

Sidney, Nebraska, June 13, 2023 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 5:30 p.m. on June 13, 2023 in the Council Room. Present in person were: Mayor Sherman and Council Members: Strommen and Bondegard. Others present: City Manager Scott, City Clerk Borchert, 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 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 Sherman informed the public of the location of the posted Open Meetings Act.

Mayor Sherman asked for a motion to excuse the absences of Gallaway and Radcliffe. Strommen moved, Bondegard seconded, "That the absences of Gallaway and Radcliffe be excused." Roll call vote: Yeas: Strommen, Sherman, Bondegard. Nays: None. Absent: Gallaway, Radcliffe. Motion passed.

Mayor Sherman asked for approval of the minutes from the Council meeting held on May 23, 2023. Bondegard moved, Strommen seconded, "That the minutes from the Council meeting held on May 23, 2023 be approved." Roll call vote: Yeas: Sherman, Bondegard, Strommen. Nays: None. Absent: Gallaway, Radcliffe. Motion passed.

Matt Highby, owner of the Coffee Corner, came before Council requesting approval of a Sidewalk Café Permit. Mayor Sherman asked for a motion. Strommen moved, Bondegard seconded, "That the permit for the Coffee Corner to have a Sidewalk Café be approved." Roll call vote: Yeas: Bondegard, Strommen, Sherman. Nays: None. Absent: Gallaway, Radcliffe. Motion passed.

Eric Johnson, President of Sandhills Energy, came before Council to revisit the land lease payment structure for the additional MEAN solar generation project. Johnson stated that the initial agreement was for \$500 an acre land lease for the additional generation of MEAN. Johnson stated that he understands that Council wants to increase the \$500 dollar amount. It was taken into consideration, but adding an additional amount would have a great financial impact if this was done for all communities. In addition, the PPA price would have to increase, which that proposal was declined. Johnson requested that Council make the already determined \$500 work, as Sandhills has established an investment in the community and will add employees and jobs within the City. Strommen stated that \$500 is currently on the low end of a land lease. Attorney Leef asked if the amount of time of the lease or the percentage that it increases per year could be renegotiated. Johnson stated that the duration of the lease was not on the table and in terms of the inflation rate, they would have to do the same for other communities, which would have a greater impact. Strommen asked to increase the rate to 3% and that not requesting it, was not doing right by the City. Johnson stated that he could not guarantee that any requests could be accommodated at this point, due to the tight timeline. Sherman asked Johnson if there was a possibility that the entire project could end, due to the time issue, if a decision was not made. Johnson replied that it could possibly happen. Sherman asked for a motion. Strommen moved, Bondegard seconded, "That the agreement to keep the \$700 lease rate or increase the annual escalating 3% rate be approved." Additional discussion was held. Palmer wanted Council to keep in mind, that if MEAN comes back with the answer of no to an increase, the project is dead. Johnson concurred. Strommen stated that he didn't want to kill the project. Roll call vote: Yeas: None Nays: Strommen, Sherman, Bondegard. Motion denied. Sherman asked if there was an additional motion. Bondegard moved, Strommen seconded, "That the original contract be approved as presented with a memorandum of understanding, regarding office location and job creation." Roll call vote: Yeas: Sherman, Bondegard, Strommen. Nays: None. Absent: Gallaway, Radcliffe. Motion passed.

City Manager Scott brought before Council Resolution 20230601 – the Housing Development/Incentive Plan. This plan would make it possible for developers, who want to build homes within the City Limits of the City of Sidney, to do so without any cost recovery fees normally put in place by the City per the master fee schedule, for a two year period. Sherman asked for a motion. Strommen moved, Bondegard seconded, "That Resolution 20230601, Establishing a workforce housing development cost recovery incentive plan for residential properties within the city's corporate limits be approved." Roll call vote: Bondegard, Strommen, Sherman. Nays: None. Absent: Gallaway, Radcliffe. Motion passed.

City Manager Scott stated that in April of 2023, Regional West advised Cheyenne County that they were terminating

their ambulance service agreement with Cheyenne County and the City of Sidney. The County Commissioners put out a bid for ambulance services and opened with two bids in June 2023. The County supports the Morrill County Community Hospital (MCCH) agreement and voted to move forward with their proposal and assist them in purchasing the ambulances and equipment. Sidney Regional Medical Center offered the use of the ambulance bays at no charge. The cost of the two ambulances is \$100,000 each and the equipment is approximately \$39,000. Morrill County is asking that the county and city split the cost of loaning them the \$200,000 for the two ambulances, interest free. The County Attorney would draft a new inner-local agreement for the three parties. Scott's recommendation is that the City partner with Cheyenne County to assist MCCH in having this service transferred to them and continue this service uninterrupted. Council recommended that the City moved forward with this agreement.

