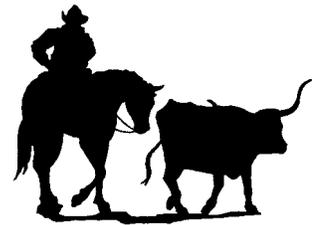


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MEMORANDUM

DATE: July 24, 2015
TO: Ogallala City Council
CC: Mike McQuillan, City Attorney; Jane Skinner, City Clerk
FROM: Aaron Smith, City Manager
RE: Briefing for Regular Council Meeting of: July 28, 2015

1. Roll call of Members. (Verification of Notice to call meeting to Order).

2. Consent Agenda:

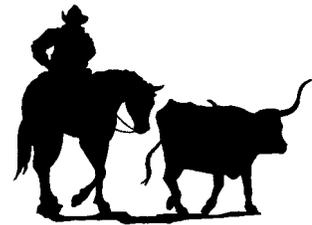
- A. Minutes of the Regular Meeting held July 14, 2015.
- B. Minutes of the Special Meeting held July 14, 2015. (Council Tours).
- C. Claims.
- D. O.V.F.D. – Resignation of Jobe Caster.
- E. Renewal of Gas Fitters Licenses:
 - 1) Marc Fagullar
 - 2) Ken Priesner
- F. Renewal of Master Plumber Licenses:
 - 1) Marc Fagullar
 - 2) John Moore
 - 3) Robert Nelson
 - 4) Ken Priesner
- G. Renewal of Journeyman Plumber Licenses:
 - 1) Dan Dailey
 - 2) Joe Malone
 - 3) Chad Wittstruck
- H. Renewal of Right of Way Contractor Licenses:
 - 1) Paul Baumgartner
 - 2) JD Peterson
 - 3) Lonnie Peters
- I. Renewal of Sewer Contractor License:
 - 1) Paul Baumgartner
- J. Renewal of Mobile Home Park Licenses:
 - 1) Joe Malone dba 3 Pines MHP
 - 2) Del & Beverly Humphrey dba Hillcrest Homes MHP

The consent agenda lists routine non-controversial items collectively approved by the Council with no discussion and one motion.



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The Council may discuss and vote on any individual item by removing it from the consent agenda. In addition, any person in attendance may request that an item be removed.

Recommended motion:

“Move to approve the consent agenda.”

After the motion receives a second, the vote is called for.

After the vote, the Council President declares:

“Motion carried.”

Or;

“Motion failed.”

3. Public Hearing:

- A. Request for special exception to construct a non-commercial utility structure as a primary use in a residential-zoned lot. Said property is located at 301 East N Street, more particularly described as Lot 3, Bloomberg’s Second Subdivision.

The Public Hearing should be opened by stating the topic and time. Action item under (6. G)

4. Public Forum:

- A. Doug Flores – 5 Year Recognition.
- B. Grass Dump for Ogallala residents – Ogallala Tree Board (Allen Cerny and Wendell Upright).

Several members from the Tree Board have asked the Council to consider providing a permanent place for grass clippings to be taken. A letter from the members is in your packet.

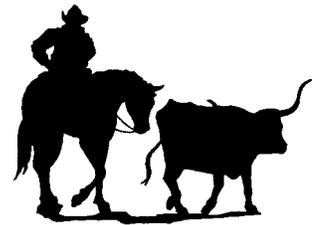
As you know from an email I sent you back in April: The landfill will not except grass clippings from April – October. We would have no place to take them, if we did except them. Unless we started a composting program or stockpiled them for the season and hauled it all to the landfill in the fall.

For our purposes I believe people should continue to take their clippings to the recycling center for \$1.00 a bag, or \$5.00 a truckload. It may be inconvenient for some but the market has provided a better alternative than the City can at this point.



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5. Report of City Clerk-Treasurer:

- A. Claim – Rankin Sales and Service.

Due to Councilman Rankins previously declared conflict of interest. The Claim payable to Rankin Sales and Service has been removed for separate consideration.

Recommended motion:

“Move to approve the claim payable to Rankin Sales and Service in the amount of \$1,007.75.”
After the motion receives a second, the vote is called for.

After the vote, the Council President declares:

“Motion carried.”

Or;

“Motion failed.”

6. Recommendations of Departments, Boards and Committees:

- A. Community Development – Economic Development Update – Travis Haggard.
- 1) Recap of the 2014 Economic Development Measurements KCAD is tracking.
 - 2) Summary of the 2015 KCAD Strategic planning session held on June 18, 2015.
 - 3) Top 3 priorities for the 2015-2016 year.

Travis Haggard will be here to give the Council an update.

No Action Required

- B. Library – Intergovernmental Agreement with the Nebraska Department of Environmental Quality regarding the removal of asbestos at Progress Elementary School.

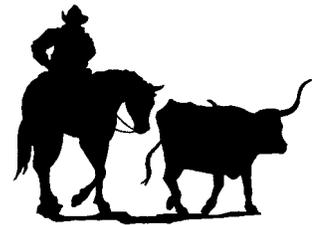
This interlocal agreement is required by NDEQ in order to receive grant funding for the asbestos removal at the former Progress Elementary School Building.

