

## 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 P.M. on Tuesday, April 2, 2024 in the Council Chambers at the Municipal Building, 444 S. Main Street, West Point, Nebraska.

Present were: Mayor Bruce A. Schlecht; Councilmembers: Ryan Penrose, Tom Swenson, Mark Buse, Jerry Hugo, and Rusty Smith. Absent: Shea Stokely.

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 of the Council Chambers for public information. The Pledge of Allegiance was then recited.

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

1. City appointed volunteer boards and commissions:
  - (a) Library Board: reappointment of Kayla Roth Kuxhausen and Nicki White (4-year terms).
  - (b) Planning Commission: reappointment of Erv Renner, Mark Schlickbernd, and JoAnn Lewis (3-year terms).
2. City appointed volunteer boards and commissions - none.
3. Fire & rescue departments – accept the membership of Thomas Kreikemeier and Kyle Gentrup to West Point Vol. Fire Dept.
4. Approval of minutes of previous meeting.
5. Treasurer's report.
6. Claims.

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

VENDOR	DESCRIPTION	AMOUNT
	PAYROLL	219,879.04
WAPA	ELEC POWER	9,969.81
TOM SWENSON ADVERTISING	ADMIN SUPPLIES	2,395.20
PETROMART	FUEL	2,060.87
CONSTELLATION	GAS SERVICE	4,957.67
CHRISTIANSEN CONSTRUCTION	POOL PROJECT PYMT #17	51,997.19
MIDWEST TURF & IRRIGATION	SALES TAX - PARK	36,373.74
CITY PAYROLL TAX FUND	EMPLOYER FICA	9,285.03
ASCENSUS	RETIRE CONTRIB	5,627.75
SAPP BROS	FUEL	1,077.56
WAGNER TIRE & REPAIR	FUEL	882.99
CVA	FUEL	900.64
ARTISAN STONE CO	THEATRE PROJECT	1,775.00
HUGO PLUMBING & HEATING	REP/MAINT/CONTRACT SERVICE	3,126.74

MCS CONSTRUCTION	THEATRE PROJECT	30,227.55
NE DEPT OF REVENUE	SALES TAX	31,202.07
NE DEPT OF REVENUE	NIELSEN/POOL/LIB SALES TAX	50.86
NE DEPT OF REVENUE	PARK SALES TAX	38.56
MEAN	ELEC POWER	294,258.10
CITY PAYROLL TAX FUND	EMPLOYER FICA	7,868.25
ASCENSUS	RETIRE CONTRIB	4,467.33
MUTUAL OF OMAHA	INS PREM	1,865.41
BCBS OF NE	HEALTH INS	43,460.38
ARNOLD MOTOR	SUPPLIES/REP/MAINT	689.20
BARCO MUNICIPAL PRODUCTS	TRAFFIC SUPPLIES	569.25
BLACK HILLS ENERGY	GAS SERVICE	979.39
BOMGAARS	SUPPLIES/REP/MAINT	1,234.14
BORDER STATES	ELEC POLES/STREET LIGHTS	22,901.98
BOUND TREE MEDICAL	RESCUE SUPPLIES	1,394.97
ELAN FINANCIAL SERVICES	SUPPLIES/TRNG/TRVL/AED'S	5,925.24
CENTURY LINK	PHONE SERVICE	1,038.93
CORE & MAIN	ELEC METERS	14,993.50
CORE HEALTH CLUB	POLICE TRAINING	234.00
CREATIVE XPRESSIONS	POLICE SERVICE	25.90
CCPPD	ELEC WHEELING CHG	5,727.12
DANKO EMERGENCY EQUIP	RESCUE REP	714.45
DAVE'S DRYCLEANING	COMM CNTR SERVICE	58.00
DUTTON LAINSON	ELEC TRANSFORMERS/WIRE	7,736.03
EAKES OFFICE SOLUTIONS	LIB SERVICE	182.73
ELITE COMPUTERS	EQUIP REP/MAINT/SUPPLIES	780.36
GALE/CENGAGE LEARNING	LIB BOOKS	181.17
L. P. GILL	SAN TIPPING FEE	8,141.70
GRAINGER	WTR TRMT SUPPLIES	75.16
GRAYBEAL'S FOOD	SUPPLIES	191.27
HAWKINS	WTR TRMT SUPPLIES	2,795.94
HD SUPPLY	SUPPLIES	2,351.56
INGRAM LIBRARY SERVICES	LIB BOOKS	982.64
JEO CONSULTING	PROF SERV/LEVEE/GENERATION	109,431.00
JACKSON SERVICES	UNIFORMS/SERVICE	1,092.09
JOHN A. STAHL LIBRARY	POSTAGE	79.87
LEAGUE OF NEBRASKA	MIDWINTER CONF	1,365.00
LEISURE LAWN CARE	LIB SERVICE	563.85
LOFFLER COMPANIES	POL SERVICE-COPIES	51.56
MATHESON TRI-GAS	RESCUE SUPPLIES	152.19
MICROMARKETING	LIB AUDIO/BOOKS	436.38
MID-AMERICAN SIGNAL	ST LIGHTS REP	275.00
MIDWEST LABORATORIES	LAB SERVICE	133.05
MIDWEST SERVICE & SALES	EQUIP REP/SNOWBLOWER	1,950.00
MIDWEST TAPE	LIB DVD'S	656.25
MUNICIPAL SUPPLY	WTR DIST SUPPLIES	466.88
NE PUBLIC HEALTH	LAB SERVICES	60.00

