

May 14, 2018

The Stromsburg Mayor and City Council met in Regular Session Monday, May 14, 2018 at 5:35 p.m. at the City Office. Advance notice of the meeting was posted Thursday, May 10, 2018; published in the Polk County News Thursday, May 10, 2018; and packets electronically delivered Friday, May 11, 2018. Members present were Ken Everingham, mayor; Lois Burke, Doug Lamoree, Terry Larson, and Dennis Nuttelman, councilmembers; Nancy Bryan, city clerk/treasurer; and Lenard Schaefer, public works director/city supervisor. Also present were Sally Bresnahan, LeRoy Gerrard, Dwaine Ladwig, Pat Powell, Cassidy Westley, and Stacie Widga. Jim Papik, city attorney, was absent.

Ken Everingham, mayor, called the meeting to order and all present recited the Pledge of Allegiance. Mayor Everingham gave notice that a copy of the Open Meetings Act is posted at the back of the room for anyone interested. There were no changes to the agenda or members of the public present with business not scheduled on the agenda.

Nuttelman moved, Lamoree seconded, to approve the April 23, 2018 minutes. Burke, Lamoree, Larson, and Nuttelman, voted yes, motion approved.

Jim Papik, city attorney, arrived at 5:36 p.m.

Dwaine Ladwig, Polk County Sheriff, was present to give the April, 2018 police report. Lamoree moved, Larson seconded, to accept the April, 2018 police report. Burke, Lamoree, Larson, and Nuttelman, voted yes, motion approved.

Nancy Bryan, city clerk/treasurer, presented the March, 2018 treasurer's report. Nuttelman moved, Larson seconded, to accept the March, 2018 treasurer's report and to direct Mrs. Bryan to bid certificates of deposits as they mature and the investments with banks located within Polk County. Burke, Lamoree, Larson, and Nuttelman, voted yes, motion approved.

Lamoree moved, Nuttelman seconded, to use the January through March 2017 water consumption to determine the sewer rate for Sally Bresnahan due to having a water leak during January through March 2018 which has now been fixed. Burke, Lamoree, Larson, and Nuttelman, voted yes, motion approved.

Lamoree moved, Nuttelman seconded, to advertise for bids for armor coating. Burke, Lamoree, Larson, and Nuttelman, voted yes, motion approved. The streets in the plan to receive armor coating are 9th Street from Main Street to the railroad tracks; 6th Street from High Street to Main Street; 4th Street west of High Street; Park Street from 4th Street to 5th Street; and the intersection at 1st Street and Central Street. Polk County will not be billed for their portion of 9th Street since they do work for the City and do not charge the City.

It was reported Vern Tallman called at 3:50 p.m. May 14, 2018 and stated he was unable to attend the meeting and requested it be rescheduled. Mr. Tallman has not met with City staff as requested at the April 9, 2018 city council meeting. Mr. Tallman will be sent a letter asking him to meet with city staff and bring the plan for the various properties to the May 29, 2018 city

council meeting. It was reported a little bit of work was done to the gutters and down spouts at 500 Central Street but there is still brick and/or wood over a basement window, no work has been done on the foundation, and a garage door was not put on the garage but rather mismatched siding in place of the door.

It was reported the owner of 605 Central Street has fixed a window on the west side of the house and the window frame on the south wall has been fixed. City staff were directed to send another letter from the building inspector to the owner of 605 Central Street. City staff will need to obtain access to the property to inspect the interior.

The 2016 TIF program was discussed. Suggestions for the new TIF program include setting a deadline for projects to be completed, having the property owner put in some of their own funds to stretch the TIF dollars further, and the City will not pay above what was originally approved if projects go over budget. In the event a property receives TIF dollars and a business is not open within a certain time frame, TIF funds will be required to be repaid. The 2016 TIF fund will be allowed to build to approximately \$40,000 before any funds will be used. Possible priorities for use of the funds include work to the Viking Center/Senior Center building to allow the restrooms to be used when events are going on in the Square; acquiring properties with houses that need to be demolished to prepare the lots for new structures; and possibly downtown buildings. Letters will be sent to two property owners who received TIF funds under the old program. One of the owners has not completed the project after three years. The other property owner stated the building would be used for retail or office space but the building has continued to sit empty.

Discussion was held about what the City would pay in the event a realtor found a buyer for either an airport lot or a lot in the Elementary Park Subdivision. Letters will be sent to local realtors asking what they would want for a finder's fee before any decisions are made.

Nuttelman moved, Lamoree seconded, to appoint the following as recommended by Ken Everingham, mayor: Steve Dubas and Bob Greenwall to the Cemetery Board; Bob Greenwall and Jill Eller to the Library Board; Heather Webb and Keet Redden to the Park Committee; Derek Elgin, Judy Buzek, and Dennis Koinzan to the Planning Commission; and Derek Elgin to the Board of Adjustments. Burke, Lamoree, Larson, and Nuttelman, voted yes, motion approved.

Larson moved, Lamoree seconded, to move the May 28, 2018 city council meeting to May 29, 2018 due to Memorial Day. Burke, Lamoree, Larson, and Nuttelman, voted yes, motion approved.

