

MINUTES OF MEETING

A meeting of the Mayor and City Council of the City of West Point, Nebraska acting as the governing body of the Community Development Agency was convened at 5:30 PM on May 6, 2025 in the Council Chambers at City Hall, 444 S. Main Street, West Point, Nebraska.

Present were: Chairman Bruce A. Schlecht. Members: Shea Stokely, Ryan Penrose, Tom Swenson, Mark Buse, Jerry Hugo and Rusty Smith.

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

The City Administrator explained that the legal description in the original Redevelopment Contract previously approved on September 3, 2024 was incorrect. The method to correct the legal description is to amend the Redevelopment Contract with the correct legal description. The Agency proceeded to review the amended redevelopment plan of the ASC Lockers Expansion Redevelopment Project. After consideration, Member Smith motioned, seconded by Member Buse, to approve Amended Development Contract and authorize Chair to sign the same. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo and Smith. Nay: None. Motion carried.

Moved by Member Stokely, seconded by Member Smith, to adjourn at 5:32 PM and convene as the City Council of the City of West Point, Nebraska. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo and Smith. Nay: None. Motion carried.

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 5:32 P.M. on Tuesday, May 6, 2025 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.

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 north wall of the Council Chambers for public information.

Moved by Swenson, seconded by Stokely, to approve the following consent agenda:

1. City appointed volunteer boards and commissions: Zoning and Subdivision Board of Adjustment: reappointment of Jim Perry, Jackie Blocher and Roger Paus-alternate (3 year terms).
2. Fire & rescue departments – approve the resignation of Austin Streeter from West Point Rescue.
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.

CLAIMS

| <u>VENDOR</u> | <u>REFERENCE</u> | <u>AMOUNT</u> |
|-----------------------------|----------------------------------|---------------|
| | Payroll | 230,178.15 |
| Payroll Tax Fund | Employer FICA | 9,208.48 |
| Ascensus | Retire Contrib | 5,122.69 |
| Constellation | Gas Service | 4,886.52 |
| WAPA | Elec Power | 10,492.30 |
| Hugo Plumbing & Heating | Rep/Maint/Sup | 1,204.53 |
| Chamber of Commerce | LB840 | 5,000.00 |
| Carlson West Povondra | Prof Serv Rec Cntr/Pool Fid Fund | 26,000.00 |
| A & R Construction | Levee Project | 175,941.60 |
| Sapp Bros | Fuel/Oil/Equip Rep/Maint | 17,138.40 |
| Wagner Tire & Repair | Fuel/Equip Rep/Maint | 2,390.34 |
| CVA | Police Fuel | 1,260.20 |
| Petromart | Fuel | 980.00 |
| Taylor Oil | Fuel | 83.82 |
| NE Dept of Revenue | Sales Tax | 32,439.00 |
| NE Dept of Revenue | Sales Tax | 6.10 |
| NE Dept of Revenue | Sales Tax | 37.40 |
| Payroll Tax Fund | Employer FICA | 8,592.51 |
| Ascensus | Retire Contrib | 4,765.28 |
| BCBS of NE | Health Ins | 59,169.19 |
| MEAN | Elec Power | 318,257.60 |
| Alan & Kathleen Pagels | Property Purchase | 30,000.00 |
| Mutual of Omaha | Ins Prem | 1,909.53 |
| Justin Grupe | Util Rfnd | 40.33 |
| Phillip Summers | Util Rfnd | 44.59 |
| Advanced Consulting | Prof Service | 9,402.50 |
| Hydraulic Equipment Service | Elec Equip Rep | 140.47 |
| Jackie Doggett | Uniform Patches | 40.00 |
| Arnold Motor Supply | Rep/Maint/Sup | 1,120.72 |

