



# CITY OF FREMONT NEBRASKA

COMMUNITY DEVELOPMENT AGENCY & REGULAR CITY COUNCIL MEETING MINUTES  
May 26, 2020 - 7:00 PM  
City Council Chambers 400 East Military, Fremont NE

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## 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.

1. Resolution 2020-006 to approve amendment to the South Fremont Industrial Redevelopment Plan and third amendment to the amended and restated Redevelopment Agreement. Motion made by Jacobus, seconded by Kuhns to approve Resolution 2020-006. Voting Yea: McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Yerger, Ellis. Motion carried.

### PUBLIC HEARING

2. Resolution 2020-007 to approve Request for Amendment to the Redevelopment District #3 Redevelopment Plan for the DPA Auctions Redevelopment Project. Mayor Getzschman opened the public hearing. Mayor Getzschman closed the public hearing after receiving comments from the public. Motion made by Jensen, seconded by Legband to approve Resolution 2020-007. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

### ADJOURNMENT

Motion made by Jensen, seconded by McClain to adjourn; time: 7:36 p.m. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

## CITY COUNCIL REGULAR MEETING AGENDA

## **MEETING CALLED TO ORDER**

Mayor Getzschman called the City Council Meeting 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 Council Members McClain, Ellis, Kuhns, Bechtel, Yerger, Jensen, Jacobus and Legband present. 8 Council Members present.

## **MAYOR 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)*

Motion to adopt current agenda for May 26, 2020 Regular Meeting. Motion made by Jacobus, seconded by Jensen to move item #24 to before item #10, and item #13 in front of item #12. Voting Yea: Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Yerger. Motion carried.

## **PUBLIC HEARINGS:**

2. Resolution 2020-100 authorizing the issuance of a conditional use permit for property located at 1249 E. 23rd street for the purposes of expanding a nonstandard use into a required yard. 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 2020-100. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
3. Resolution 2020-102 to approve request for amendment to the Redevelopment District #3 Redevelopment Plan for the DPA Auctions Redevelopment Project. Mayor Getzschman opened the public hearing. Mayor Getzschman closed the public hearing after receiving comments from the public. Motion made by Legband, seconded by Jacobus to approve Resolution 2020-102. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
4. Resolution 2020-099 authorizing the issuance of a conditional use permit for public assembly (church) in a LI, Light Industrial District on property generally located at 2407 Colorado Avenue. 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 2020-099. 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 by Jensen, seconded by Legband to approve consent agenda items 5 & 8. Voting Yea: McClain, Ellis, Kuhns, Bechtel, Yerger, Jensen, Jacobus, Legband. Motion carried.

5. Motion to approve May 12, 2020 through May 26, 2020 claims and authorize checks to be drawn on the proper accounts
6. Dispense with and approve May 12, 2020 City Council Meeting Minutes. Motion made by Jacobus, seconded by Yerger to continue the May 12, 2020 City Council Meeting Minutes; the motion was rescinded by Jacobus and Yerger. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. Motion made by Jacobus, seconded by Yerger to amend paragraph 16 of the May 12, 2020 Minutes to show that a motion and second were made, a vote was taken, the result being 7-1 with the Nay vote being Bechtel and the Ordinance being approved. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. Motion made by Jensen, seconded by Jacobus to approve the May 12, 2020 Minutes as amended. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
7. Resolution 2020-104 approving the use of Christensen Field and the Fremont Municipal Airport for a community fireworks display. Motion made by Yerger, seconded by Jacobus to amend the resolution to provide that COVID-19 restrictions if applicable will apply to this event. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. Motion made by Jacobus, seconded by Jensen to approve Resolution 2020-104 as amended. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
8. Resolution 2020-105 awarding bid to MH Equipment Company for a Hyster J40XNT forklift
9. Resolution 2020-115 Regarding the Risk of Exposure to COVID-19 Through the Use of Municipal Property for Youth Baseball and Softball. Motion made by Yerger, seconded by Legband to amend the resolution to be conditioned upon further review of legal counsel related to the COVID-19 conditions, and change dates from May 11, 2020 to May 22, 2020 throughout the resolution. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. motion carried. Motion made by Jensen, seconded by Legband to approve Resolution 2020-115 as amended. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. motion carried.

**UNFINISHED BUSINESS:** Requires individual associated action

24. Resolution 2020-114 to approve amendment to the South Fremont Industrial Redevelopment Plan and third amendment to the amended and restated Redevelopment Agreement. Motion made by Jensen, seconded by Legband to approve Resolution 2020-114. Voting Yea: McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Yerger, Ellis. Motion carried.
10. Resolution 2020-096 awarding contract to Wiese Plumbing & Excavating Inc. for Installation of Electrical Conduits for SE Beltway Relocations. Motion made by Jensen, seconded by Kuhns to approve Resolution 2020-096. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
11. Resolution 2020-097 authorizing the Mayor to execute an agreement with Thompson Construction for the Water main Encasement - SE Beltway project. Motion made by Legband, seconded by Kuhns to approve Resolution 2020-097. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

