

Sidney, Nebraska, September 13, 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 7:00 P.M. on September 13, 2022 in the Council Room. Present in person were: Mayor Gallaway and Council Members: Ellwanger, Sherman, Radcliffe and Olsen 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.

Mayor Gallaway informed the public of the location of the posted Open Meetings Act.

Mayor Gallaway noted a time discrepancy on the August 23 minutes and requested an amendment. Gallaway asked for a motion to approve minutes from the August 23 (as amended) & August 25 meetings. Sherman moved, Olson seconded, "That the minutes from the City of Sidney Council meeting held on August 23 & August 25, 2022 be approved." Roll call vote: Yeas: Ellwanger, Sherman, Gallaway, Radcliffe, Olsen Nays: None Motion passed. Gallaway then asked for a motion to approve minutes from the September 6, 2022 meetings. Sherman moved, Radcliffe seconded, "That the minutes from the City of Sidney Council meeting held on September 6, 2022 be approved." Roll call vote: Yeas: Ellwanger, Sherman, Radcliffe Nays: None Abstain Gallaway, Olsen Motion passed.

Toshia Jones came before council to introduce herself as the new Cheyenne County Chamber President/CEO.

City Manager Scott stated that Ordinance 1838 is for the Sale of Land for the Table of Grace. This ordinance would amend lot three and change it to lot two, which was an error in the prior ordinance (1836). Scott stated that this is the only change from when Council approved it at the May 10, 2022 meeting. Mayor Gallaway asked for a motion to designate the ordinance. Radcliffe moved, Sherman seconded, "That **Ordinance 1838** be designated." Roll call vote: Yeas: Ellwanger, Sherman, Gallaway, Radcliffe, Olsen Nays: None Motion passed. Gallaway asked Clerk Borchert to read the ordinance by title. Borchert read, "AN ORDINANCE OF THE CITY OF SIDNEY, NEBRASKA, AUTHORIZING THE SALE OF ALL RIGHT, TITLE AND INTEREST OF THE CITY OF SIDNEY, NEBRASKA, IN AND TO A TRACT OF LAND LEGALLY DESCRIBED AS LOT TWO OF SIDNEY NORTH SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP FOURTEEN (14) NORTH, RANGE FORTY-NINE (49), WEST OF THE 6TH P.M., SIDNEY, CHEYENNE COUNTY, NEBRASKA; CONTAINING APPROXIMATELY 3.2 ACRES MORE OR LESS; AND SPECIFYING THE TERMS OF SUCH SALE IN SECTION TWO BELOW. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIDNEY, NEBRASKA." (*Complete ordinances can be viewed in the office of the City Clerk-Treasurer at 1115 13th Avenue.*) Gallaway asked for a motion to waive the three readings. Radcliffe moved, Sherman seconded, "That the three readings be waived." Roll call vote: Yeas: Ellwanger, Sherman, Gallaway, Radcliffe, Olsen Nays: None Motion passed. Gallaway asked for a motion to pass the ordinance. Olsen moved, Ellwanger seconded, "That Ordinance 1838 be passed." Roll call vote: Yeas: Ellwanger, Sherman, Gallaway, Radcliffe, Olsen Nays: None Motion passed. Gallaway asked Borchert to read the ordinance by number. Borchert read, "1838." Gallaway asked for a motion to publish the ordinance. Ellwanger moved, Sherman seconded, "That Ordinance 1838 be published." Roll call vote: Yeas: Ellwanger, Sherman, Gallaway, Radcliffe, Olsen Nays: None Motion passed.

City Manager Scott stated that the Workforce Housing TIF Plan is a powerful incentive to attract builders. Mayor Gallaway asked if constructing 208 housing units in 8 years is realistic. Scott replied maybe, if we could find the contractors to build them. Gallaway asked if it is not infrastructure, what other types of things TIF would cover. Scott replied, building costs, debt financing, special assessments, purchase of land. Gallaway stated that the incentive plan offers upper storage, asking if that would apply to downtown apartments. Scott stated that it could, but he would probably look at a Micro TIF for a spot project like that. Gallaway asked for a motion to pass the resolution. Sherman moved, Radcliffe seconded, "That **Resolution 20220901**, the Workforce Housing TIF Incentive Plan, be approved." Roll call vote: Yeas: Ellwanger, Sherman, Gallaway, Radcliffe, Olsen Nays: None Motion passed.

City Manager Scott stated that Crecera Brands is a new company coming to Sidney. Crecera is interested in partnering with the City of Sidney to build a long-term employment opportunity in the area. Scott added that Crecera Brands agrees to hire twelve new full-time employees for a total payroll of \$800,000 over a three-year period. The city would agree to provide a job creation incentive of \$200,000 over three years payable after the business meets the payroll creation and job creation requirements. Olsen asked about a safety-net for the city concerning homebased employees, and putting something in the contract about being located in Sidney or Cheyenne County. Gallaway also asked for a follow up of the existing job creations. Gallaway asked for a motion to approve the agreement. Radcliffe moved, Sherman seconded, "That the LB840 application and funds to Crecera Brands, Inc. be approved." Roll call vote: Yeas: Ellwanger, Sherman, Gallaway, Radcliffe, Olsen Nays: None Motion passed.

