT/DIST PLAN, NE SEC OF STATE \$23.00 UPDATES FOR GLC OFFICERS, NEBRASKALAND TIRE \$55.39 RPR TIRES/MOUNT TIRES, NEFSMA \$50.00 ANNIE TO NEFSMA CONF, NEOFUNDS BY NEOPOST \$831.90 POSTAGE FEES, NETWORKFLEET INC \$40.00 GPS SWEEPER/SKEETER SPRAYER, NORTH PLATTE NRD \$30.00 30 TREES FOR ARBOR DAY PROGRAM, NORTHWEST PIPE FITTINGS \$184.85 SPRINKLER RPR, NWEA \$120.00 SCHOOLING PETERSON & VANCE, OMAHA WORLD HERALD \$714.48 1 YR SUBS, ONE CALL CONCEPTS INC \$119.92 LOCATE FEES, PANHANDLE COOP ASSOC \$60.00 MOUNT & DISMOUNT 2 TIRES, PAUL L REED CONSTRUCTION \$2,144.54 ASHPALT FOR RV PARKING LOT, PAYPAL \$170.00 TIMER CUTOFFS FOR RADIOS, PAYROLL CHECKS \$133,967.89 PAYROLL CHECKS ON 5-24-19, POSTMASTER \$16.85 CERT MAIL, POWERPLAN OIB \$140.03 TOOTH FOR EXCAVATOR, PRAISE WINDOWS \$280.00 CLEANED WINDOWS, PRIME-STRIPE INC \$2,662.00 FIELD MARKING PAINT, PRINT BROKER \$2,439.70 DISCONNECT NOTICES/UTILITY BILL CARDS, PRINT EXPRESS \$157.15 WARNING TICKETS, PRO DRYERS \$190.85 HAND DRYER WOMEN'S RESTROOM, PRO OVERHEAD DOOR \$45.00 SEALANT FOR MANHOLES, PROFESSIONAL GOLFERS ASSOC \$521.00 PGA OF AMERICA DUES, QUARK SOFTWARE \$29.99 GOVERNMENT SOFTWARE, REAL SIMPLE \$40.61 1 YR SUBS, RECORDED BOOKS LLC \$36.00 1 AUDIO BOOK, ROBINSON NICOLE \$97.42 OVER PYMT OF DEPOSIT, ROGERS SPRAYERS INC \$142.25 SPRAYER PARTS, S & S \$43.87 FUEL CLASS DOMINGO, SAFETY LINE CONSULTANTS \$2,000.00 MAY SAFETY TRNG, SANDBERG IMPLEMENT INC \$198.93 CAP/SAFETY EAR PLUGS/FACE SCREENS, SANDY'S BURRITOS \$141.89 FREE DUMP FOOD FOR CREW, SARGENT DRILLING CO \$7,868.18 WELL #3 PUMP RPR, SCB CO VEHICLE REGISTRATION \$2,555.65 PLATES FOR NEW TRUCK, SCB CO REGISTER OF DEEDS \$30.00 REGISTER OF DEED JENNINGS, SCOTTS BLUFF CO COURT \$51.00 LEGAL FEES, SCOTTSBLUFF - GERING UNITED \$70.75 UNITED WAY CTRB, SHRM \$189.00 SHRM MEMBERSHIP COOLEY, SIMMONS OLSEN LAW FIRM \$3,000.00 CITY PROSECUTORS, SIMON CONTRACTORS \$6,214.75 134.72 TONS CRUSHED CONCRETE, SNELL SRV INC \$451.74 SVC SOFFIT LIGHT RPR, SOLUTIONS EAP \$244.55 COUNSELING SRV'S, SOUTH PLATTE NATURAL RES \$554.73 TREES FOR PARK/STADIUM, SOUTHWESTERN EQUIPMENT CO \$240.33 AIR ACTUATOR FOR G-13, SPORTSGRAPHICS \$1,375.00 PADDING W/LOGO FOR STADIUM, STAPLES CREDIT PLAN \$462.16 CAMERA - INSPECTIONS/CVB ENVELOPES/NEW PRINTER FOR COOLEY & CARTRIDGES/OFFICE SUPPLIES, STAR HERALD \$2,088.27 CVB DISCOVER US ADV, STATE OF NE/DAS COMM \$167.39 LONG DISTANCE PHONE CHRGS, SUGAR VALLEY FEDERAL CREDIT \$678.37 CREDIT UNION, SUGAR VALLEY RALLY \$3,500.00 KENO FUNDS CONTRACT EXPENSES, SUREFIRE LLC \$349.36 123A BATTERIES, SWANA \$400.00 JOB POSTING, TAYLOR MADE GOLF CO \$231.45 GOLF CLUB, TEAM CHEVROLET \$434.70 WING VEHICLE LEASE/PULLEY CASEY'S PICKUP, THE TANGLE TUMBLEWEED \$69.55 DINNER TOUR OPERATORS, THE TORO CO \$155.00 MONTHLY SVC TORO SYSTEM, THOMPSON GLASS INC \$250.00 RPR FRONT DOOR @ CITY HALL, TRANSAMERICAN POWER PROD \$44,640.00 POLES, UNANIMOUS \$490.00 WEBSITE RETHEME/WEBSITE SUPPORT, UPS \$73.97 FRAUDULENT CHRG, VERMEER HIGH PLAINS \$761.71 PARTS FOR WILD CAT TROMMEL, VISTA PRINT \$70.57 PRINT LUNCHEON INVITES/ENVELOPE, WACO \$63.82 GAS CONF VANCE, WALMART \$174.56 OFFICE SUPP/VELCRO/TISSUE/ PTWIPES, WAREHOUSE FITNESS CENTER \$398.00 WELLNESS,

