

January 18, 2021

A regular meeting and an assessment hearing for Third Street south for the City of Humphrey, Nebraska was convened in open and public session on Monday, January 18, 2021 at 7:00 p.m. at the Community Center. Present were Council-members Eisenmenger, Reigle, Nolan and Mayor Preister. There is one vacancy. Notification was given thereof by publication and a copy of that proof of publication was simultaneously given to the Council of this meeting. Mayor Preister called the meeting to order and, at the beginning of the meeting, informed the public of the location in the meeting room of the posted, current copy of the Nebraska Open Meetings Act. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

A motion was made by Eisenmenger and seconded by Reigle to move Agenda Items #8-3 and #8-4 to the beginning of the meeting. The motion carried on the following roll call vote: Yeah: Eisenmenger, Reigle, Nolan Nay: None.

8 - 3. Jim Herchenbach, RVW, discuss / approve GIS mapping – Jim Herchenbach, RVW, was present to give a demonstration of a GIS mapping program that would show the city's water mains, curb stops, and additional added features as desired. The cost of the program is \$600 per year and the initial set up is free. Any changes or program support would then be billed at \$90 per hour or the current rate. No action was taken by the Council at this time.

8 - 4. Discuss / approve JEO as project engineer for a new city pool – Dave Henke was present at the meeting to discuss the proposed pool project and requested to be named the Pool Project Engineer of record. Once approved as the Project Engineer on record, JEO would help obtain pool funding, work with capital campaign committees to raise funds and apply for grants. No action was taken by the Council at this time.

# 2 - A motion was made by Eisenmenger and seconded by Reigle to open the Assessment hearing at 7:35 p.m. The motion carried on the following roll call vote: Yeah: Eisenmenger, Reigle, Nolan Nay: None.

Assessment Hearing – Residents were asked to sign in if they wanted to speak and their time would be limited to two minutes. City Engineer John Zwingman gave the background information on how assessments work, the hearing that was held previously creating a pavement district for the purpose of assessing project costs. He explained how the assessments were determined and how costs went from \$36.00 per front foot down to what the committee felt was a fair cost to all property owners at \$24.53 front foot. John took a few questions from residents who did not sign in or identify themselves asking about the assessment process.

Mayor Preister then opened the floor to the residents who signed up to speak:

1. Lonnie Weidner - as the former Mayor, he again explained the process of assessing and reminded the Council it was their duty to be fair to all the taxpayers of the city. He pointed out that while 6% of the street was being assessed to the property owners that meant that 94% of the residents were also paying for the street.

2. Ron Krings – he pointed out that the assessment was higher than his property value. He is requesting a deferral of the assessment costs until the property is developed.

3. Daryl Kallweit – questioned why originally he received an assessment with zero costs to him and now he received one showing assessment costs. John explained that the street committee met and reviewed a fair way to assess all the property owners rather than pick and choose which ones had a good curb before or who didn't.

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4. Zach Lindsley – recently purchased Sharon’s Oldies. He pointed out that the building he purchased was damaged by the construction of the sidewalk. He felt being assessed was not fair due to the damages that were incurred to the building.

5. Bill Rizman – He questioned why the north street wasn’t assessed. By not assessing them, that set a precedence to not assess any future projects. Mayor Preister pointed out he was not on the council at the time, but he believed the reason for not assessing was because there was already curb along the north street. Rizman also questioned why the intersection wasn’t assessed. John responded saying intersection projects are always paid for by the city. Rizman also requested that the engineer look at his property. The new road is much higher than his lawn and it makes it difficult to mow. He would like some dirt added.

6. Diana Rizman - stated the same thing about her lawn being too hard to mow.

7. Monica Veik – her questions were answered by the response to Daryl Kallweit’s question.

8 - 6. Close the assessments hearing – A motion was made by Nolan and seconded by Eisenmenger to close the assessment hearing at 8:20 p.m. The motion carried on the following roll call vote: Yeah: Eisenmenger, Reigle, Nolan Nay: None.

#4 – A motion was made by Nolan and seconded by Eisenmenger to approve the minutes. The motion carried on the following roll call vote: Yeah: Eisenmenger, Reigle, Nolan Nay: None.

#5 - A motion was made to approve the Treasurer’s report by Eisenmenger and seconded by Reigle. The motion carried on the following roll call vote: Yeah: Eisenmenger, Reigle, Nolan Nay: None.

#6 A motion was made to approve the bills and claims and payroll by Reigle and seconded by Eisenmenger. The motion carried on the following roll call vote: Yeah: Eisenmenger, Reigle, Nolan Nay: None.