Lane Kizzire, Finance Director, presented the May 2023 budgets to Council. Sherman asked for a motion. Strommen moved, Bondegard seconded, "That the May 2023 budgets be approved." Roll call vote: Yeas: Strommen, Sherman, Bondegard. Nays: None. Absent: Gallaway, Radcliffe. Motion passed.

Mayor Sherman asked for a motion to approve the May 2023 claims. Bondegard moved, Strommen seconded, "That the claims for May 2023 be approved." Roll call vote: Yeas: Sherman, Bondegard, Strommen. Nays: None. Absent: Gallaway, Radcliffe. Motion passed.

"That the following claims for May 2023, 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, fu fuel, in insurance, re reimbursements, sa salaries, se service, su supplies, tt travel/training, tr transfers, tx tax, ut utilities)

21st Century eq 319.93, 168.75, 140.43; 308AG su 175.00; Accelerated Receivables se 326.16; Acushnet eq 4482.00; Ag Serve su 77.40; ALSCO su 121.84; Altec eq 2740.54; American Environmental su 282.19; Arnold Pool eq 847.78, 6000.00; Arrowhead su 294.70, 409.85; Associated Supply su 766.40; B&C Steel eq 548.88; Baker & Taylor su 1677.48, 16.78; Bamford Inc su 225.00; Barker Cleaners su 33.00; Bauer Underground su 61.29; Bavco su 250.90; Beacon Athletics su 765.82; Best Plumbing se 537.98; Best Western su 980.00; Black Hills ut 642.57, 1177.00, 274.58, 110.82, 328.56, 41.49, 371.00, 55.41, 1206.64; BOKF ct 9160.21; Bomgaars su 131.77, 416.45, 64.50, 579.80, 48.34, 90.06, 97.97; Brenntag eq 5169.46; Capital One su 510.43; Caselle ct 1828.00; Cashwa su 704.65, 876.35; Cengage learning su 167.13; Centurylink se 17.07, 201.12; Charter se 519.32, 454.03, 109.98; Cheyenne Co Community Center ct 9500.00; Cheyenne Co Court se 17.00; Cheyenne Co Emergency Communications ct 32822.81; City of Ogallala se 200.00; City of Sidney se, ut re tx 546.22, 12100.00, 30000.00; 12400.00, 8500.00, 500.00, 3000.00, 7377.09, 9.00, 104.59, 100.00, 50.00, 243.00, sa 85902.31, 106342.22, 10098.88, 12594.25, 13712.31, 17869.71, 20274.50, 25376.86, 7942.82, 9568.60, 7069.49, 9298.29, in 5956.50, 6347.96, 691.30, 6356.25, 987.81, 12916.24, 1320.68, 12986.32, 575.24, 5618.30, 284.13, 3255.97, ut 6105.94, 2492.98, 35.90, 193.12, 1317.43, 65.96, 1086.19, 7805.47, 1401.35, 12003.81, 138.44; Contractor Materials su 73.80; Country Printer su 95.00; CPS HR se 407.00; Cross Canyon Engineering se 8160.00; Culligan su 19.95, 29.95, 7.50, 29.95; Cummins eq 989.22; Darins Auto se 986.88, 503.48; DBC Irrigation se 1166.81; Deaver Tire se 45.00, 1844.00; Dept of Energy ut 20825.00; Dept of Revenue tx 61342.96; Dewdex Designs su 280.00; Dietrich su 1118.00; Dietrich su 206.95, 206.95; Ditch Witch eq 6510.45; DP Electronics su 239.99, 124.99, 69.98; E&S Auto su 1039.97, 225.38, 1167.04, 32.98, 113.15, 138.72; Eakes su 91.93, 52.99, 52.96, 711.76, 781.20; Eileen Nightingale re 8.44; Elan Financial su 6819.15, 276.85, 1522.40, 3089.91, 101.87, 3.18, 551.87, 76.72, 7.77, 44.11, 565.06, 18.22, 24.85, 110.47, 14.14, 135.36, 53.86; Elliott Equipment eq 398.91; Emergency Service eq 660.00; Enviro se 100.00, 154.00, 37.00; Feuerborn, Gena re 15.00; Filsinger Excavating se 400.00; Finneys su 1217.95, 12.99, 108.00, 291.59, 181.71; Flood Communications se 50.00; Floyd's Truck se 523.23; Frenchman Valley su 97.25, 5667.89, 2638.40, 1424.76, 2642.12, 833.31, 921.60; Fyrtek eq 546.00; Galetton Gloves su 105.83; Golden West eq 1026.13, 1026.13; Hach su 254.62; Hamilton se 165.15, 99.90, 49.95; Hawkins su 4102.83; High Plains Budweiser su 142.85, 7395.35, 172.25; Hofrock, Hayden tt 132.00; Hometown Leasing ct 274.81, 136.21; Ideal su 163.72; Juelfs, Lance re 335.16; Kizzire, Lane tt 67.00; Klare, Jeff tt 218.37; LL Johnson eq 7063.20; League of NE Municipalities du 425.00, 565.00; Leal, Ron ct 450.00; Leef Law se 5008.13; Lubrication Engineers su 557.45, 117.29; MCK Photography se 1280.00; Midwest Labs eq 657.50; MEAN ut 39171.72; Municipal Supply su 546.24; Murphy Tractor eq 1965.18, 3606.71; NE Law Enforcement Training du 40.75; NE Public Health se 414.00; NE Salt & Grain su 3965.48; NT&T se 1868.41, 174.15, 295.02, 368.15, 174.91, 215.80; NMC eq 620.92; Norgard, Melissa se 640.00; Northwest Pipe su 4860.95, 228.52; NT Building Supply su 196.95; Nutrien Ag Solutions se 10370.40, 135.00; One Call se 151.83, 151.83; OPTK Networks se 36.00; Palmer, Mike tt 82.00, 123.00; Parker Brandon re 282.00; Peetz Farmers Coop su 7827.95; Pepsi su 134.79; Power Screening eq 867.27; QA Balance se 110.00; Quadient Leasing su 6000.00, 6000.00; Reams Sprinkler eq 2956.84; Rood's su se 562.90, 186.50, 45.00, 95.95; Sandberg Implement eq 5145.87; Sauder Auto se 296.63; Scott, David tt 292.32; Scotties Potties se 700.00; Segelke Janitorial ct 825.00; Sherwin Williams su 1702.50; Sidney Aquatic Center ex 600.00; Sidney Glass su 275.30; SRMC ct 755.00; Sidney Sun Telegraph se 8.25, 724.53; Simon Materials eq 6200.75; Simply Clean su 58.00; Sonny's su 218.19; Southern Glazers su 4049.08;

