

Sidney, Nebraska, August 8, 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 August 8, 2023 at the Sidney High School 1109 19th Avenue. Present in person were: Mayor Sherman and Council Members: Strommen, Buckner, Radcliffe 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.

Sherman asked for a motion to approve the July 25 minutes. Strommen moved, Bondegard seconded, "That the minutes for July 25, 2023 be approved." Roll call: Yeas: Strommen, Buckner, Sherman, Radcliffe, Bondegard. Nays: None. Motion approved.

Sherman asked for a motion to approved the claims. Bondegard moved, Strommen seconded, "That the claims for July 2023 be approved." Yeas: Buckner, Sherman, Radcliffe, Bondegard, Strommen, Nays: None. Motion approved.

"That the following claims for July 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 su 1940.39, 5682.23, 74.39, 27.38; Absolute Solutions su 996.62; Accelerated Receivables se 208.45; ACS se 129.80; Acushnet su 5866.10; Adamson Police Products su 648.48, 648.48; Advantage Archives su 577.80, 15.00; All Fiber & Tile Carpet Cleaning se 1021.25; Almost Free Towing se 200.00; ALS Group se 2227.00; ALSCO su 194.30, 135.84; Altec Industries su 258.42; American Environmental se 2550.47; Applied Concepts se 2350.00; Arnold Pool su 79.90; Bad Birdie Golf su 930.00; Baker & Taylor su 865.63, 8.67; Barker Cleaners su 33.00; Bayne, Blake tt 280.00, 15.00; Black Hills ut 41.49, 267.84, 92.81, 19.30, 40.01, 41.49, 96.7, 9.65, 49.66; BOKF ct 9299.79; Bomgaars su 85.35, 55.92, 331.39, 40.14, 381.76, 185.05, ; Border States Industries su 88591.83; Capital Counseling se 950.00; Capital One su 401.87; Carolina Software se 200.00; Caselle ct 1828.00; Cashwa su 682.18, 2706.09; Cengage Learning su 24.00; Centurylink se 201.24; Charter se 119.98, 109.98; Cheyenne co Chamber ct 6250.00; Cheyenne Co Community Center ct 9500.00; Cheyenne Co Emergency Comm Center ct 30388.39; City of Sidney bd ex se su tr 420.26, 250.00, 3000.00, 7508.05, 6.76, 83.65, 856.50, sa 132567.19, 129434.72, 13376.01, 12976.36, 17455.36, 18228.28, 25444.81, 25326.39, 9674.16, 9953.91, 9995.79, 10825.05, in 5523.54, 57970.21, 855.17, 8657.04, 965.67, 12888.52, 1295.39, 12986.32, 602.96, 5618.30, 284.13, 3267.50, ut 12344.12, 2898.45, 42.40, 159.81, 968.72, 60.23, 676.70, 8498.28, 766.33, 12141.61, 118.75; Cornhusker Int'l Trucks eq 553.43; Country Printer su 866.00; Cranmore fire se 110.00, 564.00, 570.00; Cranmore Lawn se su 7348.32; Croell su 1274.00, 651.46; Cross Canyon Engineering eq 7840.75; Culligan su 19.95, 99.40, 17.50, 29.95; Darin's Auto se 300.00; Day & Night su 4094.17; Deaver Tire se su 172.00, 1075.96; Department of Energy ut 22444.06; Design solutions se 3014.56; Ditch Witch eq 2285.14; DP Electronics se 1402.99, 75.00; E&S Auto se 413.53, 282.47, 3112.02, 82.32, 263.29, 254.31; Eakes su 49.56, 151.42, 152.45, 98.26, 1323.97, 57.56, 31.76; Easy Picker Golf su 581.31; EBSCO su 524.22; Elan Financial su 5874.19, 494.54, 2414.68, 160.18, 62.54, 916.09, 1362.99, 1226.23; Enchanted Snowflake Embroidery se 19.00; Engineering Unlimited eq 259.47; Enviro se 200.00, 127.00, 37.00; Everclear Window Cleaning se 150.00; Finney's su 28.99, 1801.81, 14.99, 94.55, 176.04; Fire Station Software se 358.00; Flex Express se 315.75; Flood Communications se 100.00; Floyd's Truck eq 152.35, 141.94; Foremost Promotions su 787.12; Frenchman Valley fu 787.12, 125.66, 2778.10, 7254.09, 2944.78, 339.01, 1277.42, 773.28, 349.32; Frerichs, Chase tt 280.00, 15.00; Gold Rush Committee re 5000.00; Gordon's Body Shop se 425.00; Goss & Asso se 12000.00; Grainger su 519.07; GT Golf su 320.77; Hamilton se 165.15, 99.90, 49.95; Hardy Pro Air su 755.74; Haupt Landscaping se 4000.00; Hawkins eq 3356.95; Hennings Construction ct 54384.58; Holiday Inn tt 620.85; Hometown Leasing su 274.81, 137.39; Horn Lock se 105.00; Huber & Asso se 6728.00; Ideal Linen se 548.66, 204.65; J&D Development re 20.00; Jirdon su 452.60; Julie Stokes re 13.50; Kansas Municipal Utilities se 900.00; LL Johnson eq 10355.32; Langley Trucking su 17701.56; Leal, Ron se 450.00; Leef Law se 5000.00; MacQueen Equipment eq 2340.00; Mallory Safety su 116.99; Martin Marietta eq 21635.24; MC Schaff su 8943.00, 12248.38; MCK Photography se 1280.00; Midwest Connect su 290.00; Miller & Sons su 472.37; Mizuno eq 4411.14; Morrill County Hospital ct 100000.00; MEAN ut 401279.63; Municipal Supply su 552.55, 24864.75; Munimetrix ct 39.99; Napa eq 133.85; NDEE du 150.00, 3130.00; NE Dept of Health & Human Svc du 140.00; NE Dpt of Revenue tx 60537.71; NE Power Review board du 1119.71; NT&T se 1942.94, 183.70, 299.82, 373.70, 178.92, 215.67; NMC eq 1305.75, 1647.60; Norgard, Melissa se 1160.00; Northwest Pipe su 472.53, 93.78; OCLC eq 3248.13; One Call se 125.24, 125.24; OPTK Networks se 36.00; PADD se 5640.80; Palmer, Mike tt 108.00, 82.00; Peetz Coop se 5770.10; Pepsi su 988.48, 659.15; Perfection Door su 133.00; Pins & needles se 111.09; Plummer Insurance se 3485.00; Popp, Daniel se 240.00; Power Screening su 126.90; Prairie States se 2197.11; PRDI se 300000.00; Pro Overhead Door su 362.50; RCIS se 219.00; RDG Planning se 16000.00; Rood's se su 1003.50, 22.95, 234.38; Royal Flush se 700.00; Sargent Drilling se 54651.07; Segelke Janitorial se 825.00; Shirt Tales su 325.00; SRMC se 1235.00; Sidney Sun Telegraph se 8.25, 1235.74, 32.53; Simon Material su 291.00, 6423.00, 1844.89; Sonny's su 48.86, 6.29, 80.54, 426.01; Spic & Span se 945.00, 318.00; Spring Creek Cleaning ct 412.00, 434.42; State Fire Marshal Training Division du 250.00; Stotz eq 502.67; Superior Outdoor Power eq 83.37; Swire Coca-Cola su 141.60; Sysco su 949.93, 1228.78; T&L Cleaning su 275.00; The Chappell Register se 27.00; TKE Elevator Co se 377.85; Triple O's su 340.48, 369.60, 78.51; United Laboratories eq 828.00; USA Bluebook su 82.62, 527.52; Verizon su 249.98, 1190.53, 813.72, 85.50, 42.75, 138.25, 4.75, 85.50; Vermeer High Plains eq 793.27; Viaero se 34.54, 34.54, 32.55, 32.39; Steven Waller tt 280.00, 15.00; Wesco eq 54185.38; Wheatbelt ut 13743.92; Whitebluffs ct 875.00; Worek, Christopher re 113.00; WPCI se 476.33; Wyoming First Aid su 155.20; Young's Plumbing se 280.30.

