

MINUTES OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF NELIGH, NEBRASKA

January 14, 2020

The regular meeting of the Mayor and City Council of the City of Neligh was held at the City Council Chambers on Tuesday, January 14, 2020 at 7:00 P.M. Present were Mayor Joe Hartz and Council Members Dale Wilkinson, Ted Hughes and Brent Pickrel. Absent was Leonard Miller. Also in attendance were Attorney Joe McNally, City Supt. Dean Bly, Generation Supervisor Josh Capler, Economic Development Director Lauren Sheridan-Simonsen, Police Chief Mike Wright, Asst. Chief Kraig Nelson, City Clerk Danielle Klabenes, News Reporter Carrie Pitzer, Library Director Jennifer Norton, Don Weinman, Klint Arnold and Kira Buol. Notice of this meeting was given in advance thereof by publication in the Antelope County News on January 8, 2020. Notice of this meeting was given to the Mayor and all members of the Council and a copy of their acknowledgment of receipt of notice and the agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Council of this meeting. Mayor Hartz offered a prayer before opening the meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. Mayor Hartz presided over the meeting and noted that a copy of the Open Meetings Law, located on the east wall of the City Council Chambers was available to the public. City Clerk Klabenes recorded the minutes. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Council member Hughes moved to approve the December 10th regular meeting minutes as submitted. Seconded by Wilkinson. Roll call votes in favor were Wilkinson, Hughes, Pickrel. Opposed: None. Absent: Miller. Motion carried.

TREASURER'S REPORT

Clerk Klabenes reported paperwork was completed with FEMA in anticipation of funding reimbursement in the upcoming weeks. *Council member Wilkinson moved to approve the December 2019 Treasurer's report as presented.* Seconded by Hughes. Roll call votes in favor were Pickrel, Wilkinson, Hughes. Opposed: None. Absent: Miller. Motion carried.

CALLING BONDS FOR ADDITIONAL PAYMENT AND REFINANCING AT LOWER INTEREST RATE

Clerk Klabenes reported on a debt service schedule that would decrease a current 9-year bond payment schedule down to a 7-year schedule and drop the interest rate from 3.158% to 1.576% when combined with an additional payment of \$60,000 from assessment collections and lot payoffs on the housing subdivision known as Countryside Acres Second Addition. She reported a net savings of \$24,184.37 by filing a refinancing plan. She credited the review of Council Member Miller with watching bonds and interest rates. Discussion was held that the bond became eligible for refinancing in the fall and the interest rates were favorable for a refinance. Discussion was held that a revised debt schedule would not modify the current assessment schedule but would change the city debt schedule. *Wilkinson moved to approve drafting a resolution to call bonds and an ordinance to refinance at a lower interest rate for the February meeting.* Seconded by Pickrel. Roll call votes in favor were Hughes, Pickrel, Wilkinson. Opposed: None. Absent: Miller. Motion carried.

EMPLOYEE HEALTH INSURANCE RENEWAL

Clerk Klabenes reported on the employee health insurance high deductible plan with a health savings account renewal compared with another higher deductible health savings plan and two traditional insurance plans. She reported on the differences in deductible amounts, prescription and office copay coverage and monthly premium amounts. She reported that the traditional plans may save the city about \$15,000 but the employees face three impacts which included an increase in out of pocket costs, an increase in copay and prescriptions that would not apply towards a deductible and a 30% to 38% increase in monthly premiums when provided a 2% cost of living increase in wages. *Council member Pickrel moved to approve the Blue Cross Blue Shield SHA20 Silver plan for employee health insurance effective February 1, 2020.* Seconded by Hughes. Roll call votes in favor were Pickrel, Wilkinson, Hughes. Opposed: None. Absent: Miller. Motion carried.

SEMI-ANNUAL LIBRARY STATISTICAL REPORT

Library Director Jennifer Norton reported the semi-annual statistic report with the collection size of print and online materials had increase to 65,718 in 2019 from 61,924 in 2018. She reported the library paid \$500 for the digital subscription that provided access to over 100 libraries in Nebraska. She reported the total number of library visits was down from 2018 but noted that in 2018 the Innovation Studios and how-to workshops were attended very well with the additional technology equipment pieces that were part of a grant. She reported the library was re-accredited again as a Five-Star Library by the Library Journal. She reported very well attended events for the indoor snowball family night, Santa night, after school programs and the new Pub Trivia monthly nights. She reported on the first teen night was coming up and the tween reading group of 5-6th grade students had grown to 15 students. Mayor Hartz thanked Jennifer and her board. *Wilkinson moved to approve the semi-annual library statistical report.* Seconded by Pickrel. Roll call votes in favor were Pickrel, Wilkinson, Hughes. Opposed: None. Absent: Miller. Motion carried.

