

## 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 7:00 o'clock PM on June 6, 2017 in the Council Chambers at the Municipal Building in West Point, Nebraska.

Present were: Mayor Johnson; Councilmembers: Paus, Ell, Schlecht, Hugo, and Black.  
Absent: Swenson.

Notice of the meeting was given in advance thereof by posting in three places in the City, the designated method for giving notice, a certification of posting being attached to these minutes. Advance notice of the meeting was also given to the Mayor and City Council and a copy of their acknowledgment of receipt of such notice is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and City Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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 Ell, seconded by Black, to approve the following consent agenda:

1. City appointed volunteer boards and commissions: Board of Adjustment -- reappointment of Jason Minnick and Paul Nielsen, alternate (3 year terms).
2. Approval of minutes of previous meeting.
3. Treasurer's report.
4. Claims.

Voting Yea: Paus, Ell, Schlecht, Hugo, and Black. Nay: None. Absent: Swenson. Motion carried.

<u>CLAIMS</u>		
Payroll		137,588.16
PetroMart	Service	120.99
Wagner Tire & Repair	Service	80.20
Central Valley Ag	Service	245.20
West Point Travel Plaza	Service	1,990.70
Western Area Power Administration	Power	8,797.16
Sapp Bros.	Service	703.66

Road Gems	Contribution/Car Show	2,500.00
Chamber of Commerce	Contribution/Fireworks	4,000.00
City of West Point Payroll Tax Fund	Employer FICA	5,293.76
First National Bank of Fremont	Retirement Contributions	3,176.96
Madison National Life Ins.	Life Ins.	174.60
Black Hills Energy	Service	66.12
Chamber of Commerce	Servicship Project	5,000.00
Constellation NewEnergy	Service	59.32
NE Dept of Revenue	Sales Tax	26,198.45
City of West Point Payroll Tax Fund	Employer FICA	5,404.22
First National Bank of Fremont	Retirement Contributions	3,116.77
United Healthcare	Health Ins.	44,425.37
MEAN/NMPP	Power	305,851.14
Aqua-Chem, Inc.	Supplies	1,728.90
Black Hills Energy	Service	2,029.66
Bomgaars Supply	Supplies	1,105.50
Cardmember Service	Service	709.59
Century Link	Service	1,174.56
Cuming County Rural Water	Service	40.00
Cuming County Public Power	Wheeling Service	5,704.48
Danko Emergency Equipment	Supplies	24.80
Dinslage Small Engine	Supplies	54.12
Dugan Business Forms	Supplies	262.71
Dutton Lainson Co.	Serv/Supplies	710.86
EMS Billing Service	Prof Services	696.68
Engelhardt TV	Serv/Supplies	486.94
The Farner Co. Inc.	Supplies	120.41
Floor Maintenance	Supplies	1,463.28
Franciscan Care Services	Meal Service	2,421.15
Gale/Cengage Learning	Books	225.43
Gall's Inc.	Supplies	930.93
Garratt Callahan Co.	Supplies	1,570.50
Gerhold Concrete	Serv/Supplies	3,349.03
L. P. Gill, Inc.	Tipping Fee	9,420.72
Gill Hauling	Hauling Fee	3,705.10
Graybeal's Food	Supplies	116.24
HD Supply Waterworks	Supplies	3,677.91
Hawkins Inc.	Supplies	275.00
Ingram	Books	1,279.85
Inspro Ins.	Premium	7,451.00
Jackson Services	Uniform Service	767.42
John A Stahl Library	Cash Adv	98.59
Kriz Davis Co.	Supplies	7,665.76
Mahaska	Supplies	857.70

