

Sidney, Nebraska, June 14, 2022 A Fair Housing City

A meeting of the Mayor and Council of the City of Sidney, Nebraska, was convened in open and public session at 6:15 P.M. on June 14, 2022 in the Council Room. Present in person were: Vice Mayor Olsen and Council Members: Ellwanger, Sherman, Radcliffe. Absent: Mayor Gallaway Others present: City Manager Scott, City Clerk Borchert, City Attorney Leef. Notice of the meeting was given in advance thereof by publication in *The Sidney Sun Telegraph*, the designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the members of the City Council and a copy of their acknowledgment of receipt of notice is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the City Council. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Vice Mayor Olsen informed the public of the location of the posted Open Meetings Act.

Vice Mayor Olsen asked for a motion to approve the absence of Mayor Gallaway. Radcliffe moved, Ellwanger seconded, "That Mayor Gallaway's absence be approved." Roll call vote: Yeas: Ellwanger, Sherman, Olsen, Radcliffe Nays: None Absent: Gallaway

Olsen asked for a motion to approve minutes from the City of Sidney Council meeting held on May 24, 2022 and the Special Council Meeting on June 6, 2022. Sherman moved, Radcliffe seconded, "That the minutes from the City of Sidney Council meeting held on May 24, 2022 and June 6, 2022 be approved." Roll call vote: Yeas: Ellwanger, Sherman, Olsen, Radcliffe Nays: None Absent: Gallaway.

Olsen opened a Public Hearing at 6:17 p.m., Consideration of Resolution 20220601, regarding the One & Six Year Street Improvement Plan and 2022 report; and Street Superintendent Radtke gave a power point presentation. Radtke stated that per statute 39-2115, each municipality shall develop a long-range, six-year plan of street improvements. Radtke reported that 50% of the funds are determined by population, 30% by motor vehicle registrations and 20% by total number of miles of traffic lanes. Improvements were made on 13th Avenue to BNRR, Elm Street 13th to 17th and Link 17J. Radtke stated these funds were raised with the .05 cent local option sales tax so there was no expense to the property tax owners. Olsen closed the meeting at 6:26 p.m. Kevin Challburg asked Radtke if the project on 13th, the additional drainage going east and west, between 10th and 13th, was included in the project. Radtke replied that it was. Olsen asked for a motion. Sherman moved, Radcliffe seconded, "Per Resolution 20220601, the 2022 One & Six Year Street Improvement Plan be passed and adopted, this 14th day of June, 2022." Roll call vote: Yeas: Ellwanger, Sherman, Olsen, Radcliffe Nays: None Absent: Gallaway.

Olsen opened a Public Hearing at 6:28 p.m., Consideration of Resolution 20220602, regarding a Retail Class C Liquor License for Oya Grill and Manager Application for Ricky Onate. Onate stated that the Oya Grill has been in business for 15 years and would like the business to have a liquor license. Chief Aikens said there were no issues. Olsen closed the hearing at 6:30 p.m. There were no comments by the public. Olsen asked for a motion. Radcliffe moved, Ellwanger seconded, "Per Resolution 20220602, the Mayor and Council of the City of Sidney, Nebraska hereby recommends approval of the Retail Class "C" Liquor License Application of Oya Grill, located at 2107 Illinois Street, Sidney, Cheyenne County, Nebraska; and that the Manager Application of Ricky Onate, for Oya Grill Inc, located at 2107 Illinois Street, Sidney, Cheyenne County, Nebraska, be approved; and that the Nebraska Liquor Control Commission be notified of said recommendation." Roll call vote: Yeas: Ellwanger, Sherman, Olsen, Radcliffe Nays: None Absent: Gallaway.

City Manager David Scott brought to council consideration of Resolution 20220603, renewing a local option sales tax proposal and certifying said proposal to Cheyenne County Clerk to place on the November 1, 2022 ballot. Attorney Leef, stated that this resolution needed to have a public hearing before it could be voted on. Olsen tabled the resolution until the July 12th Council Meeting.

