

Sidney, Nebraska December 9, 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 December 9, 2025, in the Council Room. Present in person were: Mayor Bondegard and Council Members: Kerkman, Kuhns, Radcliffe, Lee. Others present: Interim City Manager Hanson, Clerk Borchert, 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 Bondegard informed the public of the location of the posted Open Meetings Act.

Kerkman motioned to approve the minutes from December 2, 2025, Lee seconded. Roll call: Yeas: Kerkman, Kuhns, Bondegard, Radcliffe, Lee. Nays: None. Motion approved.

Sarah Sinnett, E3 President, came before Council to see if they wanted to move forward with the Economic Development Corporation (EDC). Sinnett stated that the Interlocal Agreement between the City of Sidney, Cheyenne County and Cheyenne County E3, that was included in the packet, would not be put up for vote. Sinnett said that City and County Attorneys would need to review it as well as having the Government entities involved in crafting the agreement. With the resignation of the Economic Development Director, Sinnett stated that E3 was contacted with the possibility of forming an EDC. Sinnett reported that October 6, 2025, was the first time the proposal and first draft was brought before Council. E3 has also met with the Commissioners. A joint meeting with the Commissioners and Council was held as well as a public forum for anyone wanting to attend. A final draft was completed and is now being present to Council. Sinnett stated that EDC is a non-profit organization. An EDC is created to promote Economic growth and jobs which focus on long term development. It also opens doors for grant opportunities that municipalities are unable to obtain. Lee asked what drives Sinnett to form an EDC. Sinnett said she was born and raised in Sidney. Sinnett has been involved with projects that have taught her the beauty of our community. The Park Project was an example given by Sinnett, stating she has bigger and better dreams to invest in the community. EDC would have multiple individuals working together, and not just one. Sinnett dove into the revised EDC proposal which included the Mission, Organizational Structure, Funding Model and Commitments, Projected Contributions over a five-year period, Governance, Transparency and Public Accountability, Relationship to other organizations and LB840 and Historic Preservation. Sinnett stated that EDC was requesting a three-year agreement. EDC is asking for \$115,000 annually from the City, which is almost half of what is currently budgeted for Economic Development. Sinnett also stated that this will not cause a tax increase. EDC is asking the County for \$20,000, annually. E3 will contribute \$200,000 for three years, plus \$37,00 in existing funds. There is also a grant in the amount of \$97,000 from the USDA. WNCC has offered free office space for five years. At the end of five years, the board will lead a campaign to raise 3.5 million dollars to go into an endowment fund, to operate off the interest for future years. Money will be raised by private donations and public grants moving forward. Sinnett continued, that the current entity would dissolve. Reporting would be done quarterly to the Council and the Commissioners. The Governance would remain with the board of directors consisting of two years terms; a representative of the City of Sidney appointed by Council, one from the E3 Group, one from Cheyenne County appointed by the Commissioners, a financial representative, a community business member at large. The board would then elect a President, Vice-President, Secretary and Treasurer each year. Sinnett reported that EDC would abide by the Public Meetings Act. Sinnett said that if Council would approve, EDC would enter an Interlocal Agreement with the City and Cheyenne County. Ordinances would need to be reviewed, as one currently states that Economic Development would be done by an Economic Development Director. Sinnett stated that Council would need to decide who would be appointed to the designated position. Kerkman asked what the timetable looked like. The first thing that would need to be done is the Interlocal Agreement. Council would need to appoint for the position, as well as posting for the other positions would need to be done. Once the body is in place, the bylaws could be determined. Radcliffe asked Sinnett if there was any reason why the City would not want to do this. Sinnett responded, that the most concern was that the people did not understand what an EDC is. And that this would not raise taxes. Lee asked Sinnett for confirmation that the EDC would be done for a cheaper cost than hiring an Economic Development Director. Sinnett answered, yes. Lee also noted that there would be three people working that job. Sinnett said you get more for less. Lee would like to see a proposal with guidelines of where we are going. Sinnett stated that the Interlocal Agreement needs to have the detail in it. Kerkman moved, "That Council accept the Economic Development proposal and pursue an Interlocal Agreement." Radcliffe seconded. Roll call: Yeas: Kuhns, Bondegard, Radcliffe, Lee, Kerkman. Nays: None. Motion approved. Sinnett asked if there was anyone from Council that would like to be involved with these efforts with Attorney Strommen. Kerkman volunteered.

Radcliffe moved, "To approve the November 2025 claims." Lee seconded. Roll call: Yeas: Bondegard, Radcliffe, Lee, Kerkman, Kuhns. Nays: None. Motion approved. "That the following claims for November 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)

21st Century eq 110.32, 225.50; Accelerated Receivables se 138.37; Acushnet Company su 287.00; Adams Auto eq 1603.85, 1430.24; Allo se 585.16, 116.38, 184.38; ALSCO su 187.04; Amazon su 1300.82; American Environmental se 889.00; Axon su 6339.12; Balandran, Oneida ct 708.33; Barco su 1255.00; Barker Cleaners se 33.00; Benchmark tt 176.35; Black Hills se 49.78, 1855.60, 98.09, 198.80; BOKF bd 18,191.24; Bomgaars su 424.45, 294.40, 50.96; Busted Knuckle se 379.65; Carter, Benjamin re 35.23; Caselle se 2338.00; Cengage su 171.94; Cheyenne Co Community Center se ct 5059.00, 10000.00; Cheyenne Co Court se 17.00; Cheyenne Co Emergency Comm Cnt se 32204.88; City of Sidney ex 728.43, 8872.42, 53663.96, 11264.81, 9048.89; bd 170550.00; ex 500.00; tx 390.63, 2124.40, 36.40; sa 101272.23, 234446.53, 16440.11, 16567.66, 22121.45, 19813.72, 31844.66, 30026.06, 11747.51, 11796.07, 10889.85, 10774.00; in 3933.06, 59197.03, 1037.89, 12514.90, 773.56, 13684.53, 1106.51, 15105.58, 392.18, 5528.77, 358.91, 6428.72; ut 4277.05, 602.66, 2375.25, 19.00, 136.46, 1791.81, 76.17,

2246.00, 9222.76, 1825.58, 9985.16, 108.39; Civic Plus se 3455.01, 3455.02, 3455.01, 3455.02; Colorado Golf & Turf eq 1249.45; Community First National Bank eq 88689.68; CPS HR Consulting se 110.00; Cranmore Fire se 405.00; Croell su 648.00; Cross Canyon Engineering se 3864.84; Crossroad Tech Services se 1040.00, 1040.00, 240.00, 240.00, 387.00, 240.00, 160.00; Crowne Plaza tt 319.90; Culligan se 19.95, 19.95, 7.50; Cummins eq 3029.15; Deaver Tire eq 1800.00, 3308.00; Department of Energy ut 19192.17; Demco su 86.51; DeNardo, Megan re 50.00; Dewdex su 355.00; Dreamland Estates ct 1600.00; E&S Auto su 705.42, 569.20, 947.70, 907.20, 219.69, 253.59, 111.97; Eakes su 544.45, 219.98, 219.98, 6347.48, 219.98; Elan su 2180.17, 13304.91, 96.61, 513.90, 726.93, 2548.49, 748.01; Enviro Services se 120.00, 310.00; Finneys su 92.13, 624.37, 7.98, 497.46, 2027.20, 170.58; Five Nines se 2500.00; Flood Communications se 350.00; Floyd's se 84.93; FR Wear su 1837.35; Frenchman Valley fu 3860.27, 308.76, 1166.37, 1500.35, 30.00, 705.93, 1307.21; Frontier Overhead Door se 555.58; Grainger su 39.54, 790.05; Hamilton se 67.90, 99.90, 37.00, 49.95; Hampton Inn tt 959.70; Holloway, Larry se 2212.50; Hometown Leasing se 563.36; Huber & Associates se 181.80; Hydrovac Supply su 2560.00; Ideal se 191.88, 35.89, 71.76, 208.15; Ingram Library Services se 379.11; Intervene tt 200.00; Ivansons re 50.00; JPS su 3030.00; Kampfe, Paul se 840.00; LL Johnson se 578.36; Lakeland Engineering eq 619.48; Landis+Gyr se 1425.00; Lawson Products su 71.06, 256.49; Leal, Ron ct 450.00; Leasing by Adams eq 1514.94; Lone Starr Flags & Golf su 285.42; Lynn Peavey su 118.61, MacQueen eq 30.75; Marriott tt 475.00; Mattoon, Martens & Strommen su 10000.00; Maverik fu 3563.39, 1450.45; Midwest Laboratories se 122.25; Mizuno su 2275.04; MEAN ut 400716.07; Municipal Supply su 1074.65; Murphy Tractor eq 7422.28; Myskiw, Jerry re 292.66; Napa su 24.99, 9.00; Nass, Greg re 163.38; NE Dept of Revenue tx 53243.41; NE Law Enforcement Training Center se 225.00, 75.00; NE Municipal Clerks' Assoc du 150.00; NE Public Health se 292.00; NT&T se 1167.75, 162.69, 270.89, 450.44, 171.20, 136.84; Nelke, Jason se 190.00; Nexgen su 297.67, 500.99; NMC su 100.41, 8640.48; Northwest Pipe Fittings su 92.97, 665.59; Nutrien Ag su 3770.00; NWEA du 115.00; One Call se 52.77, 52.77; OPTIK se 36.00; Path Point se 95.15, 36.11, 48.96, 186.08; Peetz Farmers Coop fu 3210.98; PJ Sand and Gravel su 585.20; Police Office Assoc of NE du 147.00; Pye-Barker se 375.00, 135.00; Rohm, Heather tt 88.00; Rood's se 1158.59; SE Municipal Solar ct 9887.70; Segelke Janitorial ct 1015.00; Short Stop Exp se 80.00; Sidney Foundry se 1795.72; Sidney Glass su 1851.29, 36.85; Sidney Public Schools se 3957.18; Sidney Regional EMS ct 37500.00; SRMC se 1450.00; Sidney Sun Telegraph se 655.75, 17.66, 10.98; Silver Dollar se 686.25; Sonny's se 280.96 4.45; South Platte Natural Resources se 1735.00; Spic and Span ct 216.00; Splish Splash se 117.23; Spring Creek ct 460.18; State of Ne Dept of Revenue tx 42810.50; T&L Cleaning ct 275.00; Tait's Electric se 1157.00; TaylorMade su 3004.84; The Reading Warehouse su 818.39; Titan Machinery eq 208000.00; Toro eq 220.00; Tri State Mutual Aid du 75.00; Triple O's su 450.00, 171.68, 47.45, 51.25; Van Diest su 1364.15; VanSickle, Jason re 100.00; Verizon se 1640.13, 40.47, 1119.37, 79.88, 39.94, 199.86, 120.17, 39.94, 79.88; WESCO su 212841.97, 26861.78; Wheat Belt ut 11464.21; White Bluffs se 1210.00; Wyoming First Aid su 81.52; Young, Lissa re 32.48.

Kegan Carwin, Finance Director, gave the November 2025 Budget Report. Carwin stated that property tax was up, motor vehicle tax was flat. Sales and Occupation tax was down. Fees for service were up. State, Federal, and County were down. Franchise fees and Admin fees were down. Comparing revenues over expenditures, Carwin said that the General fund was negative, street was negative, electric was negative, water was positive, sewer was positive and landfill was negative. Kerkman stated that looking back over the past years, the reports are aligned. Kerman moved, "To approve the November 2025 Budget Reports." Roll call: Yeas: Radcliffe, Lee, Kerkman, Kuhns, Bondegard. Nays: None. Motion approved.

Carwin stated that the Master Fee Schedule needed to be updated due to the addition of the Backyard Chicken Permit fees. Lee moved, "That the 2025-26 Master Fee Schedule be updated." Roll call: Yeas: Lee, Kerkman, Kuhns, Bondegard, Radcliffe. Nays: None. Motion approved.

Josh Hanson, Interim City Manager, asked for approval of Ordinance 1886, Keeping Livestock Including Fowl, to revise the language to read, "In all zoning districts other than A, AR, and R-1A, the keeping of livestock and fowl (other than chickens) is prohibited." Lee moved, "To designate Ordinance 1886." Kerkman seconded. Roll call: Yeas: Kerkman, Kuhns, Bondegard, Radcliffe, Lee. Nays: None. Motion approved. Clerk Borchert read by title, "AN ORDINANCE TO AMEND PART 6 – GENERAL OFFENSES CODE; CHAPTER 618 – ANIMALS; SECTION 618.04 – KEEPING LIVESTOCK INCLUDING FOWL; OF THE CITY OF SIDNEY, CHEYENNE COUNTY, NEBRASKA, TO REPEAL SUCH SECTION AS HERETOFORE EXISTING, AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE." Lee moved "To waive the three readings." Radcliffe seconded. Roll call: Yeas: Kuhns, Bondegard, Radcliffe, Lee, Kerkman. Nays: None. Radcliffe moved "To pass Ordinance 1886." Lee seconded. Roll call: Yeas: Bondegard, Radcliffe, Lee, Kerkman, Kuhns. Nays: None. Clerk Borchert read "1886." Kerkman moved "To publish Ordinance 1886." Kuhns seconded. Roll call: Yeas: Radcliffe, Lee, Kerkman, Kuhns, Bondegard. Nays: None. Motion approved.

