

MINUTES OF MEETING

A meeting of the Mayor and City Council of the City of West Point, Nebraska was convened in open and public session at 5:30 o'clock P.M. on April 4, 2019 in the Council Chambers at the Municipal Building in West Point, Nebraska.

Present were: Mayor Schlecht; Councilmembers: Stokely, Ell, Swenson, Buse, Hugo, and Smith. Absent: None.

The Mayor called the meeting to order and stated that in accordance with State Statute Section 84-1412 the Open Meetings Act is posted on the north wall in the Council Chambers for public information. The Pledge of Allegiance was then recited.

Moved by Swenson, seconded by Hugo, to approve the following consent agenda:

1. City appointed volunteer boards and commissions - none.
2. Fire & rescue departments – accept the membership of Riley Simonsen for West Point Volunteer Fire Department, Company #1.
3. Approval of minutes of previous meeting.
4. Treasurer's report.
5. Claims.
6. Appointment of Welch Law Firm. P.C. as the city's attorney.

Voting Yea: Stokely, Ell, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

| <u>CLAIMS</u> | | |
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| Payroll | | 154,333.13 |
| PetroMart | Service | 2,027.97 |
| West Point Travel Plaza | Service | 78.23 |
| Western Area Power Administration | Power | 8,043.00 |
| Wagner Tire & Repair | Service | 468.02 |
| Central Valley Ag | Service | 87.21 |
| Sapp Bros. | Service | 2,784.79 |
| Black Hills Energy | Service | 74.96 |
| City of West Point Payroll Tax Fund | Employer FICA | 5,779.58 |
| First National Bank | Retirement Contributions | 3,665.41 |
| Madison National Life | Life Ins. | 190.83 |
| NE Department of Revenue | Sales Tax | 29,956.59 |
| Companion Life Ins. | Life Ins. | 266.55 |
| MEAN/NMPP | Power | 338,116.01 |

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| City of West Point Payroll Tax Fund | Employer FICA | 6,233.30 |
| First National Bank | Retirement Contributions | 3,826.07 |
| United Health Ins. | Health Ins. | 52,739.41 |
| Auto Value Parts | Supplies | 616.20 |
| Barco Municipal Products | Supplies | 623.17 |
| Black Hills Energy | Service | 1,075.75 |
| Bomgaars Supply | Supplies | 460.47 |
| Border States | Supplies | 359.34 |
| Cardmember Service | Service | 714.30 |
| Century Link | Service | 1,084.73 |
| Constellation New Energy | Service | 3,133.47 |
| Cuming County Clerk | Recording Fee | 38.00 |
| Cuming County Public Power | Wheeling Service | 5,620.30 |
| Danko Emergency Equipment | Supplies | 541.97 |
| Dinklage Medical Clinic | Service | 60.00 |
| Dinslage Small Engine | Supplies | 99.96 |
| Dutton Lainson Co. | Supplies | 306.19 |
| EMS Billing Services | Prof Service | 1,286.99 |
| Engelhardt TV | Supplies | 187.98 |
| Express Distribution | Supplies | 260.10 |
| Floor Maintenance | Supplies | 1,120.74 |
| Gale/Cengage | Books | 185.50 |
| Gall's Inc. | Supplies | 350.04 |
| Garratt Callahan Co. | Supplies | 1,570.50 |
| Gerhold Concrete Co. | Supplies | 307.75 |
| L. P. Gill Inc. | Tipping Fee | 6,482.32 |
| Gill Hauling | Hauling Fee | 2,555.53 |
| Graybeal's Food | Supplies | 57.60 |
| Hawkins Inc. | Supplies | 687.38 |
| Ingram Library Services | Books | 1,173.90 |
| Jackson Services | Uniform Service | 892.52 |
| John A Stahl Library | Cash Adv | 91.61 |
| League of NE Municipalities | Registration Fees | 1,508.00 |
| Leisure Lawn Care | Service | 479.16 |
| Leslie's Poolmart Inc. | Supplies | 2,104.95 |
| Logemann Auto Parts | Supplies | 108.92 |
| Mahaska | Supplies | 50.55 |
| Matheson Tri-Gas Inc. | Supplies | 30.50 |
| MicroMarketing LLC | Supplies | 273.44 |
| Midwest Labs | Service | 93.85 |
| Midwest Tape | Supplies | 264.08 |
| Nebraska Public Health Environmental Lab | Service | 879.00 |
| Nebraska Municipal Power Pool | Service | 1,000.00 |
| Nebraska Vet Services | Service | 275.00 |