The E3 Group (Energizing Entrepreneurial Ecosystems) informed Council of the goals of the newly formed group and give an update. Present from the group were, Sarah Sinnett, Kevin Challburg, Cory Keen, McKailie Carhahan-Kuhns, Melissa Norgard, Liz Borgmann, Jamie Bright and David Scott. Sinnett gave a power point presentation. Sinnett stated that the purpose of the group is to develop a network of resources in Sidney and Cheyenne County to drive opportunity through sustained investments in entrepreneurship and community improvement. E3 plans on strengthening Nebraska communities through extensive training, education and peer learning. Cory Keen reported that retirees, hub city development, I-80 corridor, new resident attraction, regional development and growing entrepreneurs are a focus of the group. The E3 group did a mapping analysis of the community. Sinnett said that future focus is on awareness & partnership, asset mapping, leadership development and entrepreneurial coaching. Sinnett reported that every six months, six communities are toured. Sidney will be hosting the E3 Group in September. Sherman asked if anyone could come. Sinnett said they meet every two weeks; their group is not a formal

structure and anyone is welcome. Olsen thanked Sinnett and the group for the presentation.

Scott asked Council for consideration of Sarah Elston to be appointed to the Historic Board. Elston reported that they are currently remodeling the building at 1005 10th Avenue, working on getting a store front opened. Ellwanger asked if Elston needed to lived within city limits to be able to serve on the board. Olsen asked for a motion, pending research on residential qualifications. Sherman moved, Ellwanger seconded, "That Sarah Elston be appointed to serve on the Historic Board," Roll call vote: Yeas: Ellwanger, Sherman, Olsen, Radcliffe Nays: None Absent: Gallaway. After researching the statutes, Leef stated that according code, Elston owns city property, designated as historical or within the historical district, which qualifies her to serve on the board.

Finance Director, Lane Kizzire gave an informational update on the Clausen TIF close out. Kizzire stated that on August 14, 2007, the city entered into an agreement with Clausen Bros, Inc. The intent of the TIF was to have Clausen's build 14 single family residential lots and construct 25 single family homes in the Woodbridge subdivision. The bond was set to mature in December of 2022, but there was adequate ad valorem tax collected to close this project out early. Six parcels contain infrastructure ready to build and seventeen lots have single family residential homes. Kizzire continued, there is an excess tax valuation of \$2,953,496. The total tax dollar amount of that excess valuation for the 2022 tax year is \$66,574.98. That number will fluctuate as property values change. Baring anything drastic happening, that would mean at additional \$65,000-\$70,000 more in tax revenues annually. That amount of ad valorem taxes will now be distributed amongst the taxing entities of Cheyenne County when property tax is paid rather than to pay off the bond.

Scott stated at the November 23, 2022, City Council meeting the Council approved engaging with Five Rule Rural Planning to complete a blight and substandard study. The City is now in the process of that study and have final maps for review. Scott asked to get council opinion before formal notices are posted. Scott said the city has completed a housing study and is now working with Michael Sands of Baird Holm to put together an incentive package for developers and builders. Scott continued that with Tax Incentive Financing or TIF is one option that the city has to incentivize builders. In order for us to use this incentive we also need an updated blight study. The city entered into an agreement with Five Rule Rural Planning to complete the blight study for a total cost of \$8,500. Olsen asked for a motion. Sherman moved, Radcliffe seconded, "That the proposed Blight Map be approved." Roll call vote: Yeas: Ellwanger, Sherman, Olsen, Radcliffe Nays: None Absent: Gallaway.

Olsen asked for a motion to approve the May 2022 claims. Sherman moved, Ellwanger seconded, "That the May 2022 Claims be approved." Roll call vote: Yeas: Ellwanger, Sherman, Olsen, Radcliffe Nays: None Absent: Gallaway. That the following claims for May 2022, are hereby approved and should be paid as provided by law out of the respective funds in the city treasury." (Abbreviation for claims: bd bond, ct contract, du dues, eq equipment, ex expenses, in insurance, re reimbursements, sa salaries, se service, su supplies, tt travel/training, tr transfers, tx tax, ut utilities)

