

## 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 August 3, 2021 in the Council Chambers at the Municipal Building, 444 S. Main Street, West Point, Nebraska.

Present were: Mayor Bruce A. Schlecht; Councilmembers: Emma Stokely, Ryan Penrose, Tom Swenson, Mark Buse, Jerry Hugo, and Rusty 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 west wall of the room 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 resignation of Jennifer Barragan from West Point Vol. Fire Dept.
3. Approval of minutes of the July 6, 2021 and July 28, 2021 meetings.
4. Treasurer's report.
5. Claims.

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

CLAIMS:		
Payroll		290,173.96
City Payroll Tax Fund	PAYROLL TAXES	7,943.02
ASCENSUS LLC	RETIREMENT	4,354.81
Central Valley Ag	POLICE FUEL	540.05
West Point Travel Plaza	POLICE FUEL	10.26
PetroMart	FUEL/SUPPLIES	1,350.13
RUTJENS CONSTRUCTION	WTR MAIN PROJECT	41,714.04
LAYNE CHRISTENSEN CO.	WTR TRT PLANT PROJECT	3,600.00
Hugo Plumbing & Heating	SERVICE/SUPPLIES	4,980.58
Sapp Bros. Petroleum	FIRE FUEL	1,444.71
Western Area Power Administration	ELEC POWER	20,477.53
West Point Travel Plaza	POLICE SUPPLIES	367.59
WAGNER TIRE & REPAIR LLC	ADMIN FUEL	1,360.22
Cuming County Public Power	ELEC POWER	82.33
City Payroll Tax Fund	PAYROLL TAX	7,033.47
ASCENSUS LLC	RETIREMENT	3,736.20
Nebraska Dept. of Revenue	POOL SALES TAX	1,857.43
Nebraska Dept. of Revenue	PARK SALES TAX	115.21
Nebraska Dept. of Revenue	SALES TAX	26,866.70
BCBS OF NEBRASKA	HEALTH INS	58,125.38

Municipal Energy Agency of	ELEC POWER	34,611.38
City Payroll Tax Fund	PAYROLL TAXES	7,742.81
ASCENSUS LLC	RETIREMENT	4,126.50
AQUA-CHEM, INC.	POOL SUPPLIES	1,535.87
ARNOLD MOTOR SUPPLY	POLICE SUPPLIES	1,356.71
Black Hills Energy	GAS SERVICE	604.79
Bomgaars Supply	SUPPLIES	364.69
BORDER STATES INDUSTRIES	SUPPLIES	1,016.72
BOUND TREE MEDICAL	RESCUE SUPPLIES	873.15
Cardmember Service	SERVICE	2,447.05
Central Valley Ag	COMM CNTR SUPPLIES	109.50
CENTURY LINK	PHONE SERVICE	1,040.46
COBRAHELP	ADMIN SERVICE	84.00
Constellation NewEnergy	GAS SERVICE	1,919.74
CREATIVE XPRESSIONS	COMM CNTR SUPPLIES	136.75
Cuming County Public Power	WHEELING SERVICE	5,516.42
Danko Emergency Equipment	SUPPLIES	992.50
Dutton Lainson Co.	ELEC SUPPLIES	2,512.13
ENGELMEYER REPAIR LLC	PARK SUPPLIES	41.50
Floor Maintenance	SUPPLIES	1,179.47
Gale/CENGAGE Learning	LIBRARY BOOKS	129.69
Gall's Inc.	POLICE SUPPLIES	394.88
Garratt Callahan Co.	SWR TRT SUPPLIES	1,764.00
L. P. Gill Inc.	SANITATION TIPPING FEE	12,504.70
Gill Hauling	SAN HAULING FEE	4,832.63
GRAINGER	PARK SUPPLIES	69.42
Graybeal's Food	SUPPLIES	160.51
Hawkins Inc.	WTR TRT SUPPLIES	2,178.01
HILAND DAIRY	POOL CONC SUPPLIES	692.86
Hladky Fire & Safety LLC	SERVICE	601.50
THE HOME DEPOT PRO	SUPPLIES	913.39
Ingram Library Services	LIBRARY BOOKS	1,089.29
Inspro Insurance	INSURANCE	857.00
JEO CONSULTING GROUP INC	LEVEE PROF SERVICE	3,955.00
Jackson Services Inc.	EL DIST UNIFORM SERVICE	1,093.59
KAUP SEED & FERTILIZER	SUPPLIES	474.50
League of Nebraska Municipalities	MEMBERSHIP DUES	10,095.00
League of Nebraska Municipalities	MEMBERSHIP DUES-UTILITIES	1,993.00
Leisure Lawn Care	SERVICE	262.52
LESLIE'S POOLMART INC.	SWR TRT SUPPLIES	1,163.94
LOGEMANN AUTO PARTS & MACHINE	SUPPLIES	374.00
Lou's Sporting Goods	PARK SUPPLIES	819.00
MAHASKA	COMM CNTR SUPPLIES	468.14
MicroMarketing LLC	LIBRARY AUDIO BOOKS	239.95
Midwest Laboratories	SWR TRT SERVICE	106.35
Midwest Tape	LIBRARY SUPPLIES	102.19

