

Minutes
City Council
March 4, 2019

The City Council of the City of Tecumseh, Nebraska, met in regular session in the Utilities Conference Room at the Utility Shop on the 4th day of March, 2019, at 7:00 p.m., in a publicly convened session, the same being open to the public and having been preceded by advance publicized notice, a copy of the same being annexed to the minutes of the meeting as Attachment #1, said attachment showing how the availability of an agenda of then known subjects was communicated and the time and specific place of the holding of this notice, the same having been transmitted to each Council Member simultaneously. The Mayor presided and the City Clerk recorded the proceedings.

Routine Business

The following Council Members were present: Travis Goracke, Jesse Grof, Garrett Harris, Tim Kluck, and Lorie Topp. Absent: None. Others present: 2 Staff, City Attorney, and about 20 members of the public.

Meeting called to order at 7:00 P.M.

Mayor Montz read a statement of availability of current copy of Open Meeting Act.

Additions or Corrections to Agenda – None

Regular Agenda

Johnson County Sheriff Report – Report distributed. Brief discussion about parking during/after snow events. City can tow away vehicles if parked on a designated snow route.

City Clerk Report:

- a. A summary of committee meeting actions was provided in the council packets.
- b. NE Dept. of Revenue Visit – RE: Keno Review – A Dept. of Revenue agent stopped in to review some late deposit findings for our Keno operation. The retail location and our operator Craig Blake need to be watching this closer and reporting any discrepancies to the State. He showed the Clerk some things we should watch for and to verify actions with our operator. We should receive some sort of report after their review.
- c. Credit/Debit Card Services - Lisa presented information on the increasing cost of providing credit/debit card services with our current vendor. Staff has been reviewing information from Nebraska Interactive Services to set up online bill payment services on our website and for in-person payments. The cost is free for municipalities and can be setup in about 3 weeks. It would pass the cost of using a debit or credit card to the customer, and would save the City \$10-12K per year in processing fees. The new system already integrates with our current utility software, so it would be an easy transition. The Board of Public Works recommends approval of the new system. Motion by Reed, second by Kluck to approve setting up credit/debit card services with Nebraska Interactive. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.

City of Tecumseh Keno Fund Audit Report from Schulz & Associates, PC for the year ending 9/30/18. Christy Haddan presented the report. She indicated that she did have trouble getting some of the video tapes on time, therefore the audit was submitted late to the State, but they had been informed that it would be late. Motion by Grof, second by Goracke to accept the Keno Audit Report as received. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.

City of Tecumseh Audit Report from Schulz & Associates, PC for the year ending 9/30/18. Christy Haddan presented the report and reviewed report highlights with the Council. Motion by Reed, second by Harris to accept the report as received. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.

2018 Housing Study – Hanna:Keelan – Keith Carl presented the study. He indicated that we obtained a NIFA grant to help pay for a portion of the study. Indicates that we are seeing a stable to slight increase in our population. The study contains an overview of housing needs for the community, and then provides action steps and a 10-year action plan to help address these needs. It outlines ways to involve the community and lists possible partners and/or grants that may assist with addressing the goals. It can be a helpful tool with developers – it shows we may need up to 76 additional housing units over the next 10 years. The plan should be updated about every 5 years. We will hold a public hearing for input/comments on the study at the next meeting and then take action on the study.

2018-2028 Comprehensive Plan – Hanna:Keelan – Keith Carl presented the plan. This plan addresses current and future land use and reviews the status of public facilities, utilities, and transportation. It also looks at economic development and energy issues. Action steps were developed to address areas that need improvement. We will hold a public hearing for input/comments on the study at the next meeting and then take action of the plan.

Zoning & Subdivision Updates – Hanna:Keelan also reviewed and updated our zoning and subdivision guidelines. We added some language regarding solar energy, and updated some zoning districts regarding mobile homes. We will hold a public hearing for input/comments on the updates at the next meeting and then take action on the guidelines.

