

June 9, 2015
Broken Bow, Nebraska

A meeting of the Mayor and Council of the City of Broken Bow, Nebraska was convened in open and public session at 12:00 Noon on June 9, 2015 in the Municipal Building at Broken Bow, Nebraska. Present were Mayor Cecil Burt; Council President Chad Schall; Councilmembers Bill Adams and Rod Sonnichsen. Absent: Councilmember Cody Schmick. Notice of the meeting was given in advance thereof as required by law. Advance notice of the meeting was also given to the Mayor and all members of the Council and a copy of their acknowledgment of receipt of such notice is attached to these minutes. Availability of the agenda was communicated in the advance notice to the Mayor and all members of the Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Mayor Burt stated that the Open Meeting Act was posted on the north wall of the Council Chambers.

Mayor Burt led the Council in reciting the Pledge of Allegiance.

Mayor Burt presented the Consent Agenda and stated that the items on the Consent Agenda were approval of the Council Minutes of the May 26, 2015 Council Meeting; Approval of application of Jessica Pierce as a member of the Broken Bow Ambulance Association; Approval of Roster for Broken Bow Ambulance Association effective June 9, 2015; Approval of Lindsay Divan to serve on Broken Bow Park Board; Approval of Application to sell fireworks and hold the Annual Firework Display at Melham Park by Broken Bow Volunteer Fire Department and approve of claims for the June 9, 2015 Council Meeting:

Payroll – 55,706.77; EFTPS Online Payment \$19,028.36; Nebraska Child Support Payment Center \$209.50; State Income Tax WH \$2,558.52; Kathleen Laughlin \$70.00; Absolute Plumbing \$208.5; Andy Holland \$108.96; Arrow Seed \$ 25.48; Baxter Welding \$7.07; Brent Clark \$63.43; Broken Bow Chamber of Commerce \$850.00; Broken Box Municipal Utilities \$3,746.18; Broken Bow Postmaster \$245.00; Broken Bow Volunteer Fire Department \$595.15; Cecil Burt \$385.01; Central Fire and Safety \$88.00; Central IT \$353.99; Century Link \$26.42; CitiBusiness Card \$9.95; Consolidated Management Co \$41.25; Custer Public Power \$50.35; Danko Emergency Equipment \$40.00; Debs Embroidery \$39.46; Eakes Office Products \$171.22; Great Plains Communications \$49.95; JEO \$4,620.00; Kirkpatrick Cleaning Solutions \$251.63; Laurie French \$3,020.00; Lawson Products \$178.45; Master Cleaners \$18.48; Mead Lumber \$231.83; NATP \$40.00; OSA/Computers Plus \$116.21; Office Net \$61.35; Paulsen Inc. \$724.00; Peak Software System \$1,136.00; Prachts Ace Hardware \$1,069.00; Pristine Cleaning \$1,350.00; R&S Radiator \$321.04; S&L Sanitary Service \$49.30; Sherm Porter \$611.25; Shirts, Signs, Mugs & More \$100.20; Shopko Store \$208.58; Sleuth Software \$1,942.83; SourceGas \$390.45; Steve Scott \$65.83; Sublime Artistry \$87.00; Taylor Heating & Air Conditioning \$100.68; Trotter Service \$3,114.04; Universal Insurance \$80.00; Varney Healthmart \$22.17; Wenquist Inc. \$19.67; Whoa & Go-West \$445.31.

It was moved by Councilmember Adams and seconded by Councilmember Schall that the Consent Agenda be approved as presented. The Mayor stated the motion. Upon roll call the following was the vote: Ayes: Schall, Adams, and Sonnichsen.

Clint Simmons and Tim Troxel, representing LARM appeared before the Council to update the Council on the LARM Members and to discuss the possibility of the City requesting proposals for the Property/Liability/Work Comp Insurance. Simmons informed the Council that they had submitted a bid for the insurance last year and the Council requested that they come back this year with a new proposal for the City Insurance. City Administrator stated that he would prepare an Invitation to Bid for the Council's approval at the June 23rd Council meeting.

Judy Peterson, Executive Director of Central Nebraska Economic Development District, appeared before the Council to update them on the new economic development programs and services that are now available to communities through membership with the District. After a brief overview of these services, Mrs. Peterson requested that the Council consider becoming a member of the CNEDD by renewing their membership in October.

Jenna Smith, Manager of the Broken Bow Swimming Pool, appeared before the Mayor and Council to update them on the usage of the new pool stating that the memberships and daily passes have increased from the old pool. Smith also informed the Council of the operational updates that have been made with the new pool, stating that we have now purchased a computer and will accept credit cards and reports that this new system will be able to print which will allow for a history of usage of the pool.