Sherman stated that any comments by the public that refer to the public hearing concerning the WTA Real Estate, would be addressed during the public hearing. Comments would be accepted for any other items outside the agenda items.

Paul Keen, resident, came before Council and began speaking about the Sidney Police Department building. Sherman explained to Keen, that his comments will be accepted during the public hearing.

Cory Keen, Sarah Sinnett and Alisha Juelfs, E3 Group, presented a power point. E3 plans on strengthening Nebraska communities through training, education and peer learning. The E3 Group's focus is on entrepreneurship, fostering growth and supporting local business. Keen expressed his passion about Sidney. Sinnett said that their focus is on small business growth and that currently there are 101 new companies in Sidney. Alisha Juelfs stated that they have established 27 local business consults, 18 personal

action plans and 355 total state referrals, 82 business touch points and 14 active clients. Juelfs said they are volunteer based with monthly meetings, the second Wednesday of every month at WNCC and everyone is welcome to attend.

Sherman opened a public hearing at 6:02 p.m. Sherman stated everyone can have a chance to speak or ask questions after David Scott, City Manager and Ryan Watchorn from WTA give their presentation. There will be no questions during the presentation. Sherman stated that the public can come forward, state their name and have 3 minutes to ask questions or speak. Scott gave the background history on the purchase of Cabela's. Original bond date was October 10, 2014, maturing December 15, 2029. The TIF bond is \$1,144,000 with the City being responsible for \$449,000 of the bond for public infrastructure and Cabela's being responsible for \$695,000. So long as the TIF is in place the building needs to be rented to a property tax paying entity or owned by a property tax paying entity. The City does not pay tax on its buildings. The City would either need to lease or sell the building to a tax paying entity unless the City would pay off the TIF of \$543,807, essentially giving Bass Pro a \$310,000 payoff on their portion of the bond debt. Financial implications for the City would be \$575,000 assessed 1200 Pole Creek Crossing building to be used for a new Police Department facility, WTA would forgo the \$275,000 LB840 funds, \$92,000 south parking lot would be kept for public use and \$150,000 in cash. WTA would obtain the building for \$1,092,000 for the 812 13th Avenue building. Scott stated that the alternative would be to place the building up for open auction or take a loss on the TIF bond giving Bass Pro a \$310,000 pay off.

