

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 October 3, 2017 in the Council Chambers at the Municipal Building in West Point, Nebraska.

Present were: Mayor Johnson; Councilmembers: Paus, Ell, Swenson, Schlecht, Hugo, and Black. 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 Black, seconded by Ell, to approve the following consent agenda:

1. City appointed volunteer boards and commissions.
2. Approval of minutes of previous meeting.
3. Treasurer's report.
4. Claims.

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

<u>CLAIMS</u>		
Payroll		145,322.79
Western Area Power Administration	Power	14,540.04
Hugo Plumbing & Heating	Serv/Supplies	1,592.84
Elkhorn Paving Construction Co.	Street Improvement	421,786.98
City of West Point Payroll Tax Fund	Employer FICA	5,317.62
First National Bank Fremont	Retirement Contributions	3,038.82
Central Valley Ag	Service	295.63
PetroMart	Service	103.30
Sapp Bros.	Service	4,296.83
Black Hills Energy	Service	66.12
Wagner Tire & Repair	Service	157.81
United Healthcare	Health Ins.	42,491.19
Constellation NewEnergy	Service	57.33
NE Department of Revenue	Sales Tax	36,457.11
West Point Travel Plaza	Service	2,377.87

Companion Life Ins.	Life Ins.	266.55
Madison National Life Ins.	Life Ins.	207.24
MEAN	Power	334,771.80
City of West Point Payroll Tax Fund	Employer FICA	5,972.28
First National Bank Fremont	Retirement Contributions	3,081.80
Auto Value Parts	Supplies	244.86
Barco Municipal Products	Supplies	569.82
Black Hills Energy	Service	324.54
Bomgaar Supply	Supplies	1,228.70
Cardmember Service	Service	452.91
Century Link	Service	1,041.26
Core & Main	Supplies	3,479.91
Cuming County Public Power District	Wheeling Service	5,630.10
Danko Emergency	Supplies	12.60
Dinslage Small Engine	Supplies	106.72
Dutton Lainson Co.	Supplies	1,613.66
EMS Billing Service	Prof Services	646.39
Engelhardt TV	Service	517.00
The Farner Co.	Supplies	387.00
Floor Maintenance	Supplies	1,855.89
Franciscan Care Services	Meal Service	2,842.90
Gale/Cengage Learning	Books	174.79
Gall's Inc.	Supplies	533.39
Gerhold Concrete Co.	Serv/Supplies	2,512.50
L. P. Gill Inc.	Tipping Fee	12,852.58
Gill Hauling	Hauling Fee	5,066.94
Graybeal's Food	Supplies	197.62
Harland Technology Services	Service	50.41
Hawkins Inc.	Supplies	697.73
Ingram	Books	1,482.93
Inspro Ins.	Ins. Premium	43.00
Jackson Services	Uniform Service	803.40
John A Stahl Library	Cash Adv	128.23
Kriz Davis Co.	Supplies	2,256.49
League of NE Municipalities	Registration Fees	696.00
Leisure Lawn Care	Service	178.00
Leslie's Poolmart Inc.	Supplies	4,319.52
Mahaska	Supplies	326.90
Matheson Tri-Gas	Supplies	153.68
Michael Todd and Co.	Supplies	663.70
MicroMarketing LLC	Books	876.90
Midwest Labs	Service	83.68
Midwest Tape	Supplies	220.91
Nebraska Vet Services	Service	630.18