Mail Finance	Service	282.00
Matheson Tri-Gas Inc.	Supplies	129.59
MicroMarketing LLC	Supplies	524.41
Midwest Labs	Service	138.58
Midwest Tape	Supplies	121.55
Nebraska Public Power District	Service	67.50
Nebraska Vet Services	Service	665.20
OfficeNet	Supplies	33.54
One Call Concepts Inc.	Service	57.63
Presto X	Service	166.04
Quality Printing & Supplies	Supplies	425.55
S & W Welding Inc.	Serv/Supplies	127.20
Schmader Electric	Service	610.00
Seals and Service Inc.	Supplies	72.24
Skywave Wireless	Service	227.00
Smidt's Sanitation	Service	177.00
Special Roads Fund	Mechanic Charges	414.67
Stalp Gravel	Supplies	5,602.06
State Public Health Environmental Lab	Service	78.00
Tom's Rexall Drug	Supplies	20.65
Verizon Business	Service	70.75
Verizon Wireless	Service	295.23
Vrbicky Computer Service	Serv/Supplies	1,937.49
West Point Home Center	Serv/Supplies	366.90
West Point Implement	Supplies	162.50
West Point Library Foundation	Cash Adv	588.64
WPLW	Service	28,812.57
WPLW Operating Fund	Cash Adv	1,912.62
West Point News	Publication Costs	973.25
West Point Rescue	Ambl Charges/Cash Adv	1,277.46
West Point True Value	Supplies	589.41
Woerner's Garbage Service	Service	230.00
Mark Benne	Equipment	1,000.00
Bound Tree Medical	Supplies	680.48
Bubbles of Joy	Supplies	70.46
Dave's Drycleaning	Service	69.00
Elite Computers	Service	530.00
Heiman Fire Equipment	Supplies	711.90
Jack's Uniforms & Equipment	Uniform Expense	106.90
JEO Consulting Group	Prof Services	13,092.25
Chris Kreikemeier	Travel Expense	55.45
Lewis Ag Company	Service	700.00
Modern Marketing	Supplies	269.38
Municipal Code Services	Prof Services	320.00

NAQS	Service	9,058.75
NDEQ-Heartland Operators Conference	Registration	60.00
NE Society Assoc Executives	Marketing	75.00
Northeast NE Economic Dev.	Membership Fees	4,238.64
NWOD-Wastewater Operators Div	Membership	30.00
OCLC, Inc.	Service	37.43
Omaha World Herald	Subscription	132.60
Overdrive, Inc.	Books	8.99
Peterson Body and Paint	Supplies	80.00
Stan Houston Equipment Co.	Supplies	50.85
USA Today	Subscription	338.80
West Point Garden Center	Service	636.18
Zoll Medical Corp.	Supplies	506.22
Aqua-Chem, Inc.	Supplies	1,121.90
Auto Value Parts	Supplies	353.87
Total Hasler Funds	Postage	600.00
Kaup Seed & Fertilizer	Supplies	232.00
Leslie's PoolMart	Supplies	2,279.76
Strachan Sales	Supplies	214.08
Van Diest Supply Co.	Supplies	248.10

Kelly Gentrup with the Cuming County Visitors Bureau appeared before the Council concerning the Feet on the Farm Adventure Race sponsored by the Cuming County Visitors Bureau and Angry Cow Adventures which will take place on Saturday, June 24, 2017. She stated the race will start and end at Neligh Park but they will be utilizing another community in the county this year so there will be fewer checkpoints in West Point. There will be no particular route to each checkpoint but wanted the City to be aware of the race and to be on the lookout for racers. Moved by Black and seconded by Schlecht, to approve the use of Neligh Park and city streets for the Feet on the Farm Adventure Race on June 24, 2017. Voting Yea: Paus, Ell, Schlecht, Hugo, and Black. Nay: None. Absent: Swenson. Motion carried.

The next item for discussion was the paving of a walking trail around the Neligh Park lake to be included in the plans and specification for the paving improvements in Neligh Park (Public Improvement District No. 1) and that said trail would be listed as a separate line item on the bid sheet. Leanne Ritter of Advanced Consulting Engineering Services and a member of the West Point

Trails and Pathways Committee appeared before the Council with specifications for a trail around Neligh Park lake and stated it was the Committee's intent that this trail would be completely funded by the Committee and invoiced separately. Moved by Schlecht and seconded by Ell to include the paving of a trail around Neligh Park lake as a separate line item in the plans and specifications for the Paving Improvements in Neligh Park known as Public Improvement District No. 2017-1 which trail will be completely paid for by the West Point Trails and Pathways Committee. Voting Yea: Paus, Ell, Schlecht, Hugo, and Black. Nay: None. Absent: Swenson. Motion carried.

The City Administrator stated the City has received a revised Housing Rehab Service Contract with Northeast Nebraska Economic Development District regarding the administrative services for the City's Housing Rehabilitation Program. He advised that the contract was revised in order to stay in compliance with state and federal regulations. Moved by Hugo and seconded by Black to approve the Housing Reuse Service Contract with Northeast Nebraska Economic Development District for the City's Housing Rehabilitation Program and to authorize the Mayor to sign said Agreement. Voting Yea: Paus, Ell, Schlecht, Hugo, and Black. Nay: None. Absent: Swenson. Motion carried.