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| Trade Well Pallet | Woodchips | 2,145.00 |
| Black Hills Energy | Gas Service | 1,085.71 |
| Bomgaars | Rep/Maint/Sup | 1,736.05 |
| Border States | Rep/Maint/Sup | 1,956.03 |
| Bound Tree Medical | Rescue Sup | 2,575.97 |
| Meyer Building | Park Maint | 345.00 |
| Meyer Building | Park Maint | 345.00 |
| Elan Financial Services | Trng/Trvl/Maint/Sup/Misc | 7,509.65 |
| Century Link | Phone Service | 1,903.51 |
| HOOPLA | Library Digital | 1,089.72 |
| AMGL CPAs & Advisors | Audit Services | 16,200.00 |
| Constellation | Gas Service | 1,672.39 |
| Core & Main | Wtr Sup | 397.24 |
| Core Health Club | Police Trng | 234.00 |
| Cuming County Rural Water | Service | 147.00 |
| CCPPD | Elec Wheeling/Materials | 6,437.47 |
| Best Point Development | Comm Cntr Hosting Fee | 480.00 |
| Dinslage Small Engine | Equip Rep/Maint | 133.56 |
| MacQueen Equip | Fire SCBA | 11,684.35 |
| Traf-O-Teria System | Police Sup | 351.68 |
| Network Partners | Poe Switch | 1,619.00 |
| Dutton Lainson | Elec Materials | 5,069.79 |
| Eakes Office Solutions | Equip Rep/Maint | 242.25 |
| Electronic Contracting Co | Comm Cntr Equip | 722.83 |
| Stratmann Trucking | Sales Tax-St Salt Shed | 687.50 |
| Schroedter Repair & Electric | Bldg Maint | 3,615.80 |
| Elite Computers | Service | 48.00 |
| Tania Damian | Uniform Rep | 30.00 |
| Engelmeyer Repair | Park Blades | 149.70 |
| Ernesti Tree Service | Tree Planting | 450.00 |
| Northeast Instant Rain/Sod | Serv/Maint | 337.40 |
| Gale/Cengage Learning | Library Books | 74.22 |
| Galls | Sup/Uniforms | 164.92 |
| Gerhold Concrete | Street Improvement | 10,218.72 |
| L. P. Gill | San Tipping Fee | 9,571.35 |
| Gill Hauling | San Hauling Fee | 3,639.11 |
| Grainger | Rep/Sup/Tools | 800.49 |
| Graybeal's Foods | Supplies | 158.73 |
| Franciscan Healthcare | Sr Cntr ARPA Supplies | 217.42 |
| Stryker | Police AED | 453.00 |
| Hawkins Inc | Wtr Trmt Supplies | 2,396.95 |
| HD Supply | Supplies | 4,443.45 |
| Ingram Library Services | Library Books | 710.93 |
| Port-A-Johns | Service | 75.00 |