WEINMASTER LISA \$75.00 RV ROOM RENTAL DEPOSIT, WESTCO \$9,442.38 FLAX SEED FOR GRASSLANDS @ FIVE ROCKS/GRASS SEED/DIESEL/HERBICIDES FOR PARKS/FUEL FOR TANKS FOR EQUIPMENT/CLAMP, WESTERN LIBRARY SYSTEM \$25.00 WORK SHOP REG FOR S PRESTON, WESTERN STATES BANK \$7,577.62 HSA CTRB 125, WESTERN STATES BANK – POL \$340.00 PO UNION DUES, WESTERN TRAVEL TERMINAL \$26.00 EXPLORER CAR WASH, WILSON SUSAN \$560.00 REG FOR INSTRUCTOR CLASS, WINCHELL CLEANING SRV \$860.00 CLEAN HALLS/BATHS/ OFFICE, WM RECYCLE AMERICA \$4,478.00 FOR RECYCLING, WYOMING BEARING & SUPPLY \$491.21 OIL SEAL/PARTS FOR TAPER IN PIT/BEARING FOR G-10/GREASE HOSE FOR G-10 & G-13, HYDRAULIC HOSE, YMCA \$470.00 WELLNESS

Motion by Councilmember Smith to approve the Consent Agenda. Seconded by Councilmember Wiedeman. There was no discussion. Council President Morrison called the vote. “AYES”: Smith, Backus, Wiedeman, O’Neal, Morrison and Cowan. “NAYS”: None. Abstaining: None. Absent: Gillen and Holliday. Motion Carried.

BIDS

1. 3-Yard Containers – Sanitation Department

Motion by Councilmember Wiedeman to approve staff’s recommendation to award the 3-Yard Containers to MWC Truck & Refuse Equipment Sales in the amount of \$39,260 for 70 3-yard containers. Second by Councilmember Smith.