One Call Concepts Inc.	Service	75.21
The Penworthy Co.	Books	372.60
Presto X	Service	166.04
Quality Printing	Supplies	939.92
S & W Welding Inc.	Supplies	319.80
Schinstock Painting	Serv/Supplies	4,600.00
Seals and Service	Service	170.00
Skywave Wireless	Service	7,942.50
Smidt's Sanitation	Service	177.00
Special Roads Fund	Mechanic Chgs	194.30
Stalp Gravel	Supplies	296.30
NE Public Health Environmental Lab	Service	60.00
Verizon Business	Service	72.79
Verizon Wireless	Service	295.34
Vrbicky Computer Service	Service	215.00
West Point Home Center	Supplies	76.71
West Point Implement	Serv/Supplies	216.06
West Point Library Foundation	Cash Adv	1,172.38
WPLW Operating Fund	Cash Adv	1,733.39
West Point News	Publication Costs	276.14
West Point Rescue	Ambl Charges/Cash Adv	1,759.47
West Point True Value	Supplies	837.14
Woerner's Garbage Service	Service	230.00
Arcadian Membership	Membership	100.00
Bader's Highway & Street	Service	21,465.00
Beed Transportation	Service	75.00
Bound Tree Medical	Supplies	672.80
Custom Glass LLC	Service	1,770.00
Kathy Doescher	Travel Expense	75.97
Downtown Rental Center	Service	282.20
Enterprise Electric	Supplies	627.00
Virginia Frye	Reimbursement Damage	76.24
Grainger	Supplies	142.84
GSB - Inspro	Ins Premium	1,913.33
Heiman Fire Equipment	Supplies	619.69
J. P. Cooke	Supplies	72.19
Jacks's Uniforms	Supplies	88.94
JEO Consulting	Prof Services	11,535.00
Chris Kreikemeier	Cash Adv/Supplies	1,898.48
MS Construction	Service	6,480.00
Municipal Service & Supply	Supplies	3,313.65
Natl Association Chief of Police	Dues	60.00
Norfolk Daily News	Ad	37.50
OCLC, Inc.	Service	44.17

Overdrive, Inc.	Service	186.33
Peterson Body and Paint	Service	190.28
Road Builders	Supplies	199.02
Sandy Fire Supply	Supplies	431.22
Sanger & Pycha Construction	Service	390.00
Patty Schinstock	Travel Expense	697.19
Seed Enterprises	Supplies	98.50
Stan Ortmeier	Serv/Supplies	1,561.74
Watchguard Video	Supplies	212.00
Zoll Medical	Supplies	242.73

The Mayor then opened a public hearing on the LB 840 Economic Development Citizen Advisory Review Committee six-month report. Jerry Wordekemper of the Citizen Advisory Review Committee reported on the activities of the Committee the past six months. He stated that payments on previous loans are current and the amount of funds on hand is \$202,113.18. There is a pending project being the South Highway 275 Drainage Project which will be funded with \$80,000 once approval is received from the Army Corps of Engineers. He also stated that later in this meeting the Council would be considering an application for funds.

Kelly Gentrup, Executive Director of Cuming County Economic Development, Jerry Wordekemper and Bonnie Vogltance, members of the Cuming County Housing Task Force, appeared before the Council to discuss housing projects within the county. Following discussion, Ell introduced the following resolution and moved its adoption:

WHEREAS, after reviewing the housing studies done for Cuming County, Nebraska and the City of West Point, the West Point City Council understands the need for housing projects within the County.

WHEREAS, public officials, financial professionals, real estate agents, contractors and members of the public interested in housing from the County, make up the Cuming County Housing Task Force and have been studying the housing needs of Cuming County; and after identifying these needs, the Housing Task Force have been reviewing state grant opportunities, especially through the Nebraska Investment Finance Authority (NIFA), that would help fund such projects.

WHEREAS, the housing task force met with Rob Woodling, Foundations Development, LLC, to discuss contracting with Foundations Development, LLC, to write a NIFA Grant for a housing project within Cuming County communities.

WHEREAS, Foundations Development, LLC, has agreed to complete a market study to better document the current housing needs of the County and to help determine what project is most needed within the communities; and Foundations Development, LLC, has agreed to write a NIFA grant to submit on behalf of Cuming County.