Spic & Span se 5369.00; Splish Splash se 91.23; Spring Creek ct 412.00, 434.42; Swim Harmony su 2196.76; Swire Coca Cola su 424.80; Sysco su 2110.06; T&L Cleaning ct 275.00; Toro eq 129.00; Triple O's su 134.49; UBS Wire fee se 20.00, 480000.00; United Laboratories su 252.00; US Postal se 332.00; USA Bluebook su 1053.31, 574.22, 156.15; Verizon su 40.01, 376.87, 85.50, 42.75, 138.25, 42.75, 85.50; Vermeer High Plains eq 2234.00; Viaero se 34.54, 32.39; Wesco eq 182970.38; Wheatbelt ut 12698.50; Whitebluffs ct 980.00; Wolever, John re 282.00; Wood & Aitken se 390.00; WPCI se 372.00; Wyo First Aid su 220.51; 36.36; Xpanxion re 37.74.

Scott stated he had a meeting with the Water Shed Coalition. Scott gave Gold Rush Days a shout out for a great event. The City is working with Worldwide Trophy Adventures (WTA) to draft agreements for building sales. The City's UST Global Building and WTA building have made a deal to swap buildings, with WTA paying the City \$150,000 difference and allowing the City to keep the adjacent parking lot. The City of Sidney Police department will eventually be moving into the WTA building.

Jeff Klare, Development Director, stated that he was excited to see the piles of dirt at the hospital, construction underway. The properties on Daily Drive have all been sold.

Amanda Eastin, Library Director, stated that the Sidney Public Library is starting their reading program.

Chief Joe Aikens stated that he is excited to be moving into a new building.

Clerk Borchert stated that the Sidney Farmers Market begins Saturday June 24 and 18 vendors have signed up to date.

Mayor Sherman commended the Sidney Gold Rush Days on a great event. The play, Peter Pan, will be at the Elks, July 14, 15, 16. Downtown Sounds will be Friday, June 16. There will be a retirement event for Roger Gallaway at the Elks on Tuesday, June 27, immediately following the Council Meeting. The public is invited to attend. Applications for City Council vacancy will be accepted until June 23.

Meeting adjourned at 7:12 pm.

ATTEST: /s/BRAD SHERMAN, MAYOR

ATTEST: /s/LORI BORCHERT, CITY CLERK