General Fund

A&H Building Supply - shop supplies	\$	47.52
Affinity Clean - Com Center cleaning	\$	840.00
Auto Value - Streets and FD supplies	\$	142.40
Bank of the Valley - monthly transfer	\$	33,395.63
Bank of the Valley - petty cash - water samples mailing	\$	150.00
Black Hills Energy - FD, shop, city office	\$	638.95
Blue Cross - health insurance	\$	6,683.53
Bud's Sanitation - garbage pickup	\$	4,850.00
Central Valley Ag - street fuel	\$	385.22
City of Norfolk - lagoon tests	\$	197.00
Clover - CC POS - December	\$	16.25
Clover - CC POS - January	\$	16.25
Columbus Telegram	\$	603.00
Cornhusker Public Power - Wells & lagoon	\$	816.85
Czarnick Brothers - Shop - new office	\$	1,093.01
Dan Fullner - legal fees	\$	904.75
EFPTS - tax deposits	\$	3,308.19
Eagle Broadband - internet and phone	\$	1,056.56

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Echo Group - generator inspection	\$	300.00
Electrical Engineering - RU pagers	\$	130.17
Fern Koch - water dep refund	\$	112.73
Gehring Construction - replace 5th Street pavement	\$	8,720.00
Heinen Electric - CC and well house	\$	2,255.35
Humphrey Club - PD fuel	\$	78.72
Humphrey Democrat - publishing	\$	3,035.03
Integrity Solutions - CC POS	\$	31.94
Integrity Solutions - CC POS	\$	31.94
Jackson Services - CC, office, shop	\$	181.56
K Builders - city office remodel down payment	\$	10,000.00
Katie Krings - CC bar supplies	\$	118.43
Loup Power	\$	3,303.78
Madison National Life - life insurance	\$	12.59
Main Street Market - CC - water supplies	\$	42.74
NT&T - phone	\$	161.70
NE Dept of Revenue sales tax	\$	2,531.81
NE Dept of Revenue income tax	\$	501.09
NE Dept of Revenue - lodging tax	\$	29.01
NE UC Fund - unemployment	\$	5.98
Obrist & Co - sewer inspection	\$	225.00
Office net - copy machine	\$	75.61
Pfeifer Photo - frame old picture, city map	\$	166.00
Platte Valley Equipment - gater rental	\$	1,200.00
Preister Excavation - snow removal	\$	995.00
RB's Food Shop - PD fuel	\$	140.55
Vanguard - retirement payable	\$	605.61
Verizon Wireless - cell phone	\$	221.30
Wemhoff Refrigeration - repairs to ice machine	\$	331.38
Werner's True Value - curb replacement	\$	612.00
Werners True Value - supplies	\$	227.39
Payroll	\$	17,426.49
Total:	\$	108,956.01
Debt Service Fund -		
Bank of the Valley - Third Street bond payment & int	\$	40,410.00

Committee reports: The water/sewer delinquent accounts was reviewed with no comment. Tony reported on progress of new city office remodel.

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8 - 1. Review / approve names submitted for vacant Council positions (vacated by Preister and Eisenmenger) – Mayor Preister said they had three people interested in the vacancy seat but were not available to come to the meeting at this time. No action was taken by the Council.

8 -2. Approve the principal and bond payment for Third Street North for \$40,410.00 – a motion was made by Reigle and seconded by Nolan to approve the principal and interest payment for Third Street for \$40,410.00. The motion carried on the following roll call vote: Yeah: Eisenmenger, Reigle, Nolan Nay: None.

8 -5. Discuss / approve refinancing of Water Tower and Sewer lagoon bonds review payment schedules and fees from Ameritas & Brad Slaughter – choose refinancing firm – The Council reviewed both proposals from Jennifer at Ameritas and Brad at Pieper/Sandler. A motion was made to approve refinancing the water tower and lagoon bonds with Brad Slaughter from Piper / Sandler. The motion carried on the following roll call vote: Yeah: Eisenmenger, Reigle, Nolan Nay: None.

8 -7. Pass Resolution No. 891 – Special Assessments Resolution. A motion was made by Eisenmenger and seconded by Reigle to approve Resolution #891 setting the interest rate at 1.5 percent centrum and 3.5% per annum, paving assessments at \$24.53 per front foot, and to defer assessments for Eugene Stock – Lots 1-2-3-4, Block 1 Ripps Addition, Kent Sachau Lots 5 thru 12, Blk 1, Ripps Addition and Ron Krings – SW ¼ SW ¼ lying S of Lot 7 MC SD AC 19-20-1W until the property is developed. The motion carried on the following roll call vote: Yeah: Eisenmenger, Reigle, Nolan Nay: None.

A motion was made to adjourn the meeting at 8:50 p.m. by Reigle and seconded by Nolan. The motion carried on the following roll call vote: Yeah: Eisenmenger, Reigle, Nolan Nay: None.

Meeting adjourned.

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Mayor

Attest:

I, the undersigned Clerk, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council and that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and available for public inspection at the office of the City Clerk, that such subjects were contained in the agenda for a least twenty-four hours prior to said meeting, that at least one copy of all reproducible material discussed at the meeting was available for public inspection within 10 working days and prior to the next convened meeting of the body; and that all news media requesting notification of the time and place of the said meeting were informed.

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City Clerk

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