21st Century eq 831.00, 1389.54, 54.08; 3E Electrical eq 2141.19, 511.10; Absolute Solutions se 2000.00; Accelerated Receivables se 135.29; Dietrich su 97.05; Acushnet Co su 2170.45, 60.50; Aikens, Joe tt 165.00; ALS Group se 2247.00; ALSCO su 167.70, 111.80; Altec eq 871.99; Arnold Pool su 269.85, 379.95; Baker & Taylor su 1982.89, 19.84; Bamford su 225.00; Barker Cleaners se 30.00; Beacon Athletics su 1182.00; Beehive se 2900.00, 5800.00, 2900.00, 2900.00, 5800.00; Black Hills Energy ut 1140.11, 116.71, 292.22, 37.65, 140.68, 58.36, 996.33, 784.40; BOKFA ct 8994.79; Bomgaars su 267.03, 156.94, 160.81, 173.40, 226.23, 238.16, 94.56, 145.16; Borchert, Lori tt 93.00; Borgmann, Chad re 1412.20; Brauer & Kampfe re 139.63; Butts, Matthew tt 155.03; Capital One su 253.44; Cardmember su 4720.67, 1259.46, 886.14, 1134.30, 623.53, ; Caselle ct 1774.00; Cashwa su 911.43; Cengage learning su 163.94; CenturyLink se 191.79; Charter se 505.40, 18.07, 109.98; Cheyenne Co Chamber ct 6250.00; Cheyenne Co Community Center ct 9000.00, 3501.72; Cheyenne Co Emergency Comm Center ct 30253.16; Cheyenne Irrigation eq 1550.00; City of Sidney bd ex se su tr tx 185.33, 627.20, 40371.11, 173.36, 14333.33, 16416.67, 1000.00, 4273.30, 2.25, 64.86, 3522.99, sa 90277.17, 94892.75, 12135.96, 12078.61, 14795.73, 17375.95, 21335.43, 21251.42, 8079.15, 8137.94, 9575.72, 9337.20, in 5702.75, 72135.31, 786.55, 9532.80, 855.52, 14006.06, 1150.16, 575.23, 6223.66, 588..72, 9392.20, ut 3410.51, 1679.07, 19.00, 154.11, 1042.01, 73.51, 1099.46, 7521.87, 1839.62, 10975.97, 119.03; Cleveland Golf eq 2634.72; Cole, Daniel tt 192.00; Companion su 1375.00; Consolidated Management su 90.95; Contractors Materials eq 38.00, 823.30, 147.27; Correll Refrigeration su 294.00; Cranmore Pest se 90.00; Croell su 237.38; Crouch Recreational eq 1540.00; Culligan su 19.95, 29.95, 10.00, 29.95; Cummins eq 3796.04; Day & Night se 546.28, 94.48, 20.28; Deaver Tire se 679.25; Department of Energy ut 17876.47; DHHS re 328.23; Digital Alley se 300.00; DP Electronics su 129.99, 35.00; Dynamic Brands eq 499.00; E&S Auto su 172.38, 43.50, 278.86, 928.62, 246.44, 154.31, 1001.43; Eakes su 121.08, 96.99, 128.73, 61.96, 136.95; Elan Visa su 8.99, 56.68, 18.75, 3.99 91.59, 744.18, 30.27, 20.00; Embroidery Xpress se 345.00; Enviro Service se 204.00, 150.00; Finney's 22.99, 1560.26, 137.30, 1081.33, 31.99; Flood Communications se 75.00, 800.00; Floyd's Truck se 2464.35, 96.44, 225.24, 143.34; Foxter Opco eq 10080.00; Frenchman Valley su 4401.15, 2212.62, 2832.28, 8699.22, 1798.96, 1181.40, 1502.53; Fyrtek eq 51.65, 793.72; GCSAA du 220.00; Gordon's Body Shop se 67.25, 3727.63; Grainger eq 132.55; Guideposts su 15.95, 3.99; Hach eq 408.95, 25.98; Hamilton se 147.20, 99.90, 49.95; Hawkins su 3653.85; Hein Construction ct 75000.00; Hillside Golf su 250.00; Hometown Leasing ct 159.98, 135.13;

