

## Sidney, Nebraska March 11, 2025 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 March 11, 2025, in the Council Room. Present in person were: Mayor Sherman and Council Members: Kerkman, Kuhns, Radcliffe, Bondegard. Others present: City Manager Scott, City Clerk Borchert, City Attorney Strommen. Notice of the meeting was given in advance by publication in The Sidney-Sun Telegraph, the designated method for giving notice, a copy of the proof of publication 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 public's attendance.

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

Sherman asked for a motion to approve the Council minutes from the February 25, 2025 meeting. Bondegard moved, Radcliffe seconded, "That the Council Minutes from February 25, 2025 be approved." Roll call: Yeas: Kerkman, Kuhns, Sherman, Radcliffe, Bondegard. Nays: None. Motion approved.

Sherman stated that there would be a bid opening for the sale of 1705 Illinois Street. The City received one bid for the property. Strommen opened the bid. The bid was from Uncertain Investments, LLC in the amount of \$71,000.00. As stated on the bid, the property will be used as a rental for future businesses that will comply with all the zoning laws of the property. There was no property improvement plan, as this would depend upon the specific needs of the tenant. Matt Monheiser was present for the opening. Sherman asked for a motion to accept the bid. Kerkman moved, Bondegard seconded, "That the bid of \$71,000.00 be accepted as the purchase price for 1705 Illinois Street." Roll call: Yeas: Kuhns, Sherman, Radcliffe, Bondegard, Kerkman. Nays: None. Motion approved. Sherman asked for a motion to accept the sales agreement. Kerkman moved, Bondegard seconded, "That the sales agreement be accepted for 1705 Illinois Street." Roll call: Yeas: Sherman, Radcliffe, Bondegard, Kerkman, Kuhns. Nays: None. Motion approved.

Sherman opened a public hearing at 5:36 pm for Resolution 20250301, 2025 One- & Six-Year Street Improvement Plan. Kyle Long, City of Sidney Street Department, gave a PowerPoint presentation. Hank Radtke, Street Superintendent, was present for the presentation. Long stated that per statute 39-2115, each municipality shall develop a long-range, six-year plan of street improvements. Long 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. Sherman closed the meeting at 5:47 pm. Sherman asked for a motion. Strommen moved, Radcliffe seconded, "Per Resolution 20250301, 2025 One- & Six-Year Street Improvement Plan be passed and adopted, this 11<sup>th</sup> day of March, 2025." Roll call vote: Yeas: Radcliffe, Bondegard, Kerkman, Kuhns, Sherman. Nays: None. Motion approved.

Sherman opened a public hearing at 5:48 pm for Resolution 20250302, Authorization for Federal Funds for 5311 Funding Application for the City of Sidney Transportation Operating Assistance. Kasey Kantor, Transportation Director stated that public transportation continues to be an important part of the network of services provided by the City. Every two years the State Transportation Department requires the city to pass a two-year budget to request state and federal funding match. The Operating Assistance is for July 1, 2025 through June 30, 2027. Kantor said that the transportation gets reimbursed at 75% for operating budget expenses and 80% for non-operating expenses. The two-year cycle budget show projected costs at \$1,326,940, projected revenue at \$61,200, the deficit \$1,265,740. This qualifies the Transportation System for Federal funding of \$824,953 and State Funding of \$220,303 provided that the local match is \$220,304. Sherman closed the meeting at 5:58 pm. Sherman asked for a motion. Bondegard moved, Kerkman seconded, "That Resolution 20250302, Authorization for Federal Funds for 5311 Funding Application for the City of Sidney Transportation Operating Assistance be approved." Roll call vote: Yeas: Bondegard, Kerkman, Kuhns, Sherman, Radcliffe. Nays: None. Motion approved.

