

City of Bloomfield
August 3, 2009
Council Meeting Minutes

The regular meeting of the Mayor and City Council of Bloomfield, Nebraska, was called to order at 7:00 p.m. by Mayor Jim Cripe at the City Council Chambers. Present: Mayor Jim Cripe and Council Members Brad Eckmann, Joe Hunhoff, and Barb Wilson. Absent: Council Member Joe Skrivan.

The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room.

Motion by Hunhoff to adopt the agenda, second by Eckmann. Ayes: Eckmann, Hunhoff, Wilson. Nays: none. Absent: Skrivan. Motion carried.

The Mayor asked if anyone not on the agenda would like to address the Council. No one responded.

Skrivan arrived at 7:01 p.m.

Motion by Wilson to adopt the pre-approved agenda items, second by Hunhoff: 7/6/09 regular meeting minutes; July claims in the amount of \$180,687.91; June Treasurer's Report; and transfer of \$78,818 from the medical clinic fund to the general fund. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

The Mayor opened the public hearing. There was brief discussion of the catering liquor license from Chad Broeker, Time Out Lounge and Time Out Lounge's proposal to hold a beer garden during a September 12-13 softball tournament at Robin Schulz Park. Hearing was left open to provide opportunity for public comment.

Council considered proposed change of zoning district from Medium Density Residential (R-2) to Commercial Limited (CL) for Lot 1, Block 21, Oric Addition (northwest corner of Pierce and Bazile Streets). The Planning Commission recommended no change in the zoning. Bruce and Kathy Fiscus were present regarding their plans to construct a building on the property if they purchase it from the Bloomfield Community Foundation. Council Member Hunhoff introduced Ordinance 09-4, an ordinance amending the zoning ordinance of the City of Bloomfield, Nebraska, and the zoning map. Motion by Hunhoff for adoption of 09-4, second by Skrivan. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried. Motion by Hunhoff that the statutory rule requiring reading on three different days be suspended, second by Skrivan. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said ordinance.

The Council considered the setback variance application by Bill Sazama, 404 West Main Street, for an addition to his garage and the Planning Commission's recommendation for denial of the permit. Motion by Skrivan to approve the application, second by Eckmann. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Alan Lemke was present to give information regarding his variance application for a garage exceeding the 600 square foot limitation at 416 East Main Street. The Planning Commission recommended approval of the permit. Motion by Wilson to approve the variance, second by Hunhoff. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Council returned to discussion of catering license and beer garden request from Time Out Lounge. Motion by Hunhoff to recommend approval of catering license for Time Out Lounge, second by Wilson. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Discussion continued on beer garden request at Robin Schulz Park on September 12-13, 2009. Chad Broeker and Eric Sage informed the Council that they had conferred with Mr. and Mrs. Don Schulz family regarding their request. Motion by Skrivan to approve the beer garden on September 12-13, second by Wilson. Ayes: Hunhoff, Skrivan, Wilson. Nays: Eckmann. Motion carried.

Kurt Suhr, Architecture One, gave an update on the medical clinic project, noting the project is scheduled to be completed in December if everything goes as planned. Ryan Bloomquist reported on the brick and shingle choices. Carpet selections will begin soon. A bill for architecture services was presented. Motion by Eckmann to approve payment for architecture services in the amount of \$1605.49 to Architecture One, second by Skrivan. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Gib and Arline Braunsroth spoke in response to the city's directive that materials related to commercial activity in the 400 Block of East Main Street be removed. Consensus from Council was that materials can stay until a determination on a permit can be made as long as a special permit is sought at the next Planning Commission meeting.

Administrator Lyndsy Jenness updated the Council on efforts to obtain an appraisal for the former NorthStar Services office building.

Jenness reported that enrollment forms have been submitted to receive a quote for insurance through Assurant.

Public Works Superintendent Dave Stark reported that the camera report from Sargent on Well 75 showed the well casing to be in good condition. He recommended that the well be acidized in addition to following through with Sargent's proposal for a new pump and motor. Motion by Skrivan to acidize Well 75 and to approve well repairs as proposed by

Sargent, second by Hunhoff. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

The Council reviewed quotes for street repairs on North Broadway near Battle Creek Coop and on the Southeast Broadway (from approximately Park Street to Ciro Street). There was discussion on doing some projects now versus doing larger projects next year. The Council also discussed curb and gutter on Oric Street to divert water from flowing down the alley.

Motion by Skrivan to move forward to form paving districts to fix intersection near Coop on North Broadway, Southeast Broadway between Park Street and City Limits, and all of South Crown Point and to investigate instability of street on South Crown Point. Jenness informed the Council of an inquiry regarding surfacing and a cul-de-sac on North Broadway. Discussion was that there is limited space for a cul-de-sac. Motion withdrawn by Skrivan.

Motion by Skrivan to form paving districts to deal with curve by Coop to be cemented and to cement on South Broadway from Park Street to city limits, second by Hunhoff. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried. The Council also advised that they would like to have an engineer look at drainage off of West Oric and South Crown Point.

The Council reviewed Housing Board minutes. Motion by Hunhoff to approve December 10, 2008 Bloomfield Housing Board minutes as written, second by Eckmann. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

There was discussion of Jeff Fehringer's resignation, with his final day being July 24th, and staffing needs. The Mayor stated that he would like to consider staffing needs at the cemetery along with the public works department as a cost-saving measure. Consensus was to advertise the public works vacancy and to reevaluate cemetery staffing needs in a joint meeting with the cemetery board.

Jenness reported that budget preparation for FY2010 is underway.

Motion by Wilson to accept the reappointment of Brad Lovejoy, Mike Skroch, and Randy True to the Planning Commission, second by Skrivan. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

The Council was informed of recent complaints from those camping at the park of noise levels from youth playing at the park late in the evening. Administrator will work on an ordinance for park hours from 6 a.m. to 10 p.m.

Administrative reports were presented. Public works report included discussion of park equipment and armor coating. The request by Mr. Burt Lingefeller to have the alley armor coated behind his home at his own expense was discussed. If Mr. Lingefeller chooses to move forward with this work, it is to be understood that the surface may be

damaged unintentionally by traffic or city equipment and that the city is not responsible for maintaining the armor coating. Streets are a priority when it comes to maintenance, and the alley would be treated with the same level of maintenance as other alleys. The Council reviewed a written report submitted by Police Chief Bryan Ruhr. He also noted that Jeff Treu had been utilized as a part-time officer over the weekend. Administrator Lyndsy Jenness provided a report including a calendar of events. Skrivan asked about a letter to BHS alumni to raise funds for the medical clinic. Wilson asked city staff to take a look at the foot bridge.

Motion by Skrivan to adjourn, second by Eckmann. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Meeting adjourned at 9:12 p.m.

Lyndsy Jenness
City Administrator

Jim Cripe
Mayor