City Manager Scott stated that the grant application with the Nebraska Affordable Housing Trust Fund (NAHTF), which the city applied for in May of 2022, was denied. Scott stated that the city will apply again next year for the NAHTF with a stronger application.

Mayor Gallaway asked for a motion to approve the claims for August 2022. Olsen moved, Sherman seconded, "That the claims for August 2022 be approved." Roll call vote: Yeas: Ellwanger, Sherman, Gallaway, Radcliffe, Olsen Nays: None Motion passed.

That the following claims for August 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, tx tax, ut utilities)

21st Century Equipment eq 77.47, 885.33; Accelerated Receivable Solutions re 41.22; Acushnet eq 59.33, 150.24; ALSCO eq 117.88; American Enviro su 1606.50; Arnold Pool su 103.45; Asso Supply su 141.22; B&B Valley Scales se 5369.76; Baker & Taylor su 2266.06, 22.66; Barker Cleaners se 33.00; Best Plumbing se 60.00; Black Hills Energy ut 44.95, 236.52, 17.50, 36.43, 37.65, 89.04, 238.34, 45.19; BOKF ct 9160.21; Bomgaars su 102.35, 330.36, 65.31; Borgmann, Chad re 1412.20; Bug Off se 149.00; Capital One

su 50.74; Cardmember se 6445.07, 60.50, 2050.24, 558.47, 44.53; Caselle ct 1828.00; Cashwa su 897.76, 154.04; Cengage Learning su 139.15; Centurylink se 195.48; CFS se 375.00, 3160.00; Charter se 505.40, 18.07, 109.98; Cheyenne Co Community Center ct 9000.00; Cheyenne Co Comp Center ct 26363.15; Cheyenne Co Treasurer tx 4540.28; City of sidney bd ex 635.62, 14333.33, 16416.67, 237.50, 1000.00, 3549.99, 2.25, 33.56, 523.50 sa 114792.67, 106449.54, 96324.50, 12138.69, 12060.41, 13253.19, 12565.89, 12518.52, 16268.69, 23847.99, 23624.01, 23474.80, 9454.56, 30129.82, 8064.60, 9574.56, 9337.25, 9588.87 in 5705.66, 70518.74, 5696.07, 786.55, 9532.80, 773.05, 538.78, 8853.15, 568.40, 1150.16, 14152.20, 1243.77, 575.23, 6223.66, 547.66, 588.72, 9392.20, 570.72, ut 11286.95, 2440.76, 300.50, 211.73, 2148.49, 64.72, 664.09, 15646.84, 851.40, 10063.41, 144.42; Cobitco su 88406.00; Consolidated Management su 162.38, 98.95; Correll Refrigeration eq 1229.00; CPS HR se 434.50; Craig Brown se 265.18; Cranmore Pest se 100.00; Croell su 458.00; Culligan su 19.95, 120.90, 29.95; Danko eq 6073.30; Day & Night e 191.17, 222.93, 35.30; Deaver Tire su 35.30, 45.00, 278.56, 15.00; Debra Kleve White se 250.00; Dept of Energy ut 21305.23; DP Electronics su 1299.90, 2863.95, 930.97; E&S su 799.16, 8.09, 451.03, 1196.44, 1.91, 19.72; Eakes su 1149.95, 53.56, 148.28; EcoResource Solutions se 160.00; Elan Visa su 229.30, 17.20, 1854.14, 11.22, 20.00, 1372.64, 104.45, 11.34, 119.99, 40.00, 34.29; Enviro Service e 100.00, 100.00; Eric Reichert Const se 15691.50; Exponential Engineering se 14997.50; Falcon distributors eq 402.76; FBINNA du 125.00; Finney's su 1145.34, 9.00, 832.07, 135.09; Fire Station Software su 358.00; Floyd's Truck se 391.25, 126.50; Frenchman Valley su 2826.13, 7106.68, 2302.99, 1830.93, 1850.68, 1383.21, 384.50, 517.20; Fyrtek eq 2650.29; Grainger su 531.68; Guideposts su 15.95, 3.99; Hach eq 838.86; Hamilton se 187.15, 149.85, 49.95; Harper Industries eq 1220.18; High Point Aerial su 1085.00; Hometown Leasing ct 159.98, Houk, Jason tt 15.00; Huber & Asso se 250.00; Ideal su 227.40, 162.44; Kansas Municipal Utilities se 450.00; Keith County News se 132.00; LL Johnson eq 10347.77; Landis & Gyr ct 795.64; Leal, Ron ct 450.00; Leef Law ct 5044.54; MacQueen Equip eq 51.39; Maddox Motor su eq 12.90, 39742.00; Martin Marietta su 2488.29; Meyer, Tristan re 272.00; Midwest Connect se 305.00; Miller & Sons su 508.98; MEAN ut 492726.06; Municipal Supply su 574.19, 1090.77; Munimetrix su 39.99; NDHHS re 140.00; NE Dept of Revenue tx 81016.04; NE Safety/Fire su 1098.75; NE State Fire Marshall se 72.00; NT&T se 1836.31, 170.83, 284.02, 37086, 170.90, 214.54; NE Library Co se 397.80; NMC eq 861.00, 217.63, 1241.00; Northwest Pipe su 150.40, 40.44; ODB eq 1651.03; One Call se 46.37, 46.37; OPTK Networks se 36.00; Outdoor Recreation Products su 4450.00; Palmer, Mike tt 108.00; Panhandle Auto se 189.82; parker, Brandon re 410.00; Paul Reed Construction se 117.70; Pentair su 86.15; Pepsi su 36.90; Perfection Door eq 4496.00; Plummer Ins in 209.00, 1337.00; PowerTech eq 140352.00; Prairie Mountain Media se 350.00; Quadiant Leasing ct 360.51; Quill su 12.79, 92.75; R&T Excavating se 436.00; Railroad Management se 313.34, 746.79; Reams su 614.14; Rood's se su 421.65, 21.50, 1361.40; Sauders se su 372.67; Saylor Screenprinting se 57.00; Scotties Potties su 630.00; Segelke Janitorial ct 780.00; Sherwin Williams su 259.97, 57.90; Showcases su 44.80, 5.00; SRMS se 222.00; Sidney Sun Telegraph se 7.00, 72.50, 1911.77; Simon Materials su 232.49; Sonny's su 685.84, 94.65; Spic & Span su 2203.50; Splish Splash se 49.63; Sporer Land se 32.25; Spring Creek Cleaning s 412.00, 412.00, 430.00; Starr, Susan re 821.90; Strommen Rentals re 27.00; Sukup, Todd tt 15.00; Sysco su 2272.96; T&L Cleaning se 275.00; Titan Machinery su 3.65; Triple O's su 23.28; Underwater Recovery se 416.25; USA Bluebook su 238.52; Van Diest su 1575.20; Verizon su 40.06, 320.39, 814.98, 68.71, 42.90, 133.73, 42.91, 85.82; Vermeer High Plains eq 134463.91; Western United Electric su 537.50; Wheatbelt ut 14516.97; 14516.97; Whitebluffs se 1580.00; Woodis Welding se 855.00; WPCi se 122.00, 61.60; Wright, Becky re 92.12