13. Resolution 2020-098 authorizing \$5,000,000 additional expenditure for the SE Beltway project. Motion made by Jacobus, seconded by Legband to amend the Resolution to provide for \$1,500,000 additional expenditure instead of \$5,000,000. Voting Yea: McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Yerger, Ellis. Motion carried.
12. Ordinance 5533 pertaining to pay plan for officers and employees (proposed addition of Library Technology Specialist classification). Motion made by Jensen, seconded by Legband to hold first reading of Ordinance 5533. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. City Clerk provided first reading. Motion made by Jensen, seconded by Legband to suspend the rules and move to final reading of Ordinance 5533. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. City Clerk provided final reading of Ordinance 5533. Mayor Getzschman called for a final vote on Ordinance 5533. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Ordinance 5533 is approved.
14. Ordinance 5532 to amend Section 11-601 of the Fremont Municipal Code to address development standards to exclude Planned Unit Development Districts (final reading). Motion made by Ellis, seconded by Jensen to receive document into the record. Voting Yea: Ellis, Jensen, Legband Voting Nay: Yerger, McClain, Bechtel, Kuhns, Jacobus. Motion failed. Motion made by Jacobus, seconded by Legband to hold final reading of the Ordinance 5532. Voting Yea: Yerger, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Ellis. Motion carried. City Clerk provided final reading. Mayor Getzschman called for a final vote on the Ordinance. Voting Yea: Yerger, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Ellis. Ordinance 5532 is approved.
15. Ordinance 5528 for a change of zone from R, Rural to PD, Planned Development for property commonly known as Bluestem Commons (final reading). Council Member Ellis moved to receive document into the record. Motion failed due to the lack of a second. Motion made by Legband, seconded by Jacobus to hold final reading of Ordinance 5528. Voting Yea: Yerger, McClain, Jensen, Legband, Kuhns, Jacobus Voting Nay: Ellis, Bechtel. Motion carried. City Clerk provided final reading. Mayor Getzschman called for a final vote on the Ordinance. Voting Yea: Yerger, McClain, Jensen, Legband, Kuhns, Jacobus Voting Nay: Ellis, Bechtel. Ordinance 5528 is approved.
16. Resolution 2020-068 to approve the Bluestem Commons Preliminary Plat. Motion made by Kuhns, seconded by Legband to approve Resolution 2020-068. Voting Yea: Yerger, McClain, Jensen, Legband, Kuhns, Jacobus Voting Nay: Ellis, Bechtel. Motion carried.
17. Resolution 2020-069 to approve the Bluestem Commons Final Plat. Motion made by Jensen, seconded by Kuhns to approve Resolution 2020-069. Voting Yea: Yerger, McClain, Jensen, Legband, Kuhns, Jacobus Voting Nay: Ellis, Bechtel. Motion carried.

**NEW BUSINESS:** Requires individual associated action

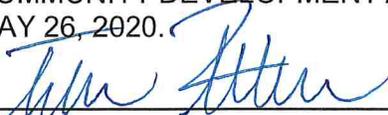
18. Resolution 2020-109 to approve Bluestem Commons Planned Development Agreement. Motion made by Jacobus, seconded by Legband to approve Resolution 2020-109. Voting Yea: Yerger, Jensen, Legband, Kuhns, Jacobus Voting Nay: Ellis, McClain, Bechtel. Motion carried.

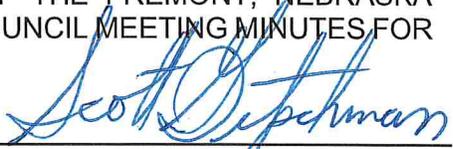
19. Motion to approve Bluestem Commons Subdivision Agreement. Motion made by Kuhns, seconded by Jacobus to approve Bluestem Commons Subdivision Agreement. Voting Yea: Legband, Kuhns, Jacobus Voting Nay: Yerger, Ellis, McClain, Jensen, Bechtel. Motion failed.
20. Resolution 2020-110 awarding the base bid and alternate no. one (1) to Dicon Corporation for the Elevator Project at the Fremont Municipal Building. Motion made by Yerger, seconded by Legband to approve Resolution 2020-110. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
21. Resolution 2020-111 approving a Local Option Economic Development Loan to Summit Medical Staffing, LLC. Motion made by Jacobus, seconded by Jensen to amend the Resolution to allow for 2 years of installments. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. Motion made by Jacobus, seconded by Jensen to approve Resolution 2020-111 as amended. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

#### **ADJOURNMENT**

Motion made by Jacobus, seconded by Legband to adjourn; time: 11:59 PM. Voting Yea: Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Voting Nay: Yerger. Motion carried.

APPROVED AND ACCEPTED AS THE OFFICIAL COPY OF THE FREMONT, NEBRASKA COMMUNITY DEVELOPMENT AGENCY & REGULAR CITY COUNCIL MEETING MINUTES FOR MAY 26, 2020.

  
Tyler Ficken, City Clerk

  
Scott Getzschman, Mayor