Kantor came before Council to ask for consideration of Resolution 20250303, approval to rent building space to house additional expansion of fleet buses. The building is located at 1730 Illinois Street and will offer 2400 square feet of parking. Kantor said the rent is set at \$1,600.00 monthly plus utilities. With the funding from the 80% Federal and 10% State and 10% local match, the City's portion would be \$160.00 per month plus utilities. Sherman asked for a motion. Kerkman moved, Kuhns seconded, "That Resolution 20250303, approval to rent building space at 1730 Illinois Street to house fleet buses, be approved." Roll call vote: Yeas: Kerkman, Kuhns, Sherman, Radcliffe, Bondegard. Nays: None. Motion approved.

Brandy Stone, Economic Development Director, gave her quarterly report. Stone stated that the focus includes housing, childcare, job retention and creation. Housing development is expected to have two houses built in the Ranch Subdivision by summer. The Sidney Housing Authority has been working through options building low-to-moderate homes. There was a Lunch and Learn event to get information out for the CDBG Downtown Revitalization. Incentives were given out through the Historic Preservation Board. Stone stated that other efforts include Outreach, Partnerships, Tourism, Communication and Funding applications. Councilman Kerkman asked about general marketing. Stone stated that the Social Media Director is under contract and helps out with Economic Development, marketing other departments and revamping the City website. Kerkman asked if he could get more data on tracking housing markets, incentives, businesses, at the next quarterly meeting. Stone responded that she would have this information at the next meeting. Radcliffe asked about the Placer ai subscription. Stone replied that she has used it and is currently on the fence with it. Stone stated it is helpful during events. Scott stated there was a Sidney Housing Authority meeting on March 12. Sherman, who serves on the board, invited Kerkman to be present for the meeting. Kerman also asked about the I-80 corridor. Stone stated that there is one business working on blueprints for that location.

Stone stated that Creative District has been discussing working with UNL students for plans and ideas for the Hickory Square Project. The UNL engineering students would work on the plans for Hickory Square for free but will give estimates on

engineering and construction costs for the project. Stone asked Council to approve continued efforts of a Hickory Square project. Stone also recommended that the public would be asked for their input. Kuhns asked if there were already plans for this project. Stone responded that there were drawings, but no plans. Sherman asked if the UNL students came up with plans, that would be more than drawings, so there wouldn't be additional costs. Stone stated that there would still need to be engineered blue prints. Council gave their approval to move forward with this project.

Kegan Carwin, Finance Director, gave an annual report on Tax Incentive Financing (TIF), pursuant to Nebraska State Statute. Carwin reported five current TIF projects with a total estimated cost for all TIF projects at \$6,721,600.00. Carwin also stated that there were three TIF closures in the previous year. Sherman asked Carwin to explain what TIF is. Carwin stated that TIF is a developmental tool for blighted areas for corporate or residential areas. A developer takes the undeveloped area and develops it and gets paid back by TIF funds from property tax over a course of 15 years.

Carwin gave the budget report for February 2025. Sherman asked for a motion. Radcliffe moved, Bondegard seconded, "That the February 2025 budget be approved." Yeas: Kuhns, Sherman, Radcliffe, Bondegard, Kerkman. Nays: None. Motion approved.

Sherman asked for a motion to approve the February 2025 claims. Kerkman moved, Bondegard seconded. "That the claims for February 2025 be approved." Yeas: Sherman, Radcliffe, Bondegard, Kerkman, Kuhns. Nays: None. Motion approved.