Nebraska Public Health	WTR SERVICE	78.00
NEBRASKA VET SERVICES	POLICE SERVICE	208.00
OCLC, INC.	LIBRARY SERVICE	44.85
OfficeNet	ELEC SUPPLIES	53.96
ONE CALL CONCEPTS, INC.	SERVICE	95.82
OVERDRIVE, INC.	LIBRARY SERVICE	93.45
Overhead Door Co. of Norfolk	SAN SERVICE	269.65
PRESTO X	SERVICE	389.00
QUADIENT FINANCE USA	POSTAGE	600.00
Quality Printing & Supplies	SUPPLIES	448.36
Quick Med Claims	RESCUE SERVICE	777.42
S2 ROLL-OFFS LLC	PARK SERVICE	190.00
St. Joseph's Hillside Villa	SR CIT MEAL SERVICE	3,328.00
SCANTRON	ADMIN SUPPLIES	201.41
Schmader Electric	SERVICE	6,442.50
Seals and Service Inc.	SAN SUPPLIES/SERVICE	448.52
SKYWAVE WIRELESS INC.	COMM CNTR SERVICE	658.45
Sparklight	SERVICE	229.50
Special Roads Fund	MECHANIC CHGS	612.94
USA Blue Book	SWR TRT SUPPLIES	1,006.82
Verizon Business	PHONE SERVICE	90.06
VERIZON WIRELESS	POLICE MOBILE BROADBAND	120.03
VERIZON WIRELESS	CELL PHONE SERVICE	323.04
Welch Law Firm P.C.	PROF SERVICES	5,190.00
West Point Implement	STR SERVICE	352.42
West Point Light and Water	UTILITIES	36,759.28
West Point Light & Water	CASH ADVANCE	2,383.93
West Point News	PUB FEES/SUBSCRIPTION	539.84
West Point Rescue	AMBL CHGS/CASH ADV	821.15
WEST POINT TRUE VALUE	SUPPLIES	937.11
WOERNER'S GARBAGE SERVICE	SERVICE	267.00
THOMAS BLACK	MILEAGE	17.25
ANGELA KIENBAUM	LIBRARY SERVICE	25.00
NE STATE FIRE MARSHALL	ELEC BOILER CERTS	81.00
AFFORDABLE OVERHEAD DOORS	SAN SERVICE	791.50
SUNSHINE CENTER	SR CIT REIMBURSE	192.02
ELECTRONIC CONTRACTING CO INC	TECH CENTER REPAIR	215.00
MID-AMERICAN RESEARCH CHEMICAL	STREET SUPPLIES	131.66
TARGETS ONLINE	POLICE SUPPLIES	137.22
LIBRARY IDEAS LLC	LIBRARY BOOKS	323.55
NATIONWIDE	PREMIUM -COMPUTERS	198.00
HOLIDAY INN KEARNEY	SWR TRVL/TRAIN EXPENSE	239.90
PETERSON BODY & PAINT	POLICE SERVICE	30.00
WISNER NEWS CHRONICLE	SERVICE	200.40
NE LAW ENFORCEMENT TRAINING	POLICE TRAINING	144.00

NE SOCIETY ASSOC EXECUTIVES	COMM CNTR DUES	120.00
DIAMOND VOGEL PAINT	STREET SUPPLIES	204.20
JENSEN PLUMBING & HEATING	COMM CNTR SERVICE	555.11
NORTHEAST COMM COLLEGE	RESCUE TRAINING	64.18
STATE OF NE POWER REVIEW BOARD	ELEC ASSESSMENT	911.63

The Mayor then opened a public hearing, being the second public hearing, on the Reuse Plan for the Economic Development Revolving Loan Fund and the Housing Rehabilitation Revolving Loan Fund. Andrea Larson with Northeast Nebraska Economic Development District appeared before the Council stating that this hearing is being held to give the community an opportunity to be heard regarding the reuse plan for the Economic Development Revolving Loan Fund and the Housing Revolving Loan Fund. The re-purposing of these program income funds will be for the Water Main Improvement Project with any future program income to be applied to the project or returned to the Nebraska Department of Economic Development. Once all invoices are submitted to the DED, the close-out process will begin. There were no public comments.

The Park Board had applied for a Forestry Incentive Grant through the Lower Elkhorn Natural Resources District and Dennis Schultz with the LENRD was in attendance to present a check for \$2,096.75, which Dave Wimmer accepted on behalf of the Park Board.