Among other things it states that the City has received at least three bid, that we have received assurance that the site is not eligible for placement on national register of historic places, and that the contractor will remove the materials properly and obey all laws.



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Recommended motion:

“Move to approve the Intergovernmental Agreement with the Nebraska Department of Environmental Quality regarding the removal of asbestos at Progress Elementary School and authorize the City Manager to sign the agreement.”

After the motion receives a second, the vote is called for.

After the vote, the Council President declares:

“Motion carried.”

Or;

“Motion failed.”

- C. Library – Asbestos Abatement for proposed Library Site at 601 West B Street Contract Award.

As you can see from the bid tabulation sheet we received 6. The lowest bid was received from New Horizons Environmental, LLC. For \$46,217.00

Recommended motion:

“Move to approve the bid and contract award to New Horizons Environmental, LLC. For \$46,217.00.”

After the motion receives a second, the vote is called for.

After the vote, the Council President declares:

“Motion carried.”

Or;

“Motion failed.”

- D. Library – Demolition for proposed Library Site at 601 West B Street Contract Award.

As you can see from the bid tabulation sheet we received 3. The lowest bid was received from Scotties Potties for \$84,350.00.

Recommended motion:

“Move to approve the bid and contract award to Scotties Potties for \$84,350.00.”

After the motion receives a second, the vote is called for.

After the vote, the Council President declares:

“Motion carried.”

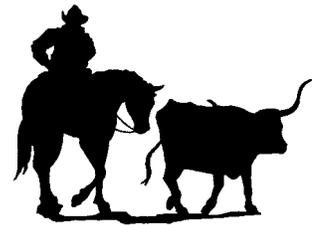
Or;

“Motion failed.”



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- E. Parks – Park hours at Coach Etz basketball court near Goodall Recreation Center – Neighborhood survey results.

There is no need to take action at this meeting, unless the council would like to. This is an opportunity to discuss the survey finding and hear any comments from the public if there are any.

Coletta has compiled the results and they are included in your packet.

No Action Required

- F. Interlocal Agreement – Between City of Ogallala & Village of Brule, Mosquito Pesticide Application

At the last meeting there was a consensus to enter into an interlocal with the Village of Brule to provide mosquito spraying. The agreement is pretty straight forward. They would pay for man hours, equipment, chemicals, and list us as an additionally insured.

Recommended motion:

“Move to approve the Interlocal Agreement between the City of Ogallala & Village of Brule to provide mosquito pesticide application.”

After the motion receives a second, the vote is called for.

After the vote, the Council President declares:

“Motion carried.”

Or;

“Motion failed.”

- G. Planning & Zoning - Request for special exception to construct a non-commercial utility structure as a primary use in a residential-zoned lot. Said property is located at 301 East N Street, more particularly described as Lot 3, Bloomberg’s Second Subdivision.

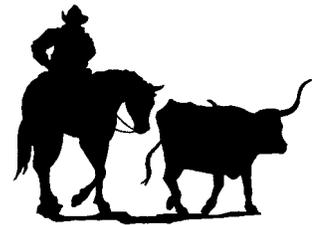
The public hearing for this item should be closed before any action is taken.

Ken will be in attendance to discuss this item. In addition his memo and information from the planning commission meeting is also included.



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In short, Jeff Brady is requesting to locate a building on property located at 301 East N Street in Ogallala. Jeff's intent is to construct a utility structure on this lot as a primary structure (without a dwelling). This is the fifth request in 3 years for a structure of this type.

A motion was made at the planning commission meeting to recommend that the City Council approve the request. All present voted in favor. (6 members present 3 absent)

Recommended motion:

"Move to approve the request for a special exception to construct a non-commercial utility structure as a primary use in a residential-zoned lot. The location of the lot is located at 301 East N Street, more particularly described as Lot 3, Bloomberg's second Subdivision."

After the motion receives a second, the vote is called for.

After the vote, the Council President declares:

"Motion carried."

Or;

"Motion failed."

7. Report of City Attorney:

8. Report of City Manager:

A. Upcoming Council Meeting Dates for Budget Workshops.

I am proposing that we have a budget workshop either August 10th or 11th. I would also ask that we meet on the 21st for a special meeting.

B. Employee Compensation.

My contract requires that my compensation be a topic in the final meeting in August. Action is not required.

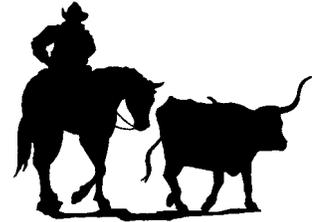
9. Report of City Council Members:

- A. Board of Health – Pete Peterson.
- B. Chamber of Commerce – Kevin Block.
- C. Keep Keith County Beautiful – Pete Peterson.
- D. Keith County Area Development – Rodger Rankin.
- E. Kenfield Petrified Wood Gallery – Buck Bassett.
- F. Library Board – Kevin Block.
- G. Ogallala Community Hospital Advisory Board – Karl Elmshaeuser.



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H. City Council Member/County Commissioner Meeting/School Board.

10. Adjourn.