That the following claims for February 2025, 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)

21<sup>st</sup> Century eq 23.68, 174.37, 196.29; Accelerated Receivables se 387.75; Acushnet Company su 6096.42; Adams Auto eq 1367.86; ALSCO su 76.25; Amazon Capital su 1164.93; American Environmental se 4547.00; American Legal se 265.00; Baker & Taylor su 764.05; Balandran, Oneida ct 425.00; Barkers Cleaners se 16.00; Baum Hydraulics Corp su 45.04; Benchmark Government Solutions se 1541.65; Bendzel, Matt tt 19.00; Black Hills ut 2813.08, 471.37, 840.79, 985.23, 588.11, 235.68; Blue Line Embroidery su 20.00; BOKF ct 8995.62; Bomgaars se 255.58, 38.25, 802.20, 582.54, 7.99; Bondegard, Brandon tt 107.00; Border States su 1027.44; Brumbaugh, Eric se 1375.00; Capital One su 131.49; Carwin, Kegan tt 107.00; Caselle se 131.42, 2085.00; Cashwa se 66.75; Cheyenne Co Community Center ct 10000.00; Cheyenne Co Court se 18.00; Cheyenne Co Emergency Center ct 32868.12; Cheyenne Co Treasurer se 1979.10, 12519.26; City of Sidney bd 4949.70 su 250.00 ut 309.67, 19.47 sa 111022.48, 106015.50, 14768.68, 14962.84, 20542.64, 21150.83, 30106.81, 26757.86, 11364.45, 11468.52, 12053.53, 12101.99 in 3979.22, 51499.09, 929.05, 10523.45, 778.17, 11745.27, 1072.49, 13553.44, 415.25, 4796.15, 430.45, 7306.55 ut 2908.40, 1739.42, 1971.84, 19.00, 247.10, 1623.18, 85.36, 2206.12, 8529.35, 2743.76, 12092.73, 169.31; Correll Refrigeration se 260.00; Cranmore Pest se 100.00; Croell Redi-Mix se 720.00; Cross Canyon Engineering ct 22268.75; Crossroad Tech Services se 119.00, 75.00, 25.00 eq 402.18; Culligan se 45.45, 19.95, 5.00; Deaver Tire su se 2938.00, 45.00, 60.00; Department of Energy ut 19648.36; Design Solutions su 320.00; Dewdex Designs se 1109.00; DHHS re 204.40; E&S Auto su 1160.62, 197.49, 794.95, 1369.74, 18.04, 23.20, 384.42; Eakes su 531.39, 39.48, 51.96, 79.98; EBSCO ex 571.22; Elan su 571.22, 1111.20, 10567.46, 237.90, 194.40, 472.21, 326.67, 64.92, 2071.80, 1641.65; Embroidery Xpress su 574.34; Enviro Service se 120.00, 120.00; Fastenal su 107.44, 61.75; Finneys su 1174.87, 65.55, 589.60, 266.37, 83.89; Five Nines se 2700.00; Flood Communications se 450.00; Floyds Truck eq se 4143.81, 12.06; FR Wear su 1204.08, 712.71; Fraser Stryker se 1800.00; Frenchman Valley fu 2329.60, 990.89, 3571.97, 1717.50, 462.63, 753.77, 253.10; Frontier Overhead Door se 1071.00; Garcia Chicoine Enterprises su 35215.87; Gordon Body Shop se 600.00; Grainger su 574.26, 680.00; Gurney eq 100278.00; Hamilton se 134.06, 99.90, 49.95; Harmon, James tt 19.00; Holtz eq 439.00, 498.00; Hometown Leasing ct 274.81, 138.69; Huber Technology eq 182806.10; Humdinger su 1198.75, 49.43; IACP du 220.00; Ideal su 61.51, 208.15; Independent Plumbing & Heating se 706.30; Intoximeters su 373.00; Jones Automotive se su 4730.81; Kerkman, Brett tt 107.00; Kuhns, Robert tt 107.00; LL Johnson Distributing su 4034.95; Landis+Gyr se 1195.00; Leal, Ron se 450.00; MacQueen eq 599.60; 418.15; Marriott tt 334.00; Maverik fu 5456.66, 1900.46; McConnell, Kathren re 152.05; Municipal Chemical su 4860.00; MEAN ut du 479611.51; Municipal Supply su 6139.19, 252.27; Munimetrix ct 39.00; Murphy Tractor eq 463.60; NE Dept of Environment & Energy su 80.00, 150.00; NE Dept of Revenue tx 58197.89; NE Law Enforcement se 24.50; NE Public Health du 32.00; NE Technology se 230.36, 1608.57, 148.53, 646.10, 419.32, 157.36, 124.60; Nebraskaland Tire su 90.00; Nelke, Jason se 380.00; NMC su 2809.92; NSG Logistics su 13379.84; One Call se 16.36, 16.36; Open Access su 1150.00; OPTK Networks se 108.00; Palmer, Mike se 1978.90; Panhandle Regional Dev du 50.00; Path Point se 83.32; PCAN du 200.00; Peetz Farmers Coop fu 5766.11; Perfection Door se 144.83; Pins & Needles se 1171.73; Plummer Ins in 5738.64, 1274.68; PowerTech eq 588000.00; Randy's Auto se su 1016.97; Rauner & Assoc se 54230.00; Rinder Printing su 1045.23, 3135.71, 2090.47, 696.85; Roderick, Rob tt 19.00; Rood's se su 931.10, 50.00; Royal Flush se 630.00; Ruybal, Russell tt 19.00, Sandberg Implement eq 212.32; Scott, David tt 328.10; Segelke Janitorial ct 975.00, Sherman, Brad tt 328.10; Sidney Heavy Truck & Auto se su 9873.94; Sidney Public Library Found Se 1304.88; SRMC se 514.34; Sidney Sun Telegraph se 405.69, 7.16; Sonny's su 195.99; Splish Splash se 34.00; Spring Creek ct 460.18, 447.45; Staples su 81.03; T&L Cleaning se 275.00; Talich, Joe tt 19.00; TaylorMade su 2748.07; Triple O's su 56.58, 199.47, 29.99, 90.22, 76.25; Verizon se 1668.04, 39.97, 85.88, 42.94, 338.93, 120.19, 42.94, 85.88; Vermeer eq 1380.28; Wells, Korey se 4166.66; Wesco eq 110323.82, 56684.42; Wheatbelt ut 11679.90; White Bluffs se 830.00; Wolf Auto se 1869.74; Woods & Aiken se 7666.60; WPCI se 183.00.

