

THE OFFICIAL PROCEEDINGS OF THE REGULAR MEETING OF THE GERING CITY COUNCIL, AUGUST 9, 2021

A regular meeting of the City Council of Gering, Nebraska was held in open session on August 9, 2021 at 6:00 p.m. at Gering City Hall, 1025 P Street, Gering, NE. Present were Mayor Kaufman and Councilmembers Smith, Gillen, Backus, Wiedeman, O'Neal, Morrison. Absent were Councilmembers Bohl and Cowan. Also present were City Administrator Pat Heath, City Clerk Kathy Welfl and City Attorney Matt Turman. Notice of the meeting was given in advance by publication in the Star-Herald, the designated method of giving notice. All proceedings hereafter were taken while the meeting was open to the attendance of the public except as otherwise indicated.

CALL TO ORDER

Mayor Kaufman called the meeting to order at 6:00 p.m. and stated that there was a quorum of the Council present and City business could be conducted.

1. Recital of the Pledge of Allegiance and Prayer
2. Roll Call
3. Excuse councilmember absence (None)

OPEN MEETINGS ACT - NEB.REV.STAT. CHAPTER 84, