

**Broken Bow City Council
Meeting Minutes
July 11, 2023**

The Broken Bow City Council met in regular session on Tuesday, July 11, 2023, in the Broken Bow Municipal Auditorium. Notice of the meeting was given in advance thereof as required by publication in the Custer County Chief on July 6, 2023. Availability of the agenda and related materials was communicated in the advanced notice to the Mayor and all members of the Council, as well as shared with various media outlets. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Mayor Rod Sonnichsen called the meeting to order at 6:00 pm, with the following Councilmembers present: David Baltz, Paul Holland, and Russ Smith. Absent: Chris Myers. Mayor Sonnichsen announced the availability of the open meetings law, followed by reciting of the Pledge of Allegiance.

Mayor Sonnichsen read the format for submitting requests for future agenda items.

Moved by Baltz, seconded by Holland to approve the consent agenda for July 11, 2023. Said motion includes approval of the Minutes of June 27, 2023, Council Meeting, City Bills to Date, and Broken Bow EMS Roster. Roll Call vote: Voting aye: Baltz, Holland, and Smith. Nays: None. Motion carried.

AKRS EQUIPMENT, MAINT/REPAIR EQUIP, \$6,775.05; AFLAC, PRE TAX, \$297.08; AFLAC POST TAX, \$38.52; BLUE VALLEY PUBLIC SAFETY, REPAIRS TO SIREN, \$165.00; BROKEN BOW CHAMBER OF COMMERCE, AMBULANCE INCENTIVE, \$2,305.00; BROKEN BOW MUNICIPAL UTILITIES, \$9,046.95; CAPITAL ONE SUPPLIES; COMPUTER SOFTWARE, FLOORMATS, \$296.40; CITY FLEX BENEFIT PLAN, SELECT FLEX-UNREIMBURSED M/D/V, \$145.00; CITY OF BROKEN BOW, HEALTH INSURANCE, \$3,088.40; CITY OF BROKEN BOW PENSION FUND, RETIREMENT LOAN PAYMENT, \$1,683.61; 414H RETIREMENT, \$7,807.26; 457 RETIREMENT, \$469.06; COLONIAL INSURANCE, PRE TAX, \$428.67; COLONIAL LIFE POST TAX, \$118.72; CORNHUSKER STATE INDUSTRIES, EQUIPMENT PURCHASES, \$5,555.00; CUSTER COUNTY CHIEF, \$124.02; CUSTER PUBLIC POWER, CD CELL POWER, \$51.05; DANKO EMERGENCY EQUIPMENT CO., AIR EJECT TRUCK 32, \$336.56; DAVID SCHMIDT, \$79.21; EFTPS ONLINE PAYMENT, MEDICARE, \$2,697.70; FEDERAL, \$6,583.39; FICA, \$11,535.04; FAMILY HERITAGE, \$25.50; GREAT PLAINS COMMUNICATIONS, PHONE/INTERNET, \$310.90; ISLAND SUPPLY COMPANY, OXYGEN, \$64.00; NEBRASKA CHILD SUPPORT PAYMENT CENTER, CHILD SUPPORT, NE, \$433.39; O'REILLY AUTO PARTS, MOLDING TAPE \$8.01; RT ACE, \$588.21; REGISTER OF DEEDS, FILING FEE VARIANCE X3 PROPERTIES, \$30.00; FILING FEE VARIANCE X3 PROPERTIES, \$30.00; SANDHILLS CUSTOM CREATIONS, \$84.99; SANDRY FIRE SUPPLY LLC, BUNKER GEAR X2, \$7,882.50; SARA J. HULINSKY, CLEANING SERVICE, \$837.00; SCHAPER AND WHITE LAW FIRM, LEGAL FEES, \$3,000.00; SOUTH CENTRAL EMS, POWER LOAD SYSTEM, \$2,175.00; STATE INCOME TAX WH NE ONLINE PAYMENT, STATE, \$3,422.21; STEVE SCOTT, SUPPLIES AND KEYS FOR WEST DOOR, \$114.43; TX CHILD SUPPORT SDU, CHILD SUPPORT, TX, \$69.23; TAYLOR HEATING & COOLING LLC, WATER LEAK

REPAIR, \$72.00; THE GARDEN CENTER \$1,126.77; TROTTER SERVICE, GAS AND OIL, \$336.43; VERIZON WIRELESS, WIFI FOR PATROL UNITS, \$305.78; BI-WEEKLY PAYROLL \$69,186.12; TOTAL: \$149,729.16.

Moved by Baltz, seconded by Holland, to excuse Councilmember Myers from the meeting. Roll Call vote: Voting aye: Baltz, Holland, and Smith. Nays: None. Motion carried.

Program Director of Super Kids Club Megan Crawford invited the Mayor and Council to North Park Elementary School on Wednesday, July 26th, 2023, at 2:00 pm. To see the unveiling of the 3D model of what the 5th Graders imagine the City of Broken Bow to be like in the year 2043.