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| OfficeNet | Supplies | 279.99 |
| Overdrive, Inc. | Service | 38.98 |
| Presto X | Service | 177.00 |
| Quality Printing & Supplies | Supplies | 451.69 |
| S & W Welding | Supplies | 246.25 |
| St. Joseph's Hillside Villa | Meal Service | 1,998.20 |
| Scantron | Service | 1,676.00 |
| Skywave Wireless | Service | 225.00 |
| Smidt's Sanitation | Service | 177.00 |
| Special Roads Fund | Mechanic Chgs | 192.30 |
| Stalp Gravel | Supplies | 2,549.75 |
| USA Blue Book | Supplies | 331.17 |
| Verizon Business | Service | 85.62 |
| Verizon Wireless | Service | 247.44 |
| West Point Implement | Supplies | 245.24 |
| West Point Library Foundation | Cash Adv | 905.50 |
| WPLW | Service | 36,294.63 |
| WPLW Operating Fund | Cash Adv | 2,584.67 |
| West Point News | Publication Costs | 312.36 |
| West Point Rescue | Ambl Charges/Cash Adv | 5,262.28 |
| West Point True Value | Supplies | 910.17 |
| West Point Volunteer Fire Dept. | Cash Adv | 1,038.07 |
| Woerner's Garbage Service | Service | 566.00 |
| Agrivision Equipment Group | Supplies | 682.73 |
| Beed | Service | 100.00 |
| Biblionix | Subscription | 2,700.00 |
| Criminal Addiction | Training | 300.00 |
| Cuming County Treasurer | Real Estate Taxes | 236.74 |
| D & M Repair | Service | 87.55 |
| DEMCO | Supplies | 395.94 |
| Echo Group | Supplies | 3,258.85 |
| Elite Computers | Supplies | 33.00 |
| Elm USA | Supplies | 70.50 |
| Evoqua Water Technologies | Supplies | 1,060.00 |
| Grainger | Supplies | 583.52 |
| Harry Knobbe Feedyards | Service | 1,379.00 |
| Jensen Plumbing & Heating | Service | 376.90 |
| JEO Consulting Group | Prof Service | 1,087.50 |
| Chris Kreikemeier | Travel Expense | 61.85 |
| McGill Contracting Inc. | Fire Dept. - Drone | 2,061.00 |
| NE Rural Water Association | Conference | 300.00 |
| Norfolk Daily News | Ad | 45.00 |
| North American Truck & Trailer | Supplies | 39.12 |
| OCLC, Inc. | Service | 43.23 |

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| Omaha World Herald | Subscription | 191.88 |
| James Peatrowsky | Travel Expense | 234.75 |
| Peterson Body and Paint | Supplies | 192.00 |
| Quality Construction | Service | 2,703.10 |
| Road Builders | Supplies | 91.12 |
| Spenner Electric | Service | 368.08 |
| Supplyworks | Supplies | 374.50 |

The Mayor then opened a public hearing on the LB 840 Economic Development Citizen Advisory Review Committee six-month report. Currently 8 loans and grants have been given and all are current. Within the last six months, funds have been disbursed to Cuming County Economic Development, the West Point Chamber of Commerce and a loan/grant to Simmer Down (Nikki Hagedorn). They are still waiting for reimbursement from the State of Nebraska on the South Highway 275 Drainage Project along with some property owners.

Don Roeber appeared before the Council concerning the location of the stop sign at the intersection of Grove and Sherman Streets, which is a wide intersection. He stated vehicles are not stopping for the sign and speeding through the intersection. Following discussion, the City Administrator will check into the cost of placing an island/medium within this intersection and will report back to the council.

Next on the agenda was a presentation from Stealth Broadband, a new broadband company serving northeast Nebraska. No representatives were present at the meeting.

The City Administrator gave an update on the water quality issues. He stated that Advanced Consulting Engineering Services has submitted plans to Nebraska Health and Human Services for approval. The plans have been revised to install three new filters instead of two with a cost increase from \$518,000 to \$583,000 and once approved, delivery time would be 12 – 14 weeks. Starting April 10th more chlorine will be added to the water and flushing of the water mains will start April 15th. This will happen by opening every fire hydrant in the City which will take probably a week or more.

