

MINUTES OF MEETING

A meeting of the Mayor and City Council of the City of West Point, Nebraska was convened in open and public session at 5:30 P.M. on Tuesday, April 5, 2022 in the Council Chambers at the Municipal Building, 444 S. Main Street, West Point, Nebraska.

Present were: Mayor Bruce A. Schlecht; Councilmembers: Shea Stokely, Ryan Penrose, Tom Swenson, Mark Buse, Jerry Hugo, and Rusty Smith. Absent: None.

The Mayor called the meeting to order and stated that in accordance with State Statute Section 84-1412 the Open Meetings Act is posted on the west wall of the Council Chambers for public information. The Pledge of Allegiance was then recited.

Moved by Smith, seconded by Buse, to approve the following consent agenda:

1. City appointed volunteer boards and commissions - none.
2. Fire & rescue departments – accept the resignation of Nicole O'Brien from West Point Rescue; accept the resignation of Dan Steffen from West Point Vol. Fire Dept and accept the membership application of Ross Johnson to West Point Vol. Fire Dept. Co. #2.
3. Approval of minutes of previous meeting.
4. Treasurer's report.
5. Claims.

Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

	PAYROLL	158,193.68
BCBS OF NEBRASKA	HEALTH INSURANCE	49,911.06
Hugo Plumbing & Heating	REPAIR/SERVICE	2,879.84
Western Area Power Administrat	ELEC/POWER	8,575.14
Central Valley Ag	POLICE FUEL	860.21
WAGNER TIRE & REPAIR LLC	FUEL/SERVICE	169.09
PetroMart	FUEL	108.14
City Payroll Tax Fund	EMPLOYER FICA	6,042.18
ASCENSUS LLC	RETIREMENT CONTRIBUTIONS	3,525.44
Nebraska Dept. of Revenue	SALES TAX	34,606.70
TAYLOR OIL COMPANY, INC.	FUEL/SUPPLIES	21.64
Cuming County Public Power	ELEC POWER	145.01
Sapp Bros. Petroleum	FUEL/SERVICE	3,268.05
Municipal Energy Agency of	ELEC POWER	337,957.18
City Payroll Tax Fund	EMPLOYER FICA	6,216.96
ASCENSUS LLC	RETIREMENT CONTRIBUTIONS	3,446.43
BCBS OF NEBRASKA	HEALTH INSURANCE	54,007.32
MUTUAL OF OMAHA	INSURANCE	1,778.21
ARNOLD MOTOR SUPPLY	REPAIR/SUPPLIES	795.98
Barco Municipal Products	SUPPLIES	942.55