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| JEO Consulting Group | Prof Serv-Levee | 35,737.50 |
| Sargent Drilling | Well Repair | 31,475.23 |
| Jackson Services | Serv/Sup/Uniforms | 1,190.87 |
| John A. Stahl Library | Postage/Sup | 189.88 |
| Leslie's Poolmart | Swr Trmt Sup | 3,935.80 |
| Logemann Auto | Sup/Rep/Maint | 274.42 |
| Mahaska | Comm Cntr Concessions | 350.56 |
| Matheson | Rescue Supplies | 414.44 |
| Micromarketing | Library Audio/Books | 722.53 |
| Midwest Laboratories | SWR TRMT LAB SERVICE | 216.52 |
| Midwest Tape LLC | LIBRARY SUPPLIES/DVDS | 16.24 |
| Nebraska Public Health | WTR DIST LAB SERVICES | 1,303.00 |
| Nebraska Vet Services | POLICE SERVICE | 511.75 |
| Sunbelt Solomon Services | ELEC TRANSFORMER | 5,185.45 |
| Northeast NE Economic Dev | Membership Fees | 4,690.00 |
| One Call Concepts Inc | Wtr/Elec Dist Service | 163.91 |
| One Office Solution | Sup/Shipping Fees | 276.62 |
| Overdrive | Library E-Book | 32.77 |
| Presto X | Service | 95.32 |
| Quadient Finance USA | Postage | 600.00 |
| Dave Wimmer | Tree Planting Exp | 323.80 |
| RCU | Park Maint/Serv | 172.45 |
| S2 Roll-Offs | Service | 326.40 |
| Dahlgren Steel Fabrication | Repairs | 95.32 |
| St Joseph's Hillside Villa | Sr Cntr Meals/ARPA | 3,237.50 |
| Secur-Serv | Equip Rep/Service | 246.20 |
| Schmader Electric | Maint/Service | 174.00 |
| Seals & Service | Digger Truck Rep | 2,670.92 |
| Skywave Wireless | Service | 342.70 |
| Special Roads Funds | Mech Chgs | 315.31 |
| Stalp Gravel | Rock | 497.12 |
| Stan Houston Equip | Street Sup | 186.00 |
| Terranet Telecom | Elec Contract Service | 4,412.50 |
| Verizon Business | Phone Service | 90.99 |
| Verizon Wireless | Library Service | 400.10 |
| Verizon Wireless | Cell Phone Service | 610.58 |
| Vrbicky Computer Service | Library Service | 219.00 |
| Wagner Tire & Repair | Street/Wtr Repair | 1,381.08 |
| Welch Law Firm | Prof Services | 1,762.50 |
| Wesco | Sup/Materials | 13,128.52 |
| WP Implement | Street Loader Rep | 20.20 |
| WP Library Foundation | Books/Dvd's/Sup/Subscript | 451.85 |
| WPLW | Utilities | 30,446.92 |
| WPLW Oper Fund | Postage/Signs | 1,649.20 |

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| WP News | Publication Fees | 1,562.28 |
| WP Rescue | Ambulance Chgs/Exp | 8,001.62 |
| WP True Value | Rep/Maint/Sup | 663.96 |
| Woerner's Garbage Service | Service | 267.00 |
| Jack's Uniforms & Equip | Police Uniforms/Kaup | 124.89 |
| Strachan Sales | Comm Cntr Sup | 33.22 |
| Norfolk Daily News | Comm Cntr Ad | 40.00 |
| Peterson Body & Paint | Rep/Graphics | 1,434.80 |
| Omaha World-Herald | Library Subscription | 628.79 |
| NE Society Assoc Executives | Comm Cntr NSAE | 75.00 |
| USA Today | Library Subscription | 397.07 |
| Diamond Vogel Paint | Street Sup | 2,058.25 |
| Colonial Research | Street Sup | 6,502.75 |
| Fastenal | Elec Supplies | 558.76 |
| Siffring Landscaping | Library Landscape | 180.00 |
| Mellen & Associates | ARPA-Plt Rep/Ser | 2413.25 |

The Council then considered the bids for the catered meals at the Senior Citizens Center. The only bid received was from St. Joseph's Elder Services, Inc. with the cost per meal increasing to \$9.00. The current cost is \$8.75. Following discussion, Buse introduced the resolution to accept the bid of St. Joseph's Elder Services, Inc. to provide catered meals for the Senior Citizens Center at a rate of \$9.00 per meal for the period from July 1, 2025 to June 30, 2026. Stokely seconded the motion. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried and said resolution adopted.

Tom Stratman, Fire Chief, gave the annual report for the West Point Volunteer Fire Department. Fire department consists of 40 members. He reported they responded to 94 calls. Car accidents were a majority of the calls. The rest of the calls consisted of structure fires, grass fires, car fires, hazardous/ammonia calls, power lines down, elevator scene and even a UFO sighting.