Finance Director, Lane Kizzire presented the budget reports to council. Mayor Gallaway asked for a motion to approve the budget reports for August 2022. Olsen moved, Ellwanger seconded, "That the budget reports for August 2022 be approved." Roll call vote: Yeas: Ellwanger, Sherman, Gallaway, Radcliffe, Olsen Nays: None Motion passed.

Kizzire presented the 2022-2023 Budget Power Point. Kizzire went over the expenses and revenues of the departments, which were recently updated from the previous budget workshop. Kizzire stated that this is a review of the budget, the actual budget hearing will be held on September 27 at City Hall at 7:00 pm with the Council Meeting to follow.

City Manager Scott stated that the joint meeting with the Council and the Planning Commission regarding the Master Comp Plan was very positive. The Fireman's Banquet is September 17. Scott stated that he has a meeting with leadership at WNCC on specific programs that WNCC has to offer that are geared more towards trade.

Mayor Gallaway asked Electric Superintendent, Michael Palmer about the overhead lines on 11th Avenue. Palmer stated that before this could be done, every house has to be converted to underground before the lines could come down.

Toshia Jones reported that there will be an open house at the Chamber on September 26.

Sherman reported that the lighting committee is still changing out lights and volunteers are welcome.

Olsen said the Parks Project has been an asset to the community. There has been a lot of children and parents at the park. Gallaway asked if there was an update on the Elk's renovation. Scott stated that they are still trying to get the subcontractors lined up. Scott stated the extension is good until the fall of 2023.

Gallaway asked for a motion for a closed session regarding personnel matters. Olsen moved, Sherman seconded, "That closed session be held." Roll call vote: Yeas: Ellwanger, Sherman, Gallaway, Radcliffe, Olsen Nays: None Motion passed. Gallaway called the meeting for closed session at 8:00 pm.

Gallaway asked for a motion to end closed session. Sherman moved, Ellwanger seconded, "That close session ends." Roll call vote: Yeas: Ellwanger, Sherman, Gallaway, Radcliffe, Olsen Nays: None Motion passed. Close session ended at 10:22 pm.

Meeting adjourned at 10:22 pm.

/s/ROGER GALLAWAY, MAYOR

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