Black Hills Energy	GAS SERVICE	1,487.43
Bomgaars Supply	SUPPLIES	490.41
BORDER STATES INDUSTRIES, INC.	SUPPLIES	85,035.21
BOUND TREE MEDICAL	RESCUE SUPPLIES	228.37
Cardmember Service	SERVICE	1,142.10
Central Valley Ag	SUPPLIES	297.69
CENTURY LINK	PHONE SERVICE	1,030.49
Chamber of Commerce	PIP TICKETS	180.00
Constellation NewEnergy	GAS SERVICE	5,411.18
Core & Main LP	WTR SUPPLIES	3,121.79
CREATIVE XPRESSIONS	POLICE SERVICE	83.40
Cuming County Public Power	ELEC WHEELING	5,648.72
Dinslage Small Engine	REPAIR/SERVICE	480.52
Dutton Lainson Co.	ELEC SUPPLIES	7,622.09
EAKES OFFICE SOLUTIONS	LIBRARY SERVICE	71.76
ELECTRONIC CONTRACTING CO	REPAIR/SERVICE	1,860.96
ELITE COMPUTERS	REPAIR/SERVICE	143.00
Engelhardt TV & Communications	SERVICE/EQUIPMENT	420.50
ERNESTI TREE SERVICE	SERVICE	1,362.00
Gale/CENGAGE Learning	LIBRARY BOOKS	284.36
Gall's Inc.	POLICE UNIFORMS	298.96
Gerhold Concrete Company Inc.	REPAIR/SERVICE	739.20
L. P. Gill Inc.	SANITATION TIPPING FEE	8,786.44
Gill Hauling	SAN HAULING FEE	3,609.94
GRAINGER	REPAIR/SUPPLIES	94.02
Graybeal's Food	SUPPLIES	100.79
Hawkins Inc.	SUPPLIES	1,698.26
HD SUPPLY FACILITIES	SUPPLIES	92.63
Ingram Library Services	LIBRARY BOOKS	411.57
Marsh & McLennan Agency	INS PREMIUM	2,990.00
Jackson Services Inc.	STREET UNIFORMS	880.50
League of NE Municipalities	WTR ADMIN TRAINING	190.00
LESLIE'S POOLMART INC.	SWR TRT SUPPLIES	538.32
LOGEMANN AUTO PARTS & MACHINE	SUPPLIES	181.85
Lou's Sporting Goods	PARK/PITCHING MACHINE	2,500.00
MAHASKA	COMM CNTR CONC SUPPLIES	30.00
MATHESON TRI-GAS INC.	RESCUE SUPPLIES	225.81
MicroMarketing LLC	LIBRARY AUDIO BOOKS	317.44
Midwest Laboratories	SWR TRT SERVICE	172.95
Midwest Tape	LIBRARY DVDS	161.72
Municipal Supply Inc.	WTR DIST REPAIR/SUPPLIES	692.98
NDEE	POOL PERMIT RENEWAL	40.00
Nebraska Public Health	WTR DIST SERVICE	764.00
NEBRASKA VET SERVICES	POLICE SERVICE	200.00
OCLC, INC.	LIBRARY SERVICE	45.75
ONE CALL CONCEPTS, INC.	SERVICE	34.16
OVERDRIVE, INC.	LIBRARY E-BOOKS	214.14
Quality Printing & Supplies	OFFICE SUPPLIES	807.80
Quick Med Claims	RESCUE SERVICE	408.29
S2 ROLL-OFFS LLC	PARK SERVICE	260.00
St. Joseph's Hillside Villa	SR CIT MEAL SERVICE	3,562.00
SCANTRON	ADMIN NEW SERVER	8,954.81
Schmader Electric	ELEC SERVICE/POLES	30,777.18
Seals and Service Inc.	ELEC SUPPLIES	65.58

SKYWAVE WIRELESS INC.	SERVICE	134.05
Special Roads Fund	SERVICE	257.10
Tom's Rexall Drug	COMM CNTR SUPPLIES	16.48
USA Blue Book	REPAIR/SUPPLIES	3,608.69
Verizon Business	PHONE SERVICE	93.28
VERIZON WIRELESS	CELL PHONE SERVICE	598.31
WAGNER TIRE & REPAIR LLC	REPAIR/SERVICE	1,021.58
Welch Law Firm P.C.	PROF SERVICE	1,407.50
West Point Light and Water	UTILITIES	37,693.19
West Point Light & Water	CASH ADVANCED	2,136.64
West Point News	PUBLICATION COSTS	912.03
West Point Rescue	RESCUE AMBULANCE CHGS	1,824.30
WEST POINT TRUE VALUE	SUPPLIES	701.46
WOERNER'S GARBAGE SERVICE	GARBAGE SERVICE	267.00
4S SERVICE & REPAIR LLC	ELEC SERVICE	501.32
911 CUSTOM	POLICE SUPPLIES	133.00
AQUA-AEROBIC SYSTEMS INC.	SEWER SUPPLIES	8,741.00
BEST BOOKS, INC.	LIBRARY BOOKS	195.90
BEST POINT DEVELOPMENT LLC	COMM CNTR HOSTING FEE	480.00
BIRDS & BLOOMS	LIBRARY SUBSCRIPTION/2 YRS	20.00
CARDIAC AND PULMONARY SERVICE	POLICE CPR TRAINING (3)	135.00
COLLABORATIVE SUMMER LIBRARY	LIBRARY SUPPLIES	378.16
COLONIAL RESEARCH	STREET SUPPLIES	201.60
CUMING COUNTY TREASURER	PROPERTY TAXES	115.02
TAYLOR PRINT IMPRESSIONS	SUPPLIES	838.41
FRANCISCAN HEALTHCARE	SNR CNTR SUPPLIES	173.73
GLOCK, INC.	POLICE SUPPLIES	95.00
HANEL OIL, INC	ELEC PWR PLT ENGINE OIL	3,013.12
HISTORY NEBRASKA	LIBRARY SUBSCRIPTION	35.00
HOFELING ENTERPRISES INC	SANITATION SERVICE	7,500.00
JACK'S UNIFORMS & EQUIPMENT	POLICE UNIFORMS	2,161.36
JENSEN PLUMBING & HEATING	TECH CNTR REPAIR/SUPPLIES	90.00
CHRIS KREIKEMEIER	REIMBURSEMENT	197.46
RON KROENKE	COMM CNTR SERVICE	110.00
LIBRARY JOURNAL	LIBRARY SUBSCRIPTION	104.99
KATHY MAHANNAH	POOL CERTIFICATION	40.00
MEDTOX LABORATORIES, INC.	POLICE SERVICE	510.00
MELLEN & ASSOCIATES	SWR TRT REPAIR/SUPPLIES	266.00
MIDWEST DIESEL INC.	REPAIR/SERVICE	39.56
MODERN MARKETING	POLICE SUPPLIES	487.04
JAMES PEATROWSKY	WATER-TRAINING - REIMBURSE	171.37
PETERSON BODY & PAINT	POLICE SERVICE	50.00
QUADIENT LEASING INC.	SERVICE	441.09
STRACHAN SALES, INC.	COMM CNTR REPAIR/SERVICE	588.47
THE WAYNE HERALD	COMM CNTR AD	425.00
WT COX INFORMATION SERV	LIBRARY SUBSCRIPTION	1,301.81
ZOLL MEDICAL CORP	RESCUE SERVICE	510.00

The Mayor then opened a public hearing on the request of Ed Bracht to subdivide real estate located in Addition "H" to the City of West Point. The City Administrator reviewed the plat with the Council and he advised that the Planning Commission was forwarding a favorable recommendation.

All parties were given an opportunity to be heard. No one appeared to speak in opposition of the subdivision and no correspondence had been filed. The Mayor then closed the public hearing.

Stokely introduced Ordinance No. 1427 entitled:

AN ORDINANCE OF THE CITY OF WEST POINT, NEBRASKA ACCEPTING THE PLAT AND DEDICATION OF CLAY HOLLOW 2ND SUBDIVISION, A SUBDIVISION LOCATED IN ADDITION "H" TO THE CITY OF WEST POINT, CUMING COUNTY, NEBRASKA; ACCEPTING THE DEDICATION OF THE STREETS THEREIN FOR PUBLIC USE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PRESCRIBING THE TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND TAKE EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM,

and moved that the statutory rule requiring reading on three different days be suspended. Smith seconded the motion. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried. Statutory rule suspended. Buse moved for final passage of the ordinance, which motion was seconded by Swenson. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Ordinance adopted.

The Mayor then opened a public hearing on the request of Jennifer Batenhorst for a special use permit to allow for a beauty salon as a home occupation business, located within a Residential Single Family District at 820 E. Grant Street. A separate building will be built for the salon with adequate parking. Jennifer Batenhorst was present to answer questions. The City Administrator advised that the Planning Commission was forwarding a favorable recommendation. No one appeared to speak in opposition of this request and no correspondence had been filed. The Mayor then closed the public hearing. Smith introduced a resolution that a Special Use Permit be granted to allow for a beauty salon as a home occupation business at 820 E. Grant Street located within the Residential Single Family District. Penrose seconded the motion. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried and said resolution adopted.

Tina Biteghe Bi Ndong, Executive Director of the West Point Chamber of Commerce, appeared before the Council and presented the quarterly report on the Chamber's economic development activities. Moved by Smith and seconded to Stokely to accept the report and approve the payment of \$5,000 for services January-March, 2022. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

The Council considered the request of Cuming County Public Power District for use of city streets for a Fun Run on Saturday, April 23, 2022. The proposed route was reviewed. Moved by

Penrose and seconded by Hugo to approve this request. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Drew Wimer, Vice-President of West Point Rescue, appeared before the Council to discuss the suspension system on the 2009 Road Rescue Ambulance (Unit #992) which is the second oldest unit. This unit currently has an air-bag system and needs to be repaired. They would like to upgrade to a hydraulic system at a cost of approximately \$25,000 which is not in the rescue's current budget. Therefore, they are requesting to use sales tax funds for this improvement. It was also stated that West Point Rural Fire Protection District would be splitting this cost. Moved by Hugo and seconded by Swenson to approve this request. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

The Council then considered the request from the Campaign Manager of Mike Flood to waive the City regulation regarding political signs need to be removed 5 days after an election. With the primary election being on May 10th and a special election being on June 28th, signs would only end up being down for approx. 12 days. Moved by Stokely and seconded by Hugo that the City waive the regulation of removing political signs 5 days after the May 10th election for only those candidates on the ballot for the special election to be held June 28th. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

The City Administrator then proceeded to report, on behalf of the Economic Development Committee, the following LB 840 Economic Development applications:

1. Brockmann Insurance -- requesting \$40,000 as a new business start up to renovate and update outside of building, remodel inside to a professional environment including updating technology and office equipment. The Committee is recommending a \$5,000 grant.

2. CCLB Thor LLC (Chiropractic Clinic) -- requesting \$200,000 to renovate the former Bubbles of Joy building. Complete renovation of the outside and all levels of the building to utilize for commercial space. Structural re-composition of the first floor, roof repair, electrical wiring, HVAC, plumbing and restoration of the marquee. The Committee is recommending a \$70,000 grant.

3. Oak Barn Beef -- requesting \$96,000 to renovate the former Davis Auto Sale building at 706 S. Lincoln Street -- installation of a 20x30 foot freezer, storage space for shipping boxes and operate Oak Barn Beef's online retail orders. The Committee is recommending a \$45,000 grant.

4. Expanse Team Inc. -- requesting \$140,000 to purchase and install an elevator that will stop on all floors and provide easier access to the second floor and will also facilitate storage of extra tables and chairs in the basement for event space. The Committee is recommending a \$70,000 grant.

5. Indy Express LLC (Logemann Auto Parts) -- requesting \$175,000 to purchase the building on 590 S. Main Street and plan to construct a warehouse addition to the current structure. The Committee is recommending a \$70,000 grant.

The City Administrator advised that each grant would be for a period of five years and on the condition that the business is operating at the address specified in the Economic Development Assistance Agreement. Moved by Smith and seconded by Stokely to approve the recommendations of the Economic Development Committee for grants from the LB 840 Economic Development Funds as presented. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Next on the agenda was the LB 840 Economic Development program six-month report. The City Administrator stated in 2020, when the Economic Development Plan was amended, the roll of the Citizens Advisory Review Committee changed to overseeing the program. The Advisory Committee has expressed that they would like to be involved again in the application process. The City Administrator advised that he will take another look into this and see what can be done.

The City Administrator presented the Council with the 2022 Tax Increment Financing (TIF) Annual Report. The report showed the progress of the redevelopment projects that were financed in whole or in part through TIF. This report will also be given to the taxing entities affected by such division of taxes. Moved by Swenson and seconded by Buse to accept the 2022 Tax Increment Financing Annual Report. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Morrow, Davies & Toelle, P.C (Cruise & Associates) has prepared the City's Audited Financial Statements for the fiscal year ending September 30, 2021 and each councilmember was provided a copy. Moved by Penrose, seconded by Stokely, to acknowledge receipt of the audit. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Moved by Swenson, seconded by Hugo, to approve the following applications for Special Designated Liquor Permits:

- (a) Rush's Liquor Store for the West Point Community Theatre fundraiser on April 30, 2022.
- (b) Cuming County Ag Society for the annual Cuming County Fair on August 11, 12, 13, and 14, 2022.
- (c) Cuming County Ag Society for Cuming County Fair events on August 13 and 14, 2022 at the Nielsen Center.
- (d) Cuming County Ag Society for the Cuming County Fair event on August 13, 2022 at Anderson Ballfield in Neligh Park

Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Moved by Smith, seconded by Swenson, to approve the claim of Hugo Plumbing & Heating for services and supplies in the amount of \$4,428.43. Voting Yea: Stokely, Penrose, Swenson, Buse, and Smith. Nay: None. Abstaining: Hugo. Motion carried.

The City Administrator then announced the following:

1. That there will be an open house at the Water Treatment Plant on Thursday, April 14th from 3:00-5:00 PM for people to see the improvements made at the plant.
2. Advised that the Police Department is putting together a program with Core Health for the officers to utilize that facility.
3. JEO Engineers are doing an overall review of the levee project and the current agreements.

Moved by Swenson, seconded by Smith, to adjourn at 6:12 P.M. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Mary Kempf, MMC
City Clerk