Jay Vogltance of the Road Gems, appeared before the Council concerning the West Point Car Show which will be on Sunday, September 21, 2025. Their request was as follows:

1. That the Road Gems have control of the Nielsen Center and surrounding streets and parking lots, including Anna Stalp Avenue, 2 blocks of north Mill Street and the paved roads on the eastern portion of Neligh Park.
2. The closing of Anna Stalp Avenue from Main Street to Neligh Park, Mill Street from Bridge Street to Washington Street, Decatur Street from the alley to Mill Street and the park roads from the swimming pool to Washington Street.

3. That Road Gems have control of the vending and sales within these event areas.
4. That the City provide portable toilets for the event (up to \$1,000.00).
5. That the City provide financial assistance to promote the car show in the amount of \$2,500.00.

Following discussion, it was moved by Smith and seconded by Swenson to approve the request of the Road Gems for the West Point Car Show on September 21, 2025. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

The Council considered the request from West Point Chamber of Commerce for the City's continued assistance for the annual July 4th fireworks display. The request was for \$5,000.00. Swenson moved to contribute the amount of \$5,000 for the July 4th fireworks display and Penrose seconded the motion. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Delayna Hunke from Franciscan Healthcare requested use of city streets for their 15th Annual Fun Run on July 4, 2025. The proposed route was reviewed. Moved by Smith and seconded by Stokely to approve the request for use of city streets for a Color Run on July 4th, 2025. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

The Council was informed with the renewal in the League Insurance Government Health Team (LIGHT) the City would see an increase of 18% and still be with Blue Cross Blue Shield and the ancillary insurance will move to Guardian with little to no change. Following discussion, it was moved by Penrose and seconded by Stokely to approve renewal. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.

Moved by Swenson, seconded by Smith, to approve the following applications for Special Designated Liquor Permits under the Nebraska Liquor Control Act:

- (a) Guardian Angels Central Catholic for the Jayfest/Alumni Fundraiser Banquet on May 30 and 31, 2025 at Nielsen Center.
- (b) Cuming County Ag Society for August 7-10, 2025 - Cuming County Fair (Neligh Park & Fairgrounds).
- (c) Cuming County Ag Society for August 9, 2025 – Fair events to be held at Anderson Ballfield.
- (d) Cuming County Ag Society for August 10, 2025 - Fair event to be held at Nielsen Community Center.

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

Moved by Stokely, seconded by Buse, to approve the claim of Hugo Plumbing & Heating for services and supplies in the amount of \$262.21. Voting Yea: Stokely, Penrose, Swenson, Buse, and Smith. Nay: None. Abstaining: Hugo. Motion carried.

Moved by Smith, seconded by Buse, to approve the claim of Tom Swenson Advertising for City caps in the amount of \$478.40. Voting Yea: Stokely, Penrose, Buse, Hugo and Smith. Nay: None. Abstaining: Swenson. Motion carried.

The City Administrator presented the Fire and Rescue Hall Addition rendering provided by Goodlife Architecture. Lengthy discussion was had in regard to the addition. The City Administrator was looking for direction on how to proceed. Acquisition of the property is first and foremost. Eminent Domain scenario will be added to the June agenda.

Next, Penrose requested that the June Council meeting be rescheduled from Tuesday, June 3rd to Monday, June 2nd with the time remaining at 5:30 PM. Moved by Smith, seconded by Penrose, to approve the date change. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo and Smith. Motion carried.

Buse introduced the resolution to approve Application/Payment No. 4 to JEO Consulting Group Inc./A&R Construction for the West Point Levee Improvements and authorize the City Clerk to make payment in the amount of \$300,144.61. Smith seconded the motion. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried and said resolution adopted.

Reports and comments on the following: City Signs/Schmader-Klitz Properties; Street Paving Project; Levee Project; Street Issues (potholes, visibility, etc); Water Line Repair; Power Outage Issue; and (sprinklers and sod).

Moved by Swenson, seconded by Smith, to adjourn at 6:10 P.M. Voting Yea: Stokely, Penrose, Swenson, Buse, Hugo, and Smith. Nay: None. Motion carried.