



CITY OF FREMONT NEBRASKA

COMMUNITY DEVELOPMENT AGENCY & REGULAR CITY COUNCIL MEETING MINUTES
March 31, 2020 – 7:00 PM
City Council Chambers 400 East Military, Fremont NE

COMMUNITY DEVELOPMENT AGENCY AGENDA

7:00 PM

MEETING CALLED TO ORDER. After the Pledge of Allegiance, Mayor Getzschman called the Community Development Agency to order and stated that a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas.

ROLL CALL. Roll call showed Members McClain, Ellis, Kuhns, Bechtel, Yerger, Jensen, Jacobus and Legband present. 8 members present.

PUBLIC HEARING

Motion made by Yerger, Seconded by Jacobus to adjourn. Voting Yea: Yerger, Ellis, Jacobus
Voting Nay: McClain, Jensen, Legband, Bechtel, Kuhns. Motion failed.

1. Resolution 2020-003 Redevelopment Plan amendment and Cost Benefit Analysis WholeStone Foods project. Motion made by Legband, Seconded by Jacobus to approve Resolution 2020-003. Voting Yea: McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Yerger, Ellis. Motion carried.

ADJOURNMENT. Motion made by Jacobus, Seconded by McClain to adjourn; time: 7:39 PM.
Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

CITY COUNCIL REGULAR MEETING AGENDA

7:00 PM – Following the preceding Meeting

MEETING CALLED TO ORDER. Mayor Getzschman called the City Council to order and stated that a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas.

ROLL CALL. Roll call showed Members McClain, Ellis, Kuhns, Bechtel, Yerger, Jensen, Jacobus and Legband present. 8 members present.

COMMENTS

(There will be no discussion from the Council or the public regarding comments made by the Mayor. Should anyone have questions regarding the comments, please contact the Mayor after the meeting)

1. Motion to adopt current agenda for March 31, 2020 Regular Meeting. Motion made by Yerger, Seconded by Jacobus to adjourn. Voting Yea: Yerger, Ellis, Jacobus Voting Nay: McClain, Jensen, Legband, Bechtel, Kuhns. Motion failed. Motion made by McClain, Seconded by Jensen to move item 16 and 24 after item 3. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. Motion made by Yerger, Seconded by Jacobus to move items 26, 28, 27, and 18 to the beginning of the agenda. Voting Yea: Yerger, Ellis, Jensen, Jacobus Voting Nay: McClain, Legband, Bechtel, Kuhns. Motion failed. Motion made by Jensen, Seconded by Legband to adopt the current agenda as amended. Voting Yea: McClain, Jensen, Legband, Bechtel, Kuhns Voting Nay: Yerger, Ellis, Jacobus. Motion carried.

PUBLIC HEARINGS:

2. Resolution 2020-067 for a Conditional Use Permit for seasonal campgrounds on three lots at the Emerson Estates Subdivision generally located on Lots 18, 23 and 42 at 720 Boulevard Street, Dodge County, NE. Mayor Getzschman opened the public hearing. Mayor Getzschman closed the public hearing after receiving comments from the public. Motion made by Jensen, Seconded by Jacobus to amend the conditional use permit Resolution 2020-067 to include a two year review, and landscaping barrier. Voting Yea: Yerger, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Ellis. Motion carried. Motion made by Jensen, Seconded by Jacobus to approve Resolution 2020-067 as amended. Voting Yea: Yerger, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Ellis. Motion carried.
3. Resolution 2020-065 Redevelopment Plan amendment and Cost Benefit Analysis WholeStone Foods project. Mayor Getzschman opened the public hearing. Mayor Getzschman closed the public hearing after receiving comments from the public. Motion made by Jacobus, seconded by Legband the approve Resolution 2020-065. Voting Yea: McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Yerger, Ellis. Motion carried.
16. Ordinance 5527 to annex WholeStone Farms property (final reading). Motion made by Jacobus, Seconded by Legband to hold final reading of Ordinance 5527. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. City Clerk provided final reading. Mayor Getzschman called for a final vote on the Ordinance. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Ordinance 5527 is approved.
24. Resolution 2020-072 to consider Wholestone Farms Wastewater Services and Cost Share Agreement. Motion made by Jensen, Seconded by Legband to approve Resolution 2020-072. Voting Yea: McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Yerger, Ellis. Motion carried.
4. Resolution 2020-064 of the City Council of the City of Fremont, Nebraska, accepting the amendment of its Community Development Block Grant (CDBG) Housing Revolving Loan Fund (RLF) Program. Mayor Getzschman opened the public hearing. Mayor Getzschman closed the public hearing after receiving comments from the public. Motion made by

Yerger, Seconded by Legband to approve Resolution 2020-064. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