Ryan Watchorn, CEO WTA, stated the company offers world class, life experiences across the world. They focus on hunting and fishing categories but will be expanding every day. Watchorn continued, few experience the true outdoors. Watchorn said this is WTA's passion. Watchorn said the WTA was expected to move to Shelby, but he asked for a shot to start the business in Sidney. Watchorn stated that WTA had 24 new hires, 20 of which are Cheyenne County residents. Watchorn asked for the WTA employees and their families to stand. Watchorn stated there are none better. That these people make their schools better, communities better, churches better and him better. Watchorn mentioned a social media post that stated "we don't need jobs, we don't these worthless jobs created by these companies. Nothing personal." Watchorn stated that WTA was attacked and they did it wrong and he can assure them that it is not personal. Watchorn continued, that what they didn't realize, that those jobs were already here and they have been. Watchorn asked that two things be considered, that you never forget the faces that stood with their families and to treat everyone with kindness and respect. Watchorn hopes people know WTA's moral compass; it points straight north. It's not just about the building, it's about the people. And Watchorn asks for the people's support in "Big Red" (*the Cabela building*).

Twenty-two residents came forward to express their opinion on the potential purchase of the building. Of the twenty-two, 10 were in support of the purchase, 9 were opposed and 3 were of no opinion. Several residents were emotional about the division that this is causing. Rob VanVleet commended Watchorn on his presentation, however, he believes the building should be put up for sale. VanVleet also asked if the evaluations were fair. Brian Fort and David Jansen were both concerned about transparency. Mindy Wiegand asked if keeping this property would cost the City money. Scott responded it would. Wiegand continued, that by selling the building to WTA, they would be responsible for paying the taxes that were assessed. Wiegand believes that Watchorn saw something he wanted, to invest in his employees and this company. Wiegand doesn't feel Watchorn should be punished because he contacted the City. Any business could have done the same, but Watchorn was proactive. Melissa Norgard asked Watchorn how many employees WTA currently employs. Watchorn responded with thirty. Norgard asked Scott if he felt that condition of the current police department office hindered the hiring of new police officers. Scott responded that he believed it was a factor. Sarah Sinnett stated that if the building does not sell, the taxes will increase. Sinnett does not want \$310,000 tax dollars going back to Bass Pro. Sinnett reported that there was mention of an interested party in the purchase of the building (812 13th Avenue) at the December 13, 2022 Council meeting and it was also covered on KSID Radio on December 15, 2022. Sinnett also stated that we cannot micromanage our Council. Four out of the five were elected and one appointed and we hire a City Manager. Sinnett said, if you have questions, ask them. If you have problems, ask them.

Sherman stated that the next City Council Meeting will be held on August 22, at the Sidney High School at 5:30 pm. Sherman closed the public hearing at 7:44 pm. Sherman asked for a motion on **Resolution 20230801**. Buckner moved, Strommen seconded, "That **Resolution 20230801**; A resolution to authorize the acquisition of land. WHEREAS, the City of Sidney desires to obtain property located at 1200 Pole Creek Crossing, Sidney, Nebraska, more legally described as Tract Four (4) James I Subdivision in the City of Sidney, Nebraska, situated in the Southwest Quarter (SW ¼) of Section Thirty-Three (33), Township Fourteen (14) North, Range Forty-nine (49) West of the 6th P.M., Cheyenne County, Nebraska, for the City of Sidney to create a new City Law Enforcement Center." Yeas: Sherman, Radcliffe, Bondegard, Strommen, Buckner Nays: None. Motion approved. (A copy of the full resolution can be viewed at the City Clerk office, 1115 13th Avenue.)

City Manager Scott reported that there will be a Vision Session on August 10 with Saga and the NE Community Foundation. Guns & Hoses will be on August 12 and Downtown Sounds will be on August 18.

Jeff Klare said he heard the word transparency several times. Nobody wants to be more transparent than he does, or the city. Klare invites anyone to come into his office to discuss any issues.

Hank Radtke, Street Supervisor, thanked City Staff for their help with chip sealing.

Amanda Eastin, Library Director, said the Sidney Public Library will be closed on Monday for staff training.

Radcliffe stated that a value of a building is only what one is willing to pay for it.

Strommen thanked the public for coming. Strommen wanted to clarify how this will affect taxes. Scott stated that if we keep the building taxes will go up.

Buckner said that whether you are for or against this acquisition that you keep your passion. And that the public needs to trust the process.

Sherman said that we can make things better by working together. Sidney is the greatest town in the world because of the people in it. Sherman reminded the public that they can call him anytime at 308-249-2321.

Meeting adjourned at 8:05 pm.

ATTEST: /s/BRAD SHERMAN, MAYOR

ATTEST: /s/LORI BORCHERT, CITY CLERK