Terry Glaze addressed the Council on the possibility of placing two 24-inch WWII bronze plaques mounted on steel posts at the Veteran's Memorial Park. Glaze stated that all the labor and concrete would be provided. The Council recommended that this be placed in front of the Park Board at their next meeting on Monday, August 7, 2023.

Moved by Holland, seconded by Baltz, to open a public hearing regarding Resolution 2023-5, TIF Application from CEDC, Redevelopment Amendment for the Eagle Crest Second Subdivision at 6:12 pm. Roll Call vote: Voting aye: Holland, Baltz, and Smith. Nays: None. Motion Carried. CEDC Executive Director Keith Ellis explained the reasoning behind the TIF allocation is to make housing in Broken Bow truly affordable. Discussion was held. Moved by Smith, seconded by Holland, to close the public hearing regarding Resolution 2023-5, TIF Application from CEDC, Redevelopment Amendment for the Eagle Crest Second Subdivision at 6:16 pm. Roll Call vote: Voting aye: Smith, Holland, and Baltz. Nays: None. Motion carried.

Moved by Smith, seconded by Baltz, to approve Resolution 2023-5, TIF Application from CEDC, Redevelopment Amendment for the Eagle Crest Second Subdivision. Roll Call vote: Voting aye: Smith, Baltz, and Holland. Nays: None. Motion carried.

Moved by Holland, seconded by Smith to approve Resolution 2023-6, TIF Application from CEDC, Redevelopment Agreement for the Eagle Crest Second Subdivision. Roll Call vote: Voting aye: Holland, Smith, and Baltz. Nays: None. Motion carried.

Moved by Baltz, seconded by Smith, to open a public hearing regarding Resolution 2023-7, MW Real Estate Investment Group, LLC TIF Application, Redevelopment Amendment at 6:18 pm. Roll Call vote: Voting aye: Baltz, Smith, and Holland. Nays: None. Motion carried. Kyle Wolfe represented MW Real Estate Investment Group, LLC. Wolfe explained that the two houses and garage at 1245 North 15th Street will be leveled for the project to take place. They will be constructing an eight-apartment complex with each unit having 3 bedrooms and two bathrooms. Moved by Holland, seconded by Smith to close the public hearing regarding Resolution 2023-7, MW Real Estate Investment Group, LLC TIF Application, Redevelopment Amendment at 6:21 pm. Roll Call vote: Voting aye: Holland, Smith, and Baltz. Nays: None. Motion carried.

Moved by Smith, seconded by Holland to approve Resolution 2023-7, MW Real Estate Investment Group, LLC TIF Application, Redevelopment Amendment for the Prairieland

Addition Redevelopment Project. Roll Call vote: Voting aye: Smith, Holland, and Baltz. Nays: None. Motion carried.

Moved by Holland, seconded by Smith to approve Resolution 2023-8, MW Real Estate Investment Group, LLC TIF Application, Redevelopment Agreement for the Prairieland Addition Redevelopment Project. Roll Call vote: Voting aye: Holland, Smith, and Baltz. Nays: None. Motion carried.

Moved by Baltz, seconded by Smith to approve the appointment of Jeff Withrow to the Board of Public Works for a term ending June 2026. Roll Call vote: Voting aye: Baltz, Smith, and Holland. Nays: None. Motion carried.

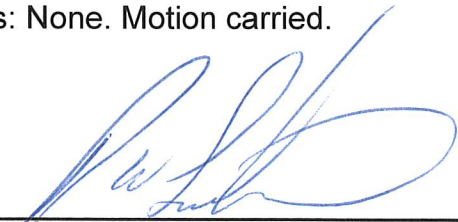
Moved by Smith, seconded by Holland to approve the appointment of Jennifer Waterhouse as the City Treasurer. Roll call vote: Voting aye: Smith, Holland, and Baltz. Nays: None. Motion carried.

Broken Bow Housing Authority Director Anna Martin presented the Annual Housing Authority Report and requested the Council to waive the PILOT (Payment in Lieu of Taxes) Funds in the amount of \$25,145.95. These funds will be put into a CD until needed for street projects.

Moved by Smith, seconded by Baltz to approve the request of waiver of PILOT Funds from the Broken Bow Housing Authority in the amount of \$25,145.95. Roll Call vote: Voting aye: Smith and Baltz, Nays: None. Abstain: Holland.

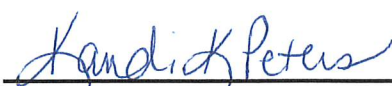
In the Mayor and Council Comments, Mayor Sonnichsen thanked everyone for attending the Council meeting. Councilmember Baltz welcomed Jennifer Waterhouse to the City.

Moved by Holland, seconded by Baltz, to adjourn the City Council Meeting at 6:32 pm. Roll Call vote: Voting aye: Holland, Baltz, and Smith. Nays: None. Motion carried.



Rodney W. Sonnichsen, Mayor

ATTEST:



Kandi K. Peters, City Clerk