Mayor Cecil Burt presented a recommendation from the Broken Bow Planning Commission that the City proceed with NIFA Application pertaining to Comprehensive Plan Funding that would pay up to 30% for a robust comprehensive plan regarding the housing component and a 70% match from the City. After discussing the recommendation, it was moved by Councilmember Adams and seconded by Councilmember Sonnichsen to approve the recommendation of the Broken Bow Planning Commission to proceed with the NIFA Application pertaining to the Comprehensive Plan Funding. The Mayor stated the motion. Upon roll call the vote was as follows: Ayes: Sonnichsen, Adams and Schall. Nays: None. Motion carried.

At 12:38 P.M. it was moved by Councilmember Schall and seconded by Councilmember Adams that the Public Hearing on the Lot Split request for Brad Quackenbush be opened. The Mayor stated the motion. Upon roll call the vote was as follows: Ayes: Adams, Schall and Sonnichsen. Nays: None. Motion carried.

The City Clerk stated that she had received no objections to the proposed lot split nor were there any persons in attendance to object to the proposed lot split.

City Administrator Brent Clark informed the Council that it was the recommendation of the Broken Bow Planning Commission to approve the requested lot split located at 437 North 12th Avenue to allow the owners to locate a home on that property and would provide appropriate set backs on all sides of both the existing residence as well as the proposed new residence.

At 12:40 P.M. it was moved by Councilmember Adams and seconded by Councilmember Sonnichsen that the Public Hearing on the Lot Split request for Brad Quackenbush be closed. The Mayor stated the motion. Upon roll call the vote was as follows: Ayes: Adams, Sonnichsen and Schall. Nays: None. Motion carried

It was moved by Councilmember Schall and seconded by Councilmember Sonnichsen to approve the recommendation of the Broken Bow Planning Commission for a requested Lot Split by Brad Quackenbush located at 437 North 12th Avenue. The Mayor stated the motion. Upon roll call the vote was as follows: Ayes; Sonnichsen, Schall and Adams. Nays: None. Motion carried.

Mayor Cecil Burt presented a request from the Capital Campaign Events Committee for the Broken Bow Library to host a wine and beer sampling during August. It was noted that they were requesting approval to have alcohol at the Library before proceeding with finalizing their plans. After discussing the request, it was moved by Councilmember Schall and seconded by Councilmember Sonnichsen to approve the request for hosing a wine and beer sampling at the Broken Bow Library. The Mayor stated the motion. Upon roll call the vote was as follows: Adams, Schall and Sonnichsen. Nays: None. Motion carried.

The TIF Contract between the CRA and Barney Insurance in the amount of \$35,000 for a 10 year period was presented to the Mayor and Council for their approval as recommended by the Broken Bow Community Redevelopment Authority. After discussing the Contract it was moved by Councilmember Adams and seconded by Councilmember Schall that the TIF Contract between the Community Redevelopment Authority and Barney Insurance, Inc. be approved in the amount of \$35,000.00 for a 10 year period. The Mayor stated the motion. Upon roll call the vote was as follows: Ayes: Adams, Schall and Sonnichsen. Nays: None. Motion carried.

The TIF Contract between The CRA and Opportunity Land Investments, LLC in the amount of \$301,424.00 for a 13 year period was presented to the Mayor and Council for their approval as recommended by the Broken Bow Community Redevelopment Authority. Chris Myers, representing Opportunity Land Investments, LLC informed the Council that they are planning to construct a mirror image of the new apartment complex on the north side of those apartments. After discussing the Contract, it was moved by Councilmember Sonnichsen and seconded by Councilmember Schall to approve the TIF Contract between the Community Redevelopment Authority and Opportunity Land Investments, LLC in the amount of \$301,424.00 for a 13 year period. The Mayor stated the motion. Upon roll call the vote was as follows: Ayes: Sonnichsen, Adams and Schall. Nays: None. Motion carried.

Mayor Burt presented Resolution 2015-14 authorizing payment to JEO in the amount of \$4,620.00 for work completed through May 15, 2015 for the 5th Avenue-Hwy 2 to Memorial Drive Project – Project R100118.00. It was moved by Councilmember Schall and seconded by Councilmember Sonnichsen that Resolution 2015-14 authorizing payment in the amount of \$4,620.00 for work completed through May 15, 2015 on the 5th Avenue-Hwy 2 to Memorial Drive Project be adopted. The Mayor stated the motion. Upon roll call the vote was as follows: Ayes: Schall, Sonnichsen and Adams. Nays: None. Motion carried.

12:50 P.M. it was moved by Councilmember Schall and seconded by Councilmember Adams that the Council meeting of the City of Broken Bow be adjourned.

Ayes: Schall, Sonnichsen and Adams.
Nays: None.
Motion carried.

ATTEST:

Mayor, Cecil Burt

Elaine L. Bayer, City Clerk