5. Ordinance 5531 for a text change to section 11-502.02; 11-504.02 D; and 11-920 "C Terms" of the UDC to define cemetery, permit it as a limited use in R, SR, AR and UR districts and to stipulate conditions under which it is allowed (first reading). Mayor Getzschman opened the public hearing. Mayor Getzschman closed the public hearing after receiving comments from the public. Motion made by Jacobus, Seconded by Yerger to amend to Ordinance to replace limited use with conditional use. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus Voting Nay: Legband. Motion carried. Motion made by Yerger, Seconded by Jensen to introduce and hold first reading of Ordinance 5531 as amended. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. City Clerk provided first reading.
6. Resolution 2020-068 for the Bluestem Commons Preliminary Plat for property generally located at the corner of County Road T and N. Luther Road (Continue until April 14 - third reading of the change of zone). Motion made by Jacobus, Seconded by Kuhns to continue the item indefinitely. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
7. Resolution 2020-069 for the Bluestem Commons Final Plat for property generally located at the corner of County Road T and N. Luther Road (Continue until April 14 - third reading of the change of zone). Motion made by Jacobus, Seconded by Jensen to continue the item indefinitely. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

CONSENT AGENDA: All items in the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or a citizen so requests, in which event the item will be removed from the consent agenda and considered separately.

Motion made by Kuhns, Seconded by Jacobus to approve items 8, 9 and 10 of the consent agenda. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

8. Motion to approve March 11, 2020 through March 31, 2020 claims and authorize checks to be drawn on the proper accounts.
9. Dispense with and approve March 10, 2020 City Council Meeting Minutes and March 24, 2020 City Council Special Meeting Minutes.
10. Resolution 2020-063 of the City Council of the City of Fremont, Nebraska, to nominate Shelly Holzerland to serve on the Nebraska Regional Interoperable Network (NRIN) governance board.
11. Receive Local Option Economic Development Fund (LB840) Quarterly Report. Motion made by Yerger, Seconded by Legband to Receive Local Option Economic Development Fund (LB840) Quarterly Report. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
12. Resolution 2020-071 authorizing the Mayor to execute a contract with Northeast Nebraska Economic Development District (NENEDD) to conduct a Blight and Substandard Study in

a portion of Census Tract 9644, on the south side of Fremont. Motion made by Jacobus, Seconded by Yerger. Voting Yea: Yerger, Ellis, Jacobus, Mayor Getzschman Voting Nay: McClain, Jensen, Legband, Bechtel Voting Abstaining: Kuhns. Motion failed. No further action was taken.

13. Consider the recommendation of the Mayor to appoint Lori Lathrop to a term on the Planning Commission ending April 30, 2022. Motion made by Jacobus, Seconded by McClain to approve appointment of Lori Lathrop to a term on the Planning Commission ending April 30, 2022. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

UNFINISHED BUSINESS: Requires individual associated action

14. Ordinance 5518 repealing and replacing Chapter 3, Article 7 Section 3-701 of the Fremont Municipal Code titled Municipal Library; operation and funding (second reading). Motion made by Yerger, Seconded by Jacobus to amend the language to reflect the language proposed in item 25 of the agenda. Voting Yea: Yerger, Ellis, Jensen, Jacobus Voting Nay: McClain, Legband, Bechtel, Kuhns. Motion failed. Motion made by Kuhns, Seconded by Legband to hold second reading of Ordinance 5518. Voting Yea: McClain, Legband, Bechtel, Kuhns, Getzschman Voting Nay: Yerger, Ellis, Jensen, Jacobus. Motion carried. City Clerk provided second reading.
15. Ordinance 5528 for a change of zone from R, Rural to PD, Planned Development for property commonly known as Bluestem Commons (second reading). Motion made by Jacobus, Seconded by Jensen to continue the item indefinitely. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
17. Ordinance 5529 to change zoning from R, Rural to SR, Suburban Residential on property generally located between Ridge Road and Country Club Estates (second reading). Motion made by Jensen, Seconded by Legband to hold second reading of Ordinance 5529. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. City Clerk provided second reading.
18. Mayor item - Consider COVID-19 compensation plan for hourly employees. Motion made by Legband, Seconded by Kuhns to approve the updated COVID-19 compensation plan for hourly employees. Voting Yea: Legband, Bechtel, Kuhns Voting Nay: Yerger, Ellis, McClain, Jensen, Jacobus. Motion fails.

ADJOURNMENT

Motion made by Legband, Seconded by Kuhns to adjourn; time: 11:01 PM. Voting Yea: McClain, Legband, Bechtel, Kuhns, Getzschman Voting Nay: Yerger, Ellis, Jensen, Jacobus. Motion carried.

APPROVED AND ACCEPTED AS THE OFFICIAL COPY OF THE FREMONT, NEBRASKA
COMMUNITY DEVELOPMENT AGENCY & REGULAR CITY COUNCIL MEETING MINUTES
FOR MARCH 31, 2020.



Tyler Ficken, City Clerk



Scott Getzschman, Mayor