

**MINUTES OF THE BEATRICE CITY COUNCIL
WORK SESSION**

A work session of the Beatrice City Council was held on the 23rd day of June, 2014 at 7:00 p.m. at the BPS Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska.

Attending: Mayor Schuster, Councilmembers: Cook, Catlin, Clabaugh, Fairbanks, Kerr, Langdale, Morgan, and Parde.

Absent: None.

Mayor Schuster announced that a copy of the Open Meetings Act is available in the meeting room and is accessible to members of the public.

CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting
- c. Receive and place on file all materials having any bearing on this meeting.

Moved by Catlin, seconded by Clabaugh, that the items listed under the consent agenda be approved, accepted, and/or ratified as presented.

Roll Call: Yea: Cook, Catlin, Clabaugh, Fairbanks, Kerr, Langdale, Morgan, and Parde.
Nay: None MOTION CARRIED.

DISCUSSION ITEMS

Zoning – Teen Challenge of the Midlands in AG Zone

City Attorney Greg Butcher gave an introduction of Teen Challenge of the Midlands (Teen Challenge) and the property which they are in the process of purchasing at 25478 South 23rd Road, Beatrice, Nebraska. Mr. Butcher noted that Teen Challenge is a faith-based organization that is looking to start a nine to twelve (9-12) woman drug and alcohol treatment facility. The proposed property is located in an agriculturally zoned “AG” district located within the two (2) mile zoning jurisdiction of the City of Beatrice. David Russell, Warren Hunsberger, and Bob Larson, appeared and spoke on behalf of Teen Challenge. They spoke about their facilities in Iowa and Nebraska and the potential use of the former Carriage House Bed and Breakfast, located at the prior mentioned address. Mayor Schuster asked questions of the representatives of Teen Challenge regarding safety. Mr. Hunsberger talked about the security and safety issues at the facility located in Colfax, Iowa, which is located next to the Colfax High School. He also noted that security and safety issues are different between a large scale adult men’s facility and a smaller scale women’s facility such as the one being proposed here. Mr. Larson noted that all of the participants of Teen Challenge are there voluntarily and should they decide to leave at any point of the program they are allowed to leave on their own volition and Teen Challenge assists them in getting transportation to where they need to go.

Councilman Kerr asked about potentially staffing jobs at the facility and benefits. Mr. Hunsberger noted that while the pay is limited, they provide housing, food, and benefits

including health insurance. Councilman Clabaugh noted that staff at other Teen Challenge programs are partially made up of former alumni to the Teen Challenge program and that other staffing has come from various walks of life. Councilman Fairbanks noted that his son worked in drug and alcohol counseling formally in the Iowa area and had positive recommendations in regards to Teen Challenge and their program in Iowa. Councilman Morgan inquired about staffing and how large the staff would be. Mr. Larson noted that there would be full staffing on site, which would include four (4) staff members at full capacity and a number of part-time staff.

Mayor Schuster inquired about students at Teen Challenge and their contact with the community in general and also with outside influences. Mr. Larson noted that initially contact is completely limited and overseen. As the program continues on, students are given access to interaction with the community as a whole and there is also a list of approved contacts which may include family members, friends, and pastors. These contacts are monitored, as well as all visitations to the facility. Councilman Parde inquired about security on site and Mr. Larson noted that the property will have no significant changes, such as additional fencing, lighting, or any of those concerns. Councilman Kerr inquired about the use of prescriptions and how those are distributed to the students of Teen Challenge. It was noted that while Teen Challenge does not prescribe any sort of prescriptive medicine, that students are under the care of their primary physician and that Teen Challenge staff helps administer medications deemed appropriate and those medications are kept under lock and key.

John Riha, who lives just north of the proposed Teen Challenge site, spoke and noted that he had initial contacts with a representative of Teen Challenge in July 2012 and no further contact since that date. He spoke about the possibility of property valuations in the general area decreasing and also of a concern for water well issues which may take place if the usage were to increase in the area. He also spoke about real estate transactions which have been forthcoming which ultimately failed due to information about the proposed Teen Challenge facility. Rhonda Zarybnicky appeared and spoke about her family who live in the area of the proposed Teen Challenge facility and her concerns for safety.

City Attorney Greg Butcher outlined the proposed zoning issues in this matter and spoke about the potential of re-zoning the property, the potential of granting a variance, and also the potential of changing the zoning designations to allow group care facilities in agriculturally zoned districts either by a permitted use or special use permit. Mayor Schuster inquired with the representatives of Teen Challenge if at this time they would like to move forward and they confirmed their want to move forward. The process will continue on for consideration by the Planning and Zoning Commission and the City Council of the changing of zoning designations to permit or special use permit group care facilities in "AG" agricultural districts.

Cash Reserve Policy

Mayor Schuster introduced the issue of the proposed Cash Reserve Policy including cash reserves in relation to the General Fund and funds for Employee Benefit Health Insurance programs. City Administrator Tempelmeyer presented a number of graphs and information in regards to the current City of Beatrice General Fund Unrestricted Cash Balance, Electric Department Operating Cash Balance, Water Department Operating Cash Balance, and Water Pollution Control (WPC) Operating Cash Balance. Mr. Tempelmeyer noted that while the cash balance in the General Fund is cyclical, the Electric Department continues to have a growing