Discussion: Darrell Vance stated they had \$164,000 budgeted from last year. This is to replace the 1996 containers that are rusting out and the bottoms are being replaced on the green ones. There are 70 new tan containers that they can put out to replace the old ragged ones. They received three bids. NWC bid came in at \$560.85 per container, Southwestern Equipment came in at \$572.14 per container and Kois Brothers came in at \$694.35 per container. Staff is recommending MWC Truck & Refuse Equipment Sales. Councilmember Wiedeman inquired that this is \$20,000 below budget and asked if we could possibly get more than 70 containers because some of them are in really bad condition. Darrell Vance stated that freight would be higher and would require more than one load if we went through Southwestern Equipment or Kois Brothers and we have ordered from NWC before. The 70 containers ordered are going to be delivered on one load.

Council President Morrison called the vote. “AYES”: Smith, Backus, Wiedeman, O’Neal, Morrison and Cowan. “NAYS”: None. Abstaining: None. Absent: Gillen and Holliday. Motion Carried.

PUBLIC HEARINGS:

1. Public hearing to consider a Final Plat on Lot 2A, Block 1, Schleicher Subdivision, a Replat of Lot 2, Block 2, Schleicher Subdivision and Unplatted Lands situated in the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 North, Range 55 West of the 6th P.M., in the City of Gering, Scotts Bluff County, Nebraska, otherwise known as 190596 Carter Canyon Rd.

Council President Morrison opened a public hearing regarding a Final Plat on Lot 2A, Block 1, Schleicher Subdivision at 6:07 p.m. Annie Folck, City Planner, presented the administrative record.

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

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|------------------|---|-------------------------------------|---------------|
| To: | Planning Commission | Date: | 5/21/19 |
| From: | Planning & Community Development | Zoning: | AGG |
| Subject: | Recommendation & Report – Final Plat, Lot 2A, Block 1, Schleicher Subdivision, a Replat of Lot 2, Block 1, Schleicher Subdivision and Unplatted Lands | Property Size: | 2.66 Acres |
| Location: | 190596 Carter Canyon Rd. | #Lots/Parcels: | 1 |
| Owner: | Scotts Bluff County | City Council Public Hearing: | June 10, 2019 |

Public Notice: This Public Hearing was noticed meeting the City Zoning and Subdivision Regulations.

Council President and Council Members,

This is a recommendation and report to consider an application for a Final Plat in the AGG zone. The plat is a replat of an existing, nonconforming lot. The lot currently is nonconforming because it is only two

acres, whereas the minimum lot area for residences in the AGG zone is 25 acres. The property owner is proposing that they expand the lot to the west, bringing the lot size to 2.66 acres. While this is still nonconforming, it is closer to our requirements than the existing conditions.

Staff recommends approval of the replat, as it brings the existing lot closer to conformance than it currently is.

Council President and Council Members, this completes my entry regarding this recommendation and report to consider this application for a Final Plat, Lot 2A, Block 1, Schleicher Subdivision, a Replat of Lot 2, Block 1, Schleicher Subdivision and Unplatted Lands. I would ask this Council to recommend approval or denial of the Final Plat.

Recommendation

Approve

Make a POSITIVE RECOMMENDATION to approve the Replat of Lot 2, Block 1, Schleicher Subdivision and Unplatted Lands, with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION for the Replat of Lot 2, Block 1, Schleicher Subdivision and Unplatted Lands, for the following reasons:

Table

Table making a recommendation on the Conditional Use Permit for a Replat of Lot 2, Block 1, Schleicher Subdivision and Unplatted Lands, for the following reasons:

City Planner Folck indicated this is not in the City limits and is in the very edge of our extra territorial zoning jurisdiction. They are taking an existing two-acre lot and adding an additional .66 acres on the west side of it. Typically in the AGG zone for a residential lot we require 25 acres.

That is the requirement if it was to be platted today. Because it is an existing two-acre plat and they are adding to that, it is closer to be coming into conformance than previously. We are still recommending approval even though it doesn't meet all the requirements because the way the property lies and with other lots around it. It is a non-conforming lot; it will stay a non-conforming lot even after this replat but less non-conforming than what it was previously. Staff and Planning Commission are recommending approval.