The next agenda item was to discuss a new aquatic facility. David Wimmer, as a member of the Park Board and a member of the Pool Committee, spoke to the Council as to how we have arrived at this point. Kathy Mahannah, also a member of the Park Board and the Pool Committee, reported on the condition of the current pool which she stated is failing. The pool was built in 1986 and the pipes are rusting, the concrete is sinking and eroding, the filters have been patched prolonging their life, and the pool basin loses about 11,000 gallons daily which must be replaced. The City has contracted with Aquatic Design Consultants, Inc. and Advanced Consulting Engineering Services to work with the Pool Committee on facility programing, conceptual design and engineering services. Kevin McElyea of Aquatic Design Consultants appeared before the Council and showed a conceptual design for replacing the pool. This design would utilize the existing bath house, have zero entry, a separate area with play structures for young children, diving boards, dual slides, family waterslide and sunshades. The estimated costs of this facility is \$6.4 million. The City Administrator

stated it is the intent to pay for the new pool structure with an additional one-half percent sales tax, private funding and grants. The one-half percent sales tax could be backed by a general obligation bond to give the city a better interest rate. The additional sales tax and GO bond will need to be approved by the voters of the City. It was moved by Penrose and seconded by Smith to approve the project as presented. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried. The City will proceed with preparing the appropriate language for the ballot which the Council will need to approve before presenting it to the County Clerk/Election Official.

The City Administrator advised the Council that the Municipal Energy Agency of Nebraska (MEAN) is issuing a Request for Proposals on behalf of eleven MEAN participant communities for a solar PV installation project. In order to move forward, the City needs to appoint a MEAN representative to be the Special Engineer for this project who will handle the bid process. Once the bidding segment is complete, the project will then come before the Council to determine if the City wishes to participate in the project. Moved by Buse and seconded by Smith to approve the appointment of Matt Reed, a MEAN representative, as the Special Engineer for handling of the Request for Proposals, public opening and bid analysis for the solar project. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

David Branch, Executive Director of Cuming County Economic Development, appeared before the Council to give an update on the activities of his office. On the Owner-occupied Rehab Program with funds of \$491,000, 16 projects are being done in West Point for a total of \$150,000 which is income driven. On the Rural Workforce Housing Program, funding is being received from Nebraska Investment Finance Authority, Nebraska Department of Economic Development and local match, which will allow for the construction of duplexes in West Point and Bancroft and a triplex in Beemer. Once these buildings are sold, the money will go into a Revolving Fund for future projects.

The Council considered the new corporate manager application submitted to the Nebraska Liquor Control Commission by Casey's Retail Company, dba Casey's General Store 1181 naming Krystal Carter as manager. Moved by Smith and seconded by Penrose to approve this application and to notify the Nebraska Liquor Control Commission of such approval. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

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

- (a) GACC Booster Club for a Membership Dinner on August 20, 2021 at the GACC Cafeteria.
- (b) Rush's Liquor Store for a fundraiser (Life Entertainment) for the West Point Community Theatre on September 17, 2021.
- (c) Rush's Liquor Store for the West Point Car Show for the West Point Community Theatre on September 19, 2021.
- (d) Native 32 Winery for a Farm to Fork Dinner on September 17, 2021 at the Nielsen Center.
- (e) Roadhouse Lounge for the West Point Car Show on September 19, 2021 at the Nielsen Center portico.

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

Moved by Buse, seconded by Swenson, to approve the claim of Hugo Plumbing & Heating for services and supplies in the amount of \$8,634.11. Voting Yea: Stokely, Penrose, Swenson, Buse, and Smith. Nay: None. Abstaining: Hugo. Motion carried.

Stokely introduced a resolution to approve Change Order #1 and Payment No. 5 to Rutjens Construction for the West Point Water Main Improvement Project in the amount of \$29,968.10. Swenson seconded the motion. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried and said resolution adopted.

Swenson introduced a resolution to approve Payment No. 1 to Rutjens Construction for the Relocation of Utilities for the Highway 275 Improvement Project in the amount of \$73,962.00. Buse seconded the motion. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried and said resolution adopted.

The City Administrator reported to the Council on an inquiry by the Nebraska Auditor of Public Accounts regarding the use of the City's LB840 funds. Concern was raised on the following projects: 1) The street improvement project in the South Industrial area (2014) which helped develop that area and for Nebraska Vet Services – Embryo Harvesting Facility which created jobs and added to the City's valuation; 2) The south Hwy 275 paving project (2016) which was a joint venture with several businesses at the South Plaza and the Nebraska Department of Transportation; and 3) The Cuming County "Give, Get, Grow" program (2020). He stated the City needs to review its practices and ensure proper documentation. He has contacted the League of Nebraska Municipalities and the city attorney on this.

Moved by Swenson, seconded by Buse, to adjourn at 6:22 P.M. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Mary Kempf, MMC  
City Clerk