TOWER LEASE RENEWAL WITH STEALTH BROADBAND

Council member Pickrel moved to approve the tower lease renewal for 3 years ending October 31, 2022 with Stealth Broadband. Seconded by Hughes. Roll call votes in favor were Wilkinson, Pickrel, Hughes. Opposed: None. Absent: Miller. Motion carried.

APPOINTMENTS

Appointments were tabled to next month.

ORDINANCE 623 FOR SMALL WIRELESS FACILITIES

Kira Buol and Klint Arnold of Stealth Broadband presented a proposed plan for micropop and nanopop technology systems to extend internet services to residential and business customers by attaching access points to approximately 30 utility poles. Buol reported the technology would provide internet service to areas that could not reach a signal from existing tower locations due to low lying areas or tree coverage. Arnold reported Stealth Broadband would purchase 50 foot poles to install, gift the poles to the city and request exclusive rights for equipment attached to those designated poles. Discussion was held for how to regulate the poles. Attorney Joe McNally reported on the proposed ordinance drafted by the League of Nebraska Municipalities for Nebraska municipalities to follow which provided an application process and would apply to an unlicensed business such as Stealth Broadband or a licensed business like Verizon Wireless. *Council member Hughes introduced the following small wireless facility ordinance entitled as follows:*

AN ORDINANCE OF THE CITY OF NELIGH, NEBRASKA ESTABLISHING STANDARDS FOR SMALL WIRELESS FACILITIES IN THE RIGHT OF WAY IN THE CITY; REPEALING ANY ORDINANCE IN CONFLICT; PROVIDING AN EFFECTIVE DATE; AND AUTHORIZING PUBLICATION IN PAMPHLET FORM.

And moved that the statutory rule requiring reading on three different times be suspended. Motion failed for lack of a second. Discussion was held for reviewing the ordinance to not allow other companies to attach to the same power or light pole. Stealth Broadband was to submit a map of the proposed pole locations. It was the consensus of the council to review the ordinance further for consideration at the next meeting. The matter was tabled and no action was taken.

ENGINEER RECOMMENDATION TO AWARD BIDS ON STREET AND ALLEY 2020 IMPROVEMENT PROJECTS

City Engineer John Zwingman reported on concrete options for the base bid for projects 1-2-3 referred to as the 3 alleys east of Main street from 2nd Street to 5th Street, projects 4-5 for 2 alleys west of Main Street from 2nd Street to 3rd Street and 4th to 5th Street, and both concrete and asphalt bids for projects 6-7 for one block on 6th Street at the High School and one block on 5th Street at the Methodist Church. Discussion was held that the asphalt application was a band aid instead of a long-term improvement. Discussion was held that the two streets were heavily traffic store front properties for the community and concrete would be a better improvement. Discussion was held on how to mix and match the projects. City Engineer Zwingman reported he was aware that the low bid contractor would not be able to complete the high school street before the fall of 2020. Discussion was held for considering the base bid for projects 1-2-3 to be completed in the current fiscal year and within the current budget and complete projects 6-7 for payment in the following fiscal year budget for capital improvement projects. *Pickrel moved to accept the City Engineer's recommendation for the base bid paving projects 2020 1-2-3 and projects 6-7 for a total of \$465,670.65. Seconded by Wilkinson. Roll call votes in favor were Wilkinson, Hughes, Pickrel. Opposed: None. Absent: Miller. Motion carried.*