lamResponding.com du 510.00; Ideal su 164.09, 54.64, 146.07; Interstate Batteries su 133.95; IIMC du 175.00; J&M Displays eq 12000.00; Jirdon su 246.55; Johnson Brothers su 31.40; Kizzire, Lane tt 93.00; Landis&Gyr ct 754.88; League of NE du 884.00, 165.00, 165.00; Leal, Ron ct 450.00; LECCA du 150.00; Leef Law ct 10064.32; MidAmerica Books su 143.70, 14.37; Midwest Labs se 136.49; MEAN ut 398524.99; Municipal Supply su 2695.00, 4711.38, 2110.58; Munimetrix systems su 39.99; Napa su 5.49; NE Dept of Revenue tx 59457.32; NMPP du 1200.00; NE Public Health du 241.00; NE Safety/Fire se 852.00; NT&T se 1804.78, 168.11, 264.73, 342.38, 167.82, 193.91; NMC eq 196.00; Norgard, Melissa se 2000.00; Northwest Pipe eq 2762.20, 198.41, 135.88; NWAGA du 30.00; ODB su 813.09; Olsson Asso se 8261.96, 2244.00; One Call se 77.04, 7704; OPTK Network se 36.00; Palmer, Mike tt 83.00, 523.00; Panhandle Auto su 467.44; Plumber Insurance se 5567.48, 480.00; Prairie Mountain Media se 865.00; QA Balance se 110.00; Rockmount Research se 666.58; Rood's Tire se 397.00, 16.00; Salser, Jerica re 34.81; Scott, David tt 32.00; Scotties Potties se 630.00; Segelke Janitorial se 780.00; Sherwin Williams su 1250.00, 1688.75; Shirt Tales su 218.00; Sidney Aquatic se 600.00; Sidney Glass su 201.56, 175.68; SRMC se 840.00; Sidney Sun Telegraph se 5.52, 433.42; Simon Materials su 372.11; Sonny's su 11.26, 217.93; SPNRD se 2979.18; Southern Glazer's su 372.00; Splish Splash se 92.75; Spring Creek Cleaning ct 400.00, 387.00, 400.00; T&L Cleaning se 275.00; Taylor's Seamless Gutters su 3192.00; Triple O's su 2962.57, 135.75; United Laboratories se 504.00; US Postal se 296.00; Utility Service se 11104.53; Verizon se 40.03, 308.00, 68.58, 42.83, 133.49, 42.83, 85.66; Vermeer su 1228.27; Vaero se 34.41, 64.52; Weathercraft se 489.00; Wesco eq 3225.00; Western United Electrical su 462.25; Wheatbelt ut 11334.88; WPCI se 823.00.

Kizzire reported on the budgets for May 2022. Olsen asked for a motion to approve the May 2022 budgets. Sherman moved, Ellwanger seconded, "That the May 2022 Budget be approved." Roll call vote: Yeas: Ellwanger, Sherman, Olsen, Radcliffe Nays: None Absent: Gallaway.

Scott stated that the city is starting to work on the Master Plan, which is done in conjunction with RDG. Usually one plan is done every 10 years. Scott also reported that the City Administration had started working with Jamie Bright to implement a strategic plan and work on leadership within the departments. Scott will also be working with Jason Nelke to put together a Comprehensive Safety Action plan. Scott reported that he and other Department Heads met with WNCC to give ideas on possible training to be held and made available to local entities in Sidney and the surrounding areas. Scott stated that he will be in Kearney on Wednesday to speak on Creative Districts and at a conference for the NE City Managers Association next week.

Ellwanger reported that Way Out West will be performing *The Princess Bride* this Friday and Saturday at the High School.

Sherman said it was a great weekend with all the activities. Sherman also recognized the Sidney Police Department on the capture of a criminal.

Radtke reported that they finished their crack sealing and will begin chip sealing in July.

Chief Aikens reported that the No Parking signs are up at Hickory Square in preparation for the Farmer's Market. Borchert stated the market will begin on Saturday, June 25 from 8:00 a.m. to 12:00 p.m.

Meeting adjourned at 7:28 p.m.

/s/BOB OLSEN, VICE MAYOR

ATTEST: /s/LORI BORCHERT, CITY CLERK - TREASURER