Jim Papik, city attorney, reported he is working with Lenard Schafer on a natural gas mutual aid agreement with Black Hills Energy. The lien for the property at 314 East 3rd Street will be filed soon as the 60 days to pay the bill for demolition are up.

Nancy Bryan, city clerk/treasurer, reported she has been working on the budget and will be sending a draft out soon. Staff continue to work on nuisance properties and have sent seven weed abatement notices in the last couple of days. Mrs. Bryan will be working with Jim Papik on the municipal code book. Kathy Hengelfelt is working on census paperwork. The 401(k)

termination is almost completely done.

Lenard Schaefer, public works director/city supervisor, reported Jeff Colson has stated he has Clark Yungdahl hired to demolish the house at 115 Main Street. Mr. Colson has not completed the demolition permit or the request to remove utilities. The City received a thank you from a resident for taking down the house at 314 East 3rd Street so that other property owners who are in violation of the nuisance code know the City means business. It was reported it was questioned why the City is not working on some other potential nuisance properties. Mr. Schaefer, Pat Powell, Mike Branting, Bob Berggren, Troy Lindsley, and Dave Thompson met with the Nebraska Economic Development Coordinator who discussed what they have done in Hastings to refurbish buildings in the downtown area. A small brewery was put in one building and another has condos. Hastings had some issues with the State Fire Marshall that had to be worked out before finishing the buildings.

Nuttelman moved, Larson seconded, to approve the claims except for the claim to Lois Burke. Burke, Lamoree, Larson, and Nuttelman, voted yes, motion approved. Larson moved, Lamoree seconded, to approve the claim to Lois Burke. Lamoree, Larson, and Nuttelman, voted yes, Burke abstained due to a conflict of interest, motion approved. Claims approved were **May 1, 2018 NET PAYROLL-\$14,525.19; GENERAL & UTILITIES-\$74,090.15** as follows: Almquist, Maltzahn, Galloway & Luth, se-\$585.00; Ameritas Life Ins., ins-\$571.56; Ascensus, 457(b) contr & se-\$2,903.00; BCBS, ins-\$10,344.33; Blue Tarp Financial, se-\$39.99; Michael Bourke, se & su-\$244.95; Glen Bower, Jr., officer pay-\$70.00; Burg Auto Repair, su-\$617.36; Lois Burke, reim-\$15.00; Ron Carson, reim-\$108.00; Casey's, su-\$774.69; CVA, su-\$323.60; City of Stromsburg, se & loan pymt-\$8,422.15; Continental Research, su-\$214.32; Cornerstone Bank, bond pymt & HSA contr.-\$11,418.75; Steve Dubas, se-\$35.00; Dutton-Lainson, su-\$49.60; Eakes, su-\$9.39; Economy, su-\$79.96; EFTPS, p/r tax-\$4,490.76; EMS Billing Services, se-\$285.01; Ericson Cash Hardware, su-\$164.81; Angel Eschenweck, officer pay & reim-\$130.00; Ken Everingham, reim-\$15.00; Gary's Plumbing, su-\$51.36; Jennifer Graham, se-\$460.00; Groebner, su-\$313.66; Heritage Bank, se-\$48.14; HSA Bank, HSA contr-\$60.00; Jackson Services, se-\$564.70; Steven Kelso, reim-\$400.00; Norman Kronberg, se-\$93.24; Sue Lehn, officer pay-\$50.00; Marsden's Auto Clinic, re-\$101.85; Menards-Columbus, su-\$419.91; Midwest Service & Sales Co., su-\$411.40; Nebr. Dept. of Rev., p/r tax-\$1,039.09; Nebr. Mosquito & Vector Control, se-\$60.00; Nebr. Power Review Board, se-\$122.87; Nebr. Sweeping, se-\$1,986.00; Sara Noble, reim-\$20.00; NRECA, se-\$86.81; NRECA Group Benefits Trust, ins-\$784.19; OfficeNet, se-\$452.17; One Call Concepts, se-\$15.09; Tim Pallas, reim-\$30.00; Papik Law, se-\$877.50; Polk Co. Clerk, se-\$6,574.22; Polk Co. News, se-\$775.94; Polk Co. RPPD, se-\$672.00; Postmaster, se-\$333.53; Rally Auto Parts, su-\$24.15; Recreonics, su-\$810.00; Swedish Festival Committee, se-\$160.00; Sysco-Lincoln, su-\$188.96; Dave Tompkins, reim-\$15.00; United Industries, se & su-\$646.34; US Cellular, se-\$187.76; Van Diest Supply, su-\$880.50; WAW Construction, se-\$11,725.00; Windstream, se-\$636.54; and Clark Yungdahl, se-\$100.00.

No further business appearing, Lamoree moved, Larson seconded, the meeting be adjourned. Burke, Lamoree, Larson, and Nuttelman, voted yes, meeting adjourned at 7:05 p.m. The next meeting of the Stromsburg Mayor and City Council will be Tuesday, May 29, 2018 at 5:35 p.m., such meeting being open to the public. An agenda, kept continuously current, is available for

public inspection at the office of the City Clerk.

ATTEST:

APPROVED:

City Clerk/Treasurer

Mayor