Parks Department Report:

- a. Opinion of Construction Cost from Olsson – Shayne Huxoll presented his final Opinion of Construction Cost for the pool project at \$2,960,500. Motion by Reed, second by Topp to accept the Opinion of Construction Cost from Olsson. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.
- b. Swimming Pool Bid Review & Recommendation – Shayne Huxoll from Olsson presented the 4 bids received for construction of the pool. AHRS is the low bid at \$3,220,000 with an alternate \$8,000 deduction for irrigation. Shayne indicated he contacted some references and got great reviews. They have constructed other pools in Northeast Kansas at Marysville, Hiawatha, Seneca, and Sabetha, so they do have experience in these types of projects. The project has a “substantial completion” date at the end of April 2020, and a 100% completion date in mid-May 2020. Would be a 1-year warranty after 100% complete – the contractor would provide training to staff on startup, operation of equipment (filters, chemicals), and assist with winterizing the pool the first year. Olsson recommends approving AHRS as the contractor for the project – they are a responsible bidder, have a supported background, and is within reason of the engineer’s cost estimate. Motion by Reed, second by Topp to accept the bid of \$3,212,000 (with the \$8K irrigation deduction) for the new swimming pool project. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.
- c. Swimming Pool Financing Bids – Lisa presented the financing bid proposals. American National Bank is the only bank to bid on both the short-term and long-term financing and had the lowest rates of the 3 bids received. Staff is projecting a need for \$1.8-\$1.9 million in short-term financing during construction – American National bid a rate of 1.95% for the short-term financing. Staff is projecting a need for approximately \$1.5 million in long-term financing after construction is complete and grants are applied to the balance. American National bid a rate of 3.15% for a loan amortized over 15 years. That is the projected financing needs at this time – final terms will be determined at the end of construction. Public comment regarding financing for this project and needs for the Downtown Square project were discussed. Motion by Grof, second by Kluck to

proceed with American National Bank for short-term and long-term financing for the swimming pool project. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, and Topp. Voting Nay: None. Motion Carried.

- d. Resolution #19-3 – City of Tecumseh intends to pursue direct financing from a financial institution to finance construction of a new swimming pool, bathhouse, and mechanical building. Motion by Reed, second by Grof to approve the resolution as presented. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.

Street Department Report – Doug Goracke gave the report. Snow removal has been the main issue the past month. They have ordered more ice melt, and are trying to get some patch mix (which is in short supply). Staff brought up some issues with parked vehicles during/after snow events and ways people move snow and where they place it – we may need to look at some alternate plans for snow removal in the future. We have had to have a few vehicles towed on the snow route. Issues with clean-up on sidewalks should be reported to Mike Davison.

Economic Development Report – Doug Goracke gave the report.

- a. Approve Agreement to transfer ED lot and authorize Mayor to execute Deed to Jerome Conradt. Mr. Conradt will be moving a house onto the lot – it must be substantially complete within 1 year or pay \$5,000 for the lot. The agreement will be filed as a lien on the property until work complete or sum is paid. Motion by Grof, second by Topp to approve the agreement. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.

Utility Department Report – Doug Goracke gave the report. Staff replaced a pole at 4th & Sherman, responded to 3 service calls, installed a heater on the prison standpipe, Board approved the purchase of new diffusers for the anaerobic pool and to rehab the old set. Board approved maintenance agreements for the VFD on Well #1, and Booster #1 and #2. Board approved moving forward with a new credit/debit card system with Nebraska Interactive, and to hire Maddie Moran for summer mowing duties. Also requested affirmation to hire Thomas Murphy as the new Water/Wastewater Operator at \$18.57/hr. Motion by Grof, second by Goracke to approve hiring Thomas Murphy at \$18.57/hr. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.

American Legion Ballfield Lease - Discussion regarding repair/maintenance projects that Tom Rother brought to the Council last month. Will leave the lease agreement as is and Legion can bring individual project requests to the Council for consideration as needed. Motion by Goracke, second by Grof to leave Legion Ballfield Lease the same as last year. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.

Authorization to advertise for Part-time Summer Activity Coordinators – We are planning to have some alternative summer activities since the pool will be closed this year. Thinking of 2-4 coordinators to plan activities 2-3 days/week for 2-4 hours each day. Motion by Reed, second by Grof to authorize advertising for Part-time Summer Activity Coordinators. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.

Hire Maddie Moran for summer mowing duties – Staff feels they may need an additional person to assist with summer mowing duties. Motion by Reed, second by Grof to hire Maddie Moran for summer mowing duties at \$11.36/hr. Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.

Consent Agenda

Motion by Grof, second by Topp to approve the Consent Agenda as follows:

1. Approve minutes of the February 4, 2019 meeting
2. Pay bills for City Funds

Voting Aye: Goracke, Grof, Harris, Kluck, Reed, Topp. Voting Nay: None. Motion Carried.

Meeting adjourned at 9:07 P.M.

Lisa Beethe, City Clerk

William J. Montz, Sr., Mayor