

Sidney, Nebraska September 10, 2024 A Fair Housing City

A meeting of the Mayor and Council of the City of Sidney, Nebraska, was convened in an open and public session at 5:30 p.m. on September 10, 2024, in the Council Room. Present in person were: Mayor Sherman and Council Members: Strommen, Buckner, Radcliffe, 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 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 approval of the August 27 minutes. Strommen moved, Buckner seconded, "That the Council minutes from August 27, 2024, be approved." Roll call: Yeas: Strommen, Sherman, Radcliffe, Bondegard. Nays: None. Motion passed.

Sherman called for a public hearing at 5:31 pm. Jason Petik, CEO Sidney Regional Medical Center, came before Council seeking approval for rezoning a parcel of land on Greenwood Road and Virginia Lane from Agriculture (A) to Central Business District (C1) for medical use, construction a cancer center. A final recommendation was made by the Planning Commission. Radcliffe asked if there was any feedback from surrounding landowners. Clerk Borchert stated that letters were sent out to the surrounding land owners once for the hearing with the Planning Commission and once for the hearing with City Council, with no feedback. There were no further comments. Sherman closed the hearing at 5:35 pm. Sherman asked for a motion to designate **Ordinance 1864**. Bondegard moved, Strommen seconded, "That Ordinance 1864 be designated." Roll call: Yeas: Buckner, Sherman, Radcliffe, Bondegard, Strommen. Nays: None. Motion passed. Sherman asked Borchert to read by title. Borchert read, "*An Ordinance providing for the rezoning of a parcel of land located in part of the Southwest ¼ of Section 33, Township 14 North, Range 49 West of the 6th P.M., Cheyenne Co, Nebraska as shown on the attached Plat; from A (Agricultural) to C1 (Central Business District-medical use); Amending the Sidney Zoning Code and Zoning Map of the City of Sidney, Nebraska, Adopted by Ordinance No. 1049 of the City of Sidney, Nebraska, which is now codified as Title Six of Part Twelve of the Codified Ordinances of the City of Sidney, Nebraska, to so provide; and repealing all ordinances or parts of ordinances in direct conflict herewith.*" Sherman asked to waive the readings. Strommen moved, Radcliffe seconded, "That the readings be waived." Roll call: Yeas: Sherman, Radcliffe, Bondegard, Strommen, Buckner. Nays: None. Motion passed. Sherman asked for a motion to pass the ordinance. Buckner moved, Bondegard seconded, "That Ordinance 1864 be passed." Roll call: Yeas: Radcliffe, Bondegard, Strommen, Buckner, Sherman. Nays: None. Motion passed. Sherman asked Borchert to read by number. Borchert read, "1864". Sherman asked for a motion to publish. Bondegard moved, Radcliffe seconded, "That Ordinance 1864 be published." Roll call: Yeas: Bondegard, Strommen, Buckner, Sherman, Radcliffe. Nays: None. Motion passed.

Borchert stated that Van Kitt's term on the Housing Authority Board is expiring in October. Borchert stated that Kitt is willing to accept another five-year term. Recommendation was to appoint Kitt for another term. Strommen moved, Buckner seconded, "Than Van Kitt reappointed to serve on the Housing Authority Board for a term of five years." Roll call: Yeas: Strommen, Buckner, Sherman, Radcliffe, Bondegard. Nays: None. Motion passed.

Sara Sinnett, came before Council on behalf of the E3 Entrepreneurial Navigator Grant. Sinnett asked Council to administer payroll and benefits which is currently administered by Sidney Public Schools. Sinnett stated that the school is under scrutiny although the grant is 100% reimbursed and refunded. Sinnett stated that this is not a ploy to get on the City payroll and that the E3's future goal is to not make this a taxpayer funded position by the City long term. If funding would go way, the City would not be expected to carry it on. Attorney Leef stated that since E3 has most of their employment through the City, she is concerned that the City is making E3 a quasi-governmental entity, and that the City needs to check to see if legislation allows that. The City would need to speak with the auditor as well as to see if there would be issues created with legislation. Leef stated that she wants to follow through to make sure that since major employees are funded through the City, that the City would not be violating any laws. Sinnett stated that they do have backup option available through the Nebraska Community Foundation, and the school will give them time to get this figured out. E3's long-term goal is to create their own entity. Sherman stated the City would love to work with E3 but the City needs to make sure everyone is protected and best interests served. Further research will be done and this item will come back to Council.

Dean Sterling, Solid Waste Superintendent, was seeking advice from Council on how they want to proceed with either maintenance or a purchase for a roll-off truck. Current estimate is \$40,000 to repair, with limited parts. Concerns are that if the heads on the engine are cracked, they are unavailable for purchase from Cummins. Sterling stated that purchasing a used truck could be costly with maintenance as well and is concerned about hours used rather than mileage. A new truck runs from \$200,00 to \$300,000. Going out for bids would take time. Sherman asked what the plan would be until a new one could be purchased. Sterling stated the City has two roll-offs, but lost both due to maintenance last week. Currently, only one is up and running. Kegan Carwin, Finance Director, stated that this would fall in the next year's budget and be an unbudgeted expense. Sterling will do more research and bring it back to Council.