Hanson recommended to Council to approve the purchase of a 2024 Dodge Ram at the price of \$44,987 and a 2025 Ram ProMaster cargo van for \$40,700 from Maddox Motors. These were the only bids received for both vehicles. Lee moved, "To approve the purchase of a 2024 Dodge Ram at the price of \$44,987 and a 2025 Ram ProMaster cargo van for \$40,700 from Maddox Motors." Radcliffe seconded. Roll call: Yeas: Lee, Kerkman, Kuhns, Bondegard, Radcliffe. Nays: None. Motion approved.

Hanson stated that during the November 13 Council Meeting, Brandy Stone, member of Sidney Creative Arts District, addressed the Council with a request to grant the committee two weeks to explore alternative options for the administration or parent organization of the Sidney Creative Arts District. Stone stated that the district could operate under either a municipality or a non-profit organization. Hanson also stated that in the Memorandum of Understanding, the City would oversee and bear performance and fiscal responsibility for the Creative Arts District. Hanson recommended establishing a resolution to structure the committee that continues to support the original strategic plan. Kuhns stated that he thought the Creative Arts District should be kept within the City. Radcliffe moved, "To retain the Creative Art District within the City and work with the committee members to draft a Resolution that continues to support the original strategic plan." Kerkman seconded. Roll call: Yeas: Kerkman, Kuhns, Bondegard, Radcliffe, Lee. Nays: None. Motion approved.

Hanson recommended approval for reimbursement payments to the Fox Theater in the amount of \$27,821.83 and to Price Cream for \$20,926.43 using the CDBG Downtown Revitalization Funds. Kuhns moved, "That the Revitalization Grant be reimbursed to the Fox Theater and to Price Cream." Kerkman seconded. Roll call: Yeas: Kuhns, Bondegard, Radcliffe, Lee, Kerkman. Nays: None. Motion approved.

Hanson asked Council if they would like to proceed with the December 23rd meeting or cancel it due to the Christmas Holiday. Radcliffe moved, "That the December 23rd meeting be cancelled." Lee seconded. Roll call: Yeas: Bondegard, Radcliffe, Lee, Kerkman, Kuhns. Nays: None. Motion approved.

Kerkman brought it to the attention that Hanson's contract expires on December 19th, therefore, there would be a need for another meeting.

Hanson thanked all the volunteers and donors for the Holiday in Hickory event. The Library has pre-wrapped novel book sets for sale for Christmas gift giving. The Library will also be hosting the Grinchmas Open House on December 18th. Emergency repairs are taking place on the 1500 block of Forrest and maintenance repairs on Pine Street. A line will be installed under Jennifer Lane for the Les Schwab location. The road will be closed for about 10 days.

Kerkman moved, "To rescind the 23rd cancellation Council Meeting." Lee seconded. Roll call: Yeas: Radcliffe, Lee, Kerkman, Kuhns, Bondegard. Nays: None. Motion approved.

Marshall Hall reported that Les Schwab is performing excavation operations at their new location.

Carwin reported 40 viewers.

Lee reported that the Selection Committee got the contract with GPS for the purpose of recruiting a City Manager.

Kerkman reported that Friday is Teammates. Kerkman asked for the Community help to assist with ideas for the Sioux Villa/Housing Authority.

Radcliffe moved to adjourn at 6:53. Kerkman seconded. Roll call: Yeas: Lee, Kerkman, Kuhns, Bondegard, Radcliffe. Nays: None. Motion approved.

ATTEST: /s/Brandon Bondegard, Mayor

ATTEST: /s/Lori Borchert/City Clerk