Moved by Schlecht and seconded by Ell to accept the Title III-B Supportive Services Agreement and the Title III-C Nutrition Services Agreement and to accept the grant award of the Title III-E funds from Northeast Nebraska Area Agency on Aging for Fiscal Year 2018. Voting Yea: Paus, Ell, Schlecht, Hugo, and Black. Nay: None. Absent: Swenson. Motion carried.

Motion made by Hugo and seconded by Paus that the additional following assets to be pledged by F&M Bank as security for all deposits of the City be approved:

<u>Custody No.</u>	<u>Due Date</u>	<u>Amount</u>	<u>Type of Security</u>
486841DD8	12/15/2023	\$330,000.00	Kearney County, NE School District Bonds
63968HA59	03/15/2019	\$345,000.00	City of West Point, NE Certificates of Participation
955440HC9	06/01/2020	\$850,000.00	City of West Point, NE

## General Obligation Notes

Voting Yea: Paus, Ell, Schlecht, Hugo, and Black. Nay: None. Absent: Swenson. Motion carried

The regular date for the July council meeting is July 4<sup>th</sup>. Moved by Paus and seconded by Ell to hold the July council meeting on Thursday, July 6, 2017 at 7:00 PM. Voting Yea: Paus, Ell, Schlecht, Hugo, and Black. Nay: None. Absent: Swenson. Motion carried

Moved by Schlecht, seconded by Ell, to approve the following applications for Special Designated Liquor Permits under the Nebraska Liquor Control Act:

- (a) Merry Martini Lounge for a wedding reception on July 1, 2017.
- (b) Gary L. Rush, dba Rush's Liquor Store for the West Point Community Theatre melodrama on July 3 and 4, 2017.
- (c) Cuming County Ag Society for the annual Cuming County Fair on August 10, 11, 12, and 13, 2017 for Neligh Park and Fairgrounds.
- (d) Cuming County Ag Society for Cuming County Fair events on August 12 and 13, 2017 at the Nielsen Community Center.

Voting Yea: Paus, Ell, Schlecht, and Hugo. Nay: Black. Absent: Swenson. Motion carried.

Moved by Schlecht, seconded by Black, to approve the claim of Hugo Plumbing & Heating for services and supplies in the amount of \$2,264.05. Voting Yea: Paus, Ell, Schlecht, and Black. Nay: None. Abstaining: Hugo. Absent: Swenson. Motion carried.

Dave Knobbe appeared before the Council concerning the drainage/erosion problem occurring in the ravine in the Tower Lane Subdivision affecting his property and wanted an update as to what the City was doing. The City Administrator advised that Advanced Consulting Engineering Services is in the process of taking topo shots and developing alternatives/options for the problem along with costs estimates which will be presented to the Council at the July meeting. It was further mentioned about creating a storm water improvement district for this area and assessing the property owners according to the amount of water displaced by each. The matter will be further discussed at the July meeting.

The City Administrator addressed the Council concerning the subject of allowing storage units (cargo containers) in the City as permanent structures. This has come up as the West Point Community Theatre is proposing to place a container behind the theater as a permanent storage unit.

Following discussion, Councilmember Hugo, Vice-President on the Board of the West Point Community Theatre, stated that the Theatre would not be pursuing the matter at this time. It was further stated that the zoning rules and regulations should be amended to prohibit cargo containers to be used as permanent storage units.

Moved by Schlecht, seconded by Paus to go into closed session at 7:48 PM for the protection of the public interest to discuss the potential purchase of real estate. Voting Yea: Paus, Ell, Schlecht, Hugo and Black. Nay: None. Absent: Swenson. Motion carried. The Mayor then restated for the record the limitation of the subject matter of the closed session was for the protection of the public interest to discuss the potential purchase of real estate.

At 8:01 PM the Mayor stated that the only item discussed during the closed session was the potential purchase of real estate and asked for a motion to end the closed session. Moved by Schlecht and seconded by Ell that the closed session end and the Council be back in regular session. Voting Yea: Paus, Ell, Schlecht, Hugo and Black. Nay: None. Absent: Swenson. Motion carried. Council back in regular session.

Moved by Schlecht, seconded by Paus, to adjourn at 8:08 o'clock P.M. Carried.

Mary Kempf, MMC  
City Clerk