Sherman asked for a motion to approve the claims. Bondegard moved, Strommen seconded, "That the August 2024 claims be approved." Roll call: Yeas: Buckner, Sherman, Radcliffe, Bondegard, Strommen. Nays: None. Motion passed.

"That the following claims for August 2024, 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 eq 3518.04, 27.73; 3E eq 525.10; Absolute Solutions se 5250.00; Accelerated Receivables se 107.71; Acushnet Eq 586.36; Allo se 214.70; ALSCO su 128.38, 128.38; American Environmental se 783.56; Aqua Aerobic eq 9456.22; Armstrong, Nichol re 199.50; Arnold Pool su 1008.18; Arrow Head su 685.55; Baker & Taylor su 1388.50; Barker Cleaners se 49.50; Black Hills ut 774.95, 20.66, 41.22, 86.46, 84.39, 10.32, 51.61; Blue Line Embroidery se su 452.00; BOKF NA ct 8995.62; Bomgaars su 56.88; Capital Counseling se 475.00; Capital One su 385.34; Caselle ct 2085.00; Cashwa su 777.68, 33.26; CenturyLink se 2709.05; CFS Inspections se 4140.00; Cheyenne Co Chamber se ct 104.00, 6000.00; Cheyenne Co Clerk se 1690.85; Cheyenne Co Community Center ct 9500.00; Cheyenne Co Emergency Comm Center ct 23823.68; City of Sidney bd ex re 524.74, 156553.36, 85.00, 3000.00, 2475.59 sa 123237.29, 140247.63, 14762.71, 14062.23, 2071738, 20724.90, 28751.33, 28410.40, 11504.47, 10882.11, 11795.15, 12153.01 in 397242, 42024.23, 898.27, 7901.26,

849.67, 987.41, 1164.77, 11671.44, 362.94, 2855.55, 411.97, 5479.36 ut 12284.86, 2957.63, 241.75, 156.86, 1193.65, 66.05, 504.39, 15285.53, 838.17, 10881.92, 116.22; Contractor Materials su 60.00, 1521.13, 1479.00; Cranmore Fire se 233.00, 296.00; Croell su 782.00; Cross Canyon Engineering se 2000.00; Crossroad Tech se 150.00, 59.11, 161.25, 123.62; Culligan su 19.95, 125.40, 12.50, 29.95; Danko Emergency su 56.83; Davis, Zach tt 104.00; Day & Night se 373.48, Deaver Tire se su 50.00, 477.00, 1469.50, 49.73; Department of Energy ct 24818.66; DewDex Designs se su 470.00, 140.00; Dietrich su 455.75, 252.50, 661.00; Dynamic Brands su 786.82; E&S Auto su 1901.47, 49.65, 1101.79, 985.40, 178.72, 230.95; Eakes su 1916.28, 1316.87; EcoResource Solutions se 1157.50; Elan se su 9377.61, 1644.12, 932.77, 1471.29, 1376.19, 424.25, 1444.49; Enviro Service se 100.00, 100.00, 37.00; Finney's su 535.08, 385.00, 27.98, 450.10, 9.23, 483.50, 140.76, 61.95; Flagship Publishing se 585.00; Flood Communications se 50.00, 100.00; Floyd se su 1562.45, 519.76; Flyover su 170.00; Fraser Stryker se 2475.00; Frenchman Valley fu 107.40, 5818.57, 3474.32, 3076.07, 1088.52, 949.09; Fyrtek eq 194.17; Gear For Sports su 129.06; Golden West su 630.28; Grainger su 114.24, 592.52; Hamilton se 154.90, 99.90, 49.95; High Plains su 1514.35, 274.25, 1159.15; Holiday Inn tt 539.80, Hometown Leasing se 274.81, 138.69; Houk, Jason tt 15.00; Humdinger eq 1990.00; Ideal su 1298.22, 598.26, 165.12; Kampfe, Paul ct 820.00; Kantor, Kasey tt 108.00; Kois su 361.96; LL Johnson eq 6735.20, 268.78; Landis & Gry ct 1284.63; Langley Trucking se 18091.75; League of NE du 22133.00; Leef Law ct 5459.62; Lynn Peavey su 124.35; MacQueen Equipment eq 5344.42; Martin Marietta su 24122.40; Maverik fu 4487.57, 1583.01; MC Schaff se 27635.50; MCK Photography ct 4000.00; Mellen & Asso se 407.97; Midwest Labs se 22.58; MEAN ut 483603.80; Municipal Supply su 890.64; Munimetrix se 39.99; Napa su 14.20; NE Dept of Revenue tx 69642.18; NE Municipal Clerks Asso du 150.00; NE Public Health se 725.00; NE Safety/Fire se 150.00; NT&T se 1420.39, 142.23, 239.38, 399.28, 268.67, 218.40; NE Tire su 200.69; Nelke, Jason se 826.80; Nexgen Outfitters su 63.95; Noel, Brenda 103.00; Norgard, Melissa se 2115.28; Northwest Pipe se 1673.00, 112.68; One Call se 73.00, 73.00; OPTK Networks se 36.00; PADD se 5640.80; Palmer, Mike ct 2377.04; Panhandle Auto se 446.88, 68.61; Path Point 329.20, 246.44; Peetz Coop fu 6877.65; Pepsi su 668.62; Pins & Needles se su 262.00; Plummers Ins se 40.00; Prairie Wolf Forge se 75.00; Preferred Roofing se 1475.00; Quadiant Leasing se 4000.00, 500.00, 2000.00, 500.00; Radtke, Hank tt 104.00; Railroad Management se 379.14, 818.47; Roderick, Bob tt 104.00; Roods Tire se su 2340.19, 598.85; Royal Flush se 840.00; Sargent Drilling eq 10528.50, 25746.65; Saylor Screenprinting se 346.00; Segelke Janitorial ct 825.00, 150.00; Sherwin Williams su 125.97; Sidney Glass su 321.93; SRMC se 577.00; Sidney Sun Telegraph se 992.66, 124.90; Simon Material su 4319.70, 482.14; Sonny's su 24.67, 730.30, 155.67, 47.84; Southwest Janitorial re 265.81; Splish Splash se 18.00; Spring Creek Cleaning se 424.36, 447.45; Stotz Equipment eq 1813.58, 877.35; Sukup, Todd tt 15.00; Swire Coca Cola su 261.60; Tital su 49.10; Triple O's su 1674.97, 65.98, 66.69, 454.91, 49.64, 25.18; Uninvest Capital su 250.00; Verizon se 80.14, 377.48, 85.80, 42.90, 178.71, 91.64, 85.80; Wesco eq 5865.96, 5001.47; Wheatbelt ut 12480.38; Whitebluffs ct 1105.00; WPCI se 215.00; Wyoming First Aid su 234.42, 127.46, Young's Plumbing se 714.47, 147.62.