City Manager Scott stated that the Mid-Winter Conference was very informative and thanked Council that went. Senator Strommen was available for the luncheon. The Police Department will host their open house and ribbon cutting on March 21. The solar project is expected to be charged by mid-April. Construction on the underpass will begin mid-March. The landfill will begin lawn pick up the first Wednesday of April. Saturday hours for the landfill will begin April 26 and will be open one Saturday a month.

Hank Radtke, Street Superintendent, stated that with the construction of the underpass the walkway will be closed while it is being repaired. Radtke express appreciation of co-worker Kyle Long.

Kegan Carwin, Finance Director, reported 25 views for the council meeting.

Stone asked the public to let her know if anyone is laying off workforce.

Autumn Rameriz, Human Resources, is looking for seasonal employees.

Sherman stated that Senator Strommen is making an impact. Sherman commended the residents for the great turn out for the two fund raisers held this month. Sherman can be contacted at 308-249-2321.

Sherman asked for a motion to go into closed session for the purpose of personnel. Radcliffe moved, Kerkman seconded, "That Council moves to closed session for the purpose of personnel." Yeas: Radcliffe, Bondegard, Kerkman, Kuhns, Sherman. Nays: None. Motion approved. Closed session begins at 7:13 pm.

Sherman asked for a motion to come out of closed session for the purpose of personnel. Bondegard moved, Kerkman seconded, "That Council ends closed session for the purpose of personnel." Yeas: Bondegard, Kerkman, Kuhns, Sherman, Radcliffe. Nays: None. Motion approved. Closed ended at 7:25 pm. No action taken.

Meeting adjourned at 7:25 pm.

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ATTEST: /s/BRAD SHERMAN, MAYOR

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ATTEST: /s/LORI BORCHERT, CITY CLERK