NE VET SERVICES	POL SERVICE	619.65
NORTHWEST ELECTRIC	PWR PLNT MOTOR REBUILD	3,519.83
ONE CALL CONCEPTS	SERVICE	31.68
ONE OFFICE SOLUTION	SUPPLIES/SHIPPING CHGS	226.65
OVERHEAD DOOR CO	BLDG REP	5,420.00
PRESTO X	SERVICE	411.62
S2 ROLL-OFFS	PARK GARBAGE	150.00
HEREFORD WORKS	SUPPLIES/MATERIALS	200.41
SCANTRON	EQUIP REP/MAINT/EMAIL	1,851.00
SEALS AND SERVICE	EQUIP REP/MAINT	452.65
SKYWAVE WIRELESS	SERVICE	211.30
SPECIAL ROADS FUND	EQUIP REP/MAINT	537.81
STALP GRAVEL	ST SUPPLIES	2,692.89
STAN HOUSTON EQUIP	ST SUPPLIES	249.00
TERRANET TELECOM	CONTRACT SERVICES	1,525.00
VERIZON BUSINESS	PHONE SERVICE	77.43
VERIZON WIRELESS	LIB SERVICE	295.48
VERIZON WIRELESS	CELL PHONE SERVICE	564.92
WAGNER TIRE & REPAIR	REPAIRS	701.50
WELCH LAW FIRM	PROF SERVICES	297.50
WESCO RECEIVABLES	ELEC SUPPLIES/MATERIALS	971.80
WP IMPLEMENT	ST EQUIP REP/MAINT	79.73
WP LIBRARY FOUNDATION	LIB CASH ADV	428.47
WPLW	UTILITIES	27,942.46
WP LITTLE LEAGUE	COMM CNTR ADVERTISING	325.00
WP NEWS	PUBLICATIONS	404.44
WP RESCUE	AMBULANCE CHARGES	950.00
WP TRUE VALUE	REP/MAINT/SUPPLIES	194.66
4S SERVICE & REPAIR	ST REP	1,155.23
BEST POINT DEVELOPMENT	HOST FEE/SERVICE	960.00
BIRDS & BLOOMS	LIB SUBSCRIPTION	19.33
CARDIAC & PULMONARY SERVICE	POL CPR TRAINING	315.00
CUMMINS	SWR TRMT SERVICE	517.95
EMC INS	INS PREM	18,059.00
INTOXIMETERS	POL SUPPLIES	186.50
CHRIS KREIKEMEIER	NSAE LUNCHEON	30.00
LAKELAND ENGINEERING	EQUIP REP/MAINT	628.47
LINCOLN MARRIOTT CORNHUSKER	MIDWINTER CONF	672.00
MELLEN & ASSOCIATES	EQUIP REP/MAINT	4,143.03
NE LOESS HILLS RC&D COUNCIL	MEMBERSHIP	200.00
NORFOLK DAILY NEWS	COMM CNTR AD	40.00
NOSWETT FENCING	PARK-SALES TAX	49,895.11
JAMES PEATROWSKY	TRNG/TRVL REIMBURSE	123.38
PETERSON BODY & PAINT	REPAIRS	1,051.46
PATTY SCHINSTOCK	SUPPLY REIMBURSE	24.07
SCHROEDTER REPAIR & ELEC	EQUIP REP	120.00
T & R ELECTRIC	ELEC TRANSFORMER	5,989.13

ST JOSEPH'S HILLSIDE VILLA	SR CNTR MEALS/ARPA	2,937.00
WPLW	POSTAGE/SUPPLIES	1,526.06
CUMING CO RURAL WATER	PARK SERV APRIL-JUNE 2ND QTR	138.00
WOERNER'S GARBAGE SERVICE	SERVICE	267.00
AQUATIC DESIGN CONSULTANTS,INC	POOL PROJECT-ENGINEER	4,266.75

Tina Biteghe Bi Ndong, Executive Director of the West Point Chamber of Commerce, appeared before the Council and presented the quarterly report on the Chamber's economic development activities. Moved by Smith and seconded by Penrose to accept the report and approve the payment of \$5,000 for services January-March, 2024. Voting Yea: Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Absent: Stokely. Motion carried.