The Council was informed that Morrow, Davies & Toelle, P.C prepared the City's Audited Financial Statements for the fiscal year ending September 30, 2018. Moved by Buse, seconded by Smith, acknowledging receipt of the audit. Voting Yea: Stokely, Ell, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

The City Administrator presented the Council with the 2018 Tax Increment Financing (TIF) Annual Report. The report showed the progress of six redevelopment projects that are financed in whole or in part through TIF. This report will also be given to the taxing entities affected by such division of taxes. Moved by Hugo and seconded by Swenson to accept the 2018 Tax Increment Financing Annual Report. Voting Yea: Stokely, Ell, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried

The Council then discussed sponsoring a city-wide clean-up day. Moved by Smith, seconded by Stokely, that the City sponsor a City-wide Clean-up Day on Saturday, June 8, 2019 from 8:00 AM to 1:00 PM allowing all residential citizens of the City to haul items to the Transfer Station with all fees being waived. Voting Yea: Stokely, Ell, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

The City Administrator stated that the City has opted to do a lease purchase agreement for a new sewer cleaning machine and street sweeper. Local banks were contacted for proposals. The only proposal received was from F&M Bank for a 5 year lease at 5.04%. Following discussion, Ell introduced the following resolution and moved its adoption:

Whereas, the City of West Point has decided to purchase of a sewer cleaning machine and street sweeper; and the financing for the purchase of said equipment through traditional bond financing would be impractical; and that direct borrowing would generate savings; and

Whereas, public notice has been provided that a resolution authorizing direct borrowing was appearing on the agenda and the City has considered, to the extent possible, proposals from multiple financial institutions; and

Whereas, as the result of the foregoing, the City may borrow directly for the purchase of a sewer cleaning machine and street sweeper pursuant to Nebraska Revised Statute Section 18-201.

Now therefore, be it resolved by the Mayor and Council of the City of West Point, Nebraska,

1. That the City is hereby authorized to contract for financing with F&M Bank of West Point, Nebraska. The loan amount not exceeding ten percent of the municipal budget.
2. That the Mayor and City Clerk are authorized to sign all necessary documents.

Hugo seconded the motion. Voting Yea: Stokely, Ell, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried and said resolution adopted.

The City Administrator advised the Council that ASC Lockers, LLC, Inc. is working with Cedar Security Bank of Wynot, Nebraska on refinancing. ASC Lockers, LLC currently has a CDBG Revolving Loan with the City and Cedar Security Bank is requesting that the City subordinate its current loan position. Moved by Buse, seconded by Smith, that the subordination of the City's Revolving Loan for ASC Lockers, LLC, Inc. be approved and that the Mayor and City Clerk are authorized to sign the Subordination Agreement. Voting Yea: Stokely, Ell, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Moved by Ell, seconded by Stokely, to approve the following applications for Special Designated Liquor Permits:

- (a) West Point Travel Plaza for the West Point-Beemer High School Alumni Banquet on May 25, 2019.
- (b) Petromart for the Jayfest GACC Fundraiser on May 31, 2019.
- (c) Petromart for the GACC Alumni Banquet on June 1, 2019.

Voting Yea: Stokely, Ell, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Moved by Swenson, seconded by Stokely, to approve the claim of Hugo Plumbing & Heating for services and supplies in the amount of \$1,382.40. Voting Yea: Stokely, Ell, Swenson, Buse, and Smith. Nay: None. Abstaining: Hugo. Motion carried.

The Council then considered the third and final reading of ordinance No. 1404 for the annexation and dedication of approximately one acre of land northeast of the travel plaza.

+Ordinance No. 1404 entitled:

AN ORDINANCE TO ANNEX A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION TWENTY-THREE (23) TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SIX (6), EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA AS PARTICULARLY DESCRIBED HEREIN TO BE KNOWN AND DESIGNATED AS ADDITION N, AN ADDITION TO THE CITY OF WEST POINT, CUMING

COUNTY, NEBRASKA; TO ACCEPT AND APPROVE THE ANNEXATION PLAT; TO ACCEPT THE PLAT AND DEDICATION OF ADDITION N, AN ADDITION TO THE CITY OF WEST POINT, CUMING COUNTY, NEBRASKA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PRESCRIBING THE TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM,

was then read by title only. Hugo moved for final passage of Ordinance No. 1404 which motion was seconded by Ell. Voting Yea: Stokely, Ell, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried. The Mayor then declared Ordinance No. 1404 adopted.

The City Administrator reported that the Lower Elkhorn Natural Resources District (LENRD) has approved a Community Forestry Grant for the City of West Point for reimbursement for trees. The LENRD will pay 75% of \$200 per tree for 8 White Pines and 75% of \$100 per tree for 10 Diverse Hardwoods. The removal of volunteer trees, grading and site preparation will be the responsibility of the City.

Moved by Swenson, seconded by Smith, to adjourn at 6:17 P.M. Voting Yea: Stokely, Ell, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Mary Kempf, MMC
City Clerk