Kegan Carwin, Finance Director, gave an overview of the August 2024 Budget report. Sherman asked for a motion. Radcliffe moved, Bondegard seconded, "That the August 2024 Budget Report be approved." Roll Call: Yeas: Sherman, Radcliffe, Bondegard, Strommen, Buckner. Nays: None. Motion passed.

City Manager Scott briefed Council on the fiscal year 2024/2025 budget. Scott stated that the last few fiscal year's budget cycles have been challenging. In fiscal years 2019 and 2020 there were large budget cuts across the board as property tax revenue was reduced due to large decreases in the City's full value determination. The cuts went so far that some services had to be reduced or eliminated, such as, part-time employees' reduction, parks maintenance, employee wage increases. The pandemic came in March of 2020 that created more challenges for all City departments. Most recently we have been hit with lagging supply chains, out-of-control inflation and several State of Nebraska unfunded mandates such as increasing minimum wage to \$15.00 an hour and Wastewater Treatment Facility discharge regulations. The City will need to address a few budget issues in this year's budget, such as increased legal costs with J Leef retiring, added EMS subsidy, large health insurance increase, and the needed repairs to the Chamber building. Currently the City holds \$23,844,380 in municipal debt. For this fiscal year we are working on the assumption that the City's total assessed value will be reduced 3% by the county assessor. This budget proposes that the City overall levy be reduced from .05446 to .05155. This is also a reduction in the dollar amount requested by \$236,494. Scott shared the highlights of departments and special projects with Council before moving into the budget presentation.

Carwin gave a PowerPoint presentation for the upcoming 2024-2025 budget. Carwin went over the expenses and revenues of the departments, which were recently updated from the previous budget workshop in August. Carwin stated that this is a review of the budget, the actual budget hearing will be held on September 24 at City Hall at 5:30 pm with the Council meeting to follow.

Scott stated that the 13th Street bridge has been announced for the bid process. Friday the League Legislative Committee will meet and Scott will report back to Council. On September 17 the Economic Development Committee will meet. Scott reported that he will be in Gering on September 23. J is also working on the Fort Sidney bridge railing that was damaged

Borchert reported that there were only three more Saturdays for the Farmers' Market

Carwin reported that there were 34 views on YouTube.

Tom Mathine, Electric Superintendent, reports that there will be a tour of the Power Plant on Friday at 9:00 am for those interested.

Buckner reported that there is a new barber shop in town and that Way Out West is seeking donations for their presentation of "Clue".

Sherman stated that Joe McCarn is hitting the ground running with the Cheyenne County Chamber and the E3 group is growing.

Sherman asked for a motion to go into closed session for the purpose of personnel reviews. Radcliffe moved, Bondegard seconded, "That closed session for the purpose of personnel reviews begins." Roll call: Yeas: Radcliffe, Bondegard, Strommen, Buckner, Sherman. Nays: None. Motion passed. Closed session began at 6:52 pm.

Sherman asked for a motion to come out of closed session. Buckner moved, Bondegard seconded, "That closed session ends for the purpose of personnel reviews." Roll call: Strommen, Sherman, Radcliffe, Bondegard. Nays: None. Motion passed. Closed session ended at 8:03 pm.

Meeting adjourned at 8:03 pm.

ATTEST: /s/BRAD SHERMAN, MAYOR

ATTEST: /s/LORI BORCHERT, CITY CLERK