Doug Schleicher stated that they own the two acre lot and when they first built it, it was County. They had five acres, then went back to two acres because the five acres went into the corrals and through the corn grids which wasn't feasible to use. They went back to the two-acre and that left a 100-foot strip in between the two lots and it was not usable and they wanted to obtain it and put it with their two acres. They have the house on the two acres and may put a machine shed on the 1.6 acres.

Council President Morrison asked if anyone wished to speak in favor of the application. Seeing none she asked if anyone wished to speak in opposition. Seeing none, the Administrative Record was closed and the public hearing closed at 6:10pm.

Motion by Councilmember O'Neal to enter the Administrative Record for this public hearing into the public record. Second by Councilmember Cowan. There was no discussion. Council President Morrison called the vote. "AYES": Smith, Backus, Wiedeman, O'Neal, Morrison and Cowan. "NAYS": None. Abstaining: None. Absent: Gillen and Holliday. Motion Carried.

1a. Approve or deny a Final Plat on Lot 2A, Block 1, Schleicher Subdivision, a Replat of Lot 2, Block 2, Schleicher Subdivision and Unplatted Lands situated in the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 North, Range 55 West of the 6th P.M., in the City of Gering, Scotts Bluff County, Nebraska

Motion by Councilmember O'Neal to approve an application submitted by Doug Schleicher for a Final Plat on Lot 2A, Block 1, Schleicher Subdivision, a Replat of Lot 2, Block 2, Schleicher Subdivision and Unplatted Lands situated in the Southwest Quarter of the Southeast Quarter of Section 16, Township 21 North, Range 55 West of the 6th P.M., in the City of Gering, Scotts Bluff County, Nebraska. Second by Councilmember Wiedeman. There was no discussion. Council President Morrison called the vote. "AYES": Smith,

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

CURRENT BUSINESS

1. Request by the Monument Shadows Member/Guest Golf Tournament Committee to conduct a fireworks show at the Monument Shadows Golf Course on June 21, 2019

Councilmember Wiedeman asked Fire Chief Nathan Flowers if he had any concerns. Chief Flowers stated that there has not been any issues and they have assisted with this event the last couple of years and firefighters have stood by. He said they would not expect to have any issues this year as they will set up the same as last year.

Motion by Councilmember Wiedeman to approve a request by the Monument Shadows Member/Guest Golf Tournament Committee to conduct a fireworks show at the Monument Shadows Golf Course on June 21, 2019. Second by Councilmember Smith. There was no discussion. Council President Morrison called the vote. "AYES": Smith, Backus, Wiedeman, O'Neal, Morrison and Cowan. "NAYS": None. Abstaining: None. Absent: Gillen and Holliday. Motion Carried.

2 Approve and authorize the Mayor to sign Public/Private Parking Lot Agreement between the City of Gering and SCI Nebraska Funeral Services, Inc. (Gering Mortuary)

Motion by Councilmember Smith to approve and authorize the Mayor to sign the Public/Private Parking Lot Agreement between the City of Gering and SCI Nebraska Funeral Services Inc. (Gering Mortuary). Second by Councilmember Cowan.

Discussion: Councilmember O'Neal asked if because it's a public parking lot, is that why the City is responsible for snow and ice removal and they're going to be responsible for mowing, trimming etc. Jim replied that is correct with the exception that the mortuary does own the lot but it's subject to this agreement. It'll be a 25-year agreement which will essentially be a public parking lot for that time. Mr. Ellison stated that both parties had to put in protections because the mortuary is the owner and the City is also using it so we have to have insurance for both just in case.

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

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

ADJOURN:

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

Meeting adjourned at 6:18 p.m.


Mark A. Kaufman, Mayor

ATTEST:


Kathleen J. Welfl, City Clerk