Next the Council considered the request of Grace Lutheran Church. Their request was closing the 300 Block of East Park Street for their 150<sup>th</sup> Anniversary celebration. The celebration will be June 9, 2024 from 8:00 AM to 4:00 PM. Moved by Hugo and seconded by Swenson to approve the request. Voting Yea: Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Absent: Stokely. Motion carried.

The LB 840 Economic Development program six-month report was next on the agenda. The City Administrator reported that there is currently \$117,088 in funds available. All loans and grants are current. Discussion was had with public comments.

The City Administrator then presented the Council with the 2024 Tax Increment Financing (TIF) Annual Report. The report showed the progress of the redevelopment projects that were 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 Buse and seconded by Hugo to accept the 2024 Tax Increment Financing Annual Report. Voting Yea: Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Absent: Stokely. Motion carried.

The Council reviewed the request of Erv Eisenmenger to split a tract of land located in the Northwest 1/4 of Section 11, Township 21 North, Range 6 East of the 6<sup>th</sup> P.M., Cuming County, Nebraska, which property is located within the city one-mile jurisdiction. In order to do so, a variance from the subdivision regulations is needed. The City Administrator advised that the Planning Commission was forwarding a favorable recommendation. Moved by Smith and

seconded by Hugo to authorize a variance from the requirements of the Subdivision Ordinance 1402 and waiving the subdivision platting of a portion of the Northwest 1/4 of Section 11, Township 21 North, Range 6 East of the 6<sup>th</sup> P.M., Cuming County, Nebraska. Voting Yea: Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Absent: Stokely. Motion carried.

Next the Council considered the demolition of the quonsets at 418 N. Mill St. After discussion, Smith introduced the resolution that the City Administrator is authorized to prepare the parameter requirements for the demolition of the quonsets at 418 N. Mill St. and the City Clerk is then authorized and directed to advertise for bids in the West Point News for said service.

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

Penrose introduced the resolution declaring certain property of the City of West Point, Nebraska, surplus and authorizing the sale of Power Poles having a value of less than Five Thousand Dollars (\$5,000) by auction, bid, or scrap/salvage; and that following passage of this resolution directing the sale of said surplus property, that notice of sale shall be posted in three prominent places within the City for a period of not less than seven days prior to the sale and that the property shall then be sold. Buse seconded the motion. Voting Yea: Penrose, Swenson, Buse, Hugo, and Smith. Voting Nay: None. Absent: Stokely. Motion carried and said resolution adopted.

Morrow, Davies & Toelle, P.C (Cruise & Associates) has prepared the City's Audited Financial Statements for the fiscal year ending September 30, 2023 and each councilmember was provided a copy. It was moved by Buse, seconded by Smith, to acknowledge receipt of the audit. Voting Yea: Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Absent: Stokely. Motion carried.

Ordinance No. 1445 now came up for second reading. Ordinance No. 1445 was read by title only:

AN ORDINANCE AUTHORIZING AND DIRECTING EXECUTION OF THE AMENDED AND RESTATED TOTAL POWER REQUIREMENTS POWER PURCHASE AGREEMENT BY THE CITY OF WEST POINT, NEBRASKA, WITH THE MUNICIPAL ENERGY AGENCY OF NEBRASKA; TO ACKNOWLEDGE AND PROVIDE FOR LIMITATIONS ON USE OF THE ELECTRICITY; TO PRESCRIBE THE TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM,

Motion was made by Smith, seconded by Buse to approve Ordinance No. 1445 as read on its second reading and that the statutory rule requiring a third reading be suspended. Voting Yea: Penrose, Swenson, Buse, Hugo, and Smith. Voting Nay: None. Absent: Stokely. Motion carried.

Buse moved for final passage of the ordinance, which motion was seconded by Smith. Voting Yea: Penrose, Swenson, Buse, Hugo, and Smith. Voting Nay: None. Absent: Stokely. Motion carried. Ordinance adopted.

Moved by Swenson, seconded by Penrose, to approve the following applications for Special Designated Liquor Permits:

- (a) Rush's Liquor Store for the West Point Community Theatre for a Fundraiser on April 27, 2024.
- (b) Guardian Angels Central Catholic for Jayfest Fundraiser on June 7, 2024.
- (c) Graybeals Foods Co. for West Point Beemer Alumni Banquet on May 25, 2024 at Nielsen Center.

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

Moved by Buse, seconded by Swenson, to approve the claim of Hugo Plumbing & Heating for services and supplies in the amount of \$16,666.78. Voting Yea: Penrose, Swenson, Buse, and Smith. Nay: None. Absent: Stokely. Abstaining: Hugo. Motion carried.

Penrose introduced a resolution to approve Application/Payment No. 18 in the amount of \$111,104.50 to Christiansen Construction Company for the West Point Aquatic Center Project and authorize payment. Swenson seconded the motion. Voting Yea: Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Absent: Stokely. Motion carried and said resolution adopted.

Moved by Swenson, seconded by Smith, to adjourn at 6:04 P.M. Voting Yea: Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Absent: Stokely. Motion carried.