ECONOMIC DIRECTORS REPORT

Economic Development Director Lauren Sheridan-Simonsen presented a flyer with accomplishments of 2019 with grant awards through Downtown Revitalization, new businesses or expansions, community member awards and new housing. She reported the DTR extension to June 2020 was approved for two projects to fulfill completion. She reported Randy and BrenDee Reinke received the Nebraska Farm Bureau Excellence in Agriculture award and the Willows Assisted Living was one of two assisted living facilities in Nebraska recognized by the National Center for Assisted Living. She reported the Midwest Hemp forum was rescheduled to February 21st at the Antelope County Ag Society building with professors from Doane, UNL and UNK speaking. She reported on several speakers to present at the March 3rd and 4th Ag Expo, including Mike Flood on attracting young people back to the community. She reported Lydia Behnk was a very good employee assisting with 56 hours of Chamber work over her holiday vacation. *Hughes moved to approve the Economic Development Director's report. Seconded by Pickrel. Roll call votes in favor were Wilkinson, Hughes, Pickrel. Opposed: None. Absent: Miller. Motion carried.*

POLICE REPORT

Hughes moved to approve the December police report of 269 calls. Seconded by Pickrel. Roll call votes in favor were Hughes, Pickrel, Wilkinson. Opposed: None. Absent: Miller. Motion carried.

CITY SUPT. REPORT

City Supt. Bly reported on a sewer backup at a residential house 3 times in 15 years between 6th & 7th

Streets on Q Street. He reported 20 feet was repaired about 20 years ago and after jetting and running a camera through the line, two spots on the city sewer main need to be fixed. He reported this sewer line is cleaned twice a year. He reported the estimated cost to fix the whole main or seal the inside of the line were both \$20-\$25,000 and he recommended fixing the whole main. Discussion was held that the project cost was under the statutory bid limit and when replacing the line with a similar size, the project did not need to be engineered allowing the city personnel to do the work sooner. *Pickrel moved to approve the Supt. report.* Seconded by Wilkinson. Roll call votes in favor were Wilkinson, Hughes, Pickrel. Opposed: None. Absent: Miller. Motion carried.

ELECTRIC REPORT

Generation Supervisor Capler reported two minor outages in December and the generation plant error emissions report would be submitted by March and the plant was running well. Discussion was held for a shelter to be added to west Penn Park and the estimated cost for enhancing the existing electric hookup without adding new services. Discussion was held for checking the electric hookup west Penn Park. Discussion was held for adding camper spots. Discussion was held that the Park Board had discussed 12 full hookups at Penn Park with electric, water and sewer available but the concern with engineering and drainage are concerns with a lift station more economical but a larger expense. *Hughes moved to approve the Electric report.* Seconded by Pickrel. Roll call votes in favor were Pickrel, Hughes, Wilkinson. Opposed: None. Absent: Miller. Motion carried.

CITY HALL REMODEL ESTIMATE FOR POLICE DEPARTMENT

Council member Pickrel reported on the cost estimate of \$4,656.69 for the upstairs city hall floor to be remodeled for the police department. He reported that additional questions and the estimated cost for the main floor continued to be being worked. Discussion was held for the urgency to build an evidence room as the city police needed to have their own room with fireproof resistant materials. Discussion was held that if an officer needed to meet a member of the public that a meeting room on the main floor of city hall would be used. *Hughes moved to allocate up to \$6,000 for the police department remodel of the upstairs city hall.* Seconded by Wilkinson. Roll call votes in favor were Wilkinson, Pickrel, Hughes. Opposed: None. Absent: Miller. Motion carried.

APPROVAL OF BILLS

Wilkinson moved to approve application #1 to Rutjens Construction for the Elkhorn Riverbank restoration at Penn Park. Seconded by Pickrel. Roll call votes in favor were Hughes, Wilkinson, Pickrel. Opposed: None. Absent: Miller. Motion carried.

Wilkinson moved to approve the bills as presented. Seconded by Hughes. Roll call votes in favor were Hughes, Pickrel, Wilkinson. Opposed: None. Absent: Miller. Motion carried.

There being no further business to conduct, *Pickrel moved to adjourn.* Seconded by Wilkinson. Roll call votes in favor were Hughes, Wilkinson, Pickrel. Opposed: None. Absent: Miller. Thereupon Mayor Hartz declared the meeting adjourned. Time 9:10 P.M.

City of Neligh

Joe Hartz, Mayor

ATTEST

Danielle Klabenes, City Clerk

CERTIFICATION

I, the undersigned, City Clerk of the City of Neligh, Nebraska, hereby certify that January 14, 2020; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting; and that a current copy of the Nebraska Open Meetings Act was available and accessible to members

of the public, posted during such meeting in the room in which such meeting was held.

City Clerk

(SEAL)