WHEREAS, it is the recommendation of the Cuming County Housing Task Force that Cuming County and the four communities of Bancroft, Beemer, West Point and Wisner show support for a housing project with Foundations Development, LLC; and that the four communities work with Foundations Development, LLC, to identify lots in each community to build upon if needed; and the County Board, Village Boards and City Councils work with Mr. Woodling to successfully submit the grant application.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL of the City of West Point, Nebraska, that the City recognizes the need to build additional housing units for all sectors of the population in all Cuming County communities; and the City of West Point agrees to support Foundations Development, LLC, in all its efforts to fill that need to provide safe and affordable housing for the citizens of Cuming County.

Black seconded the motion. Voting Yea: Paus, Ell, Swenson, Schlecht, Hugo, and Black.

Nay: None. Motion carried and said resolution adopted.

Jerry Wordekemper of the LB 840 Citizens Advisory Review Committee appeared before the Council concerning an application for funds from Patti Knobbe dba The Good Earth Company. Patti Knobbe desires funding for a business which would offer a healthy lifestyle utilizing Christian yoga classes, therapeutic essential oils, wellness products and more. This would be a loan/grant for \$25,000 for 5 years with no interest and if all payments due and owing are made during the first four years, then the remaining balance of \$5,000 shall be forgiven. The LB 840 Citizens Advisory Review Committee has reviewed this applications and is recommending that such application be approved. Moved by Schlecht and seconded by Swenson to approve the application of Patti Knobbe dba The Good Earth Company for a loan/grant from the LB 840 Economic Development Funds. Voting Yea: Paus, Ell, Swenson, Schlecht, Hugo, and Black. Nay: None. Motion carried.

Moved by Swenson, seconded by Ell, to approve the Manager Application filed with the Nebraska Liquor Control Commission by Graybeal's Foods Co. located at 338 S. Main Street, West Point, Nebraska, naming Corey Baumert as manager. Voting Yea: Paus, Ell, Swenson, Schlecht, Hugo, and Black. Nay: None. Motion carried.

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

- (a) Main Street Tap for a wedding reception on November 4, 2017.
- (b) Z's Bar & Grill, LLC for a wedding reception on November 4, 2017.

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

Moved by Schlecht, seconded by Ell, to approve the claim of Hugo Plumbing & Heating for services and supplies in the amount of \$468.64. Voting Yea: Paus, Ell, Swenson, Schlecht, and Black. Nay: None. Abstaining: Hugo. Motion carried.

Moved by Hugo, seconded by Ell, to approve the claim of Tom Swenson Advertising for supplies in the amount of \$959.05. Voting Yea: Paus, Ell, Schlecht, Hugo, and Black. Nay: None. Abstaining: Swenson. Motion carried.

Hugo introduced a resolution to approve Payment No. 1 to Elkhorn Paving Construction Co., Inc. for Public Improvement District No. 2017-1 (Neligh Park Improvements) in the total amount of \$171,654.75. Schlecht seconded the motion. Voting Yea: Paus, Ell, Swenson, Schlecht, and Hugo. Nay: Black. Motion carried and said resolution adopted.

Schlecht introduced a resolution to approve Change Orders No. 1 & No. 2 and approve Payment No. 2 (final) to Elkhorn Paving Construction Co., Inc. for Street Improvement District No. 2017-1 in the total amount of \$103,426.82. Hugo seconded the motion. Voting Yea: Paus, Ell, Swenson, Schlecht, Hugo, and Black. Nay: None. Motion carried and said resolution adopted.

Moved by Schlecht, seconded by Ell to go into closed session at 7:37 PM for the protection of the public interest to discuss the potential purchase of real estate. Voting Yea: Paus, Ell, Swenson, Schlecht, Hugo, and Black. Nay: None. 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.

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. It was then moved by Swenson and seconded by Ell that the closed session end and the Council be back in regular session. Voting Yea: Paus, Ell, Swenson, Schlecht, Hugo, and Black. Nay: None. Motion carried. Council back in regular session at 7:48 PM.

Moved by Paus, seconded by Swenson, to adjourn at 8:10 P.M. Carried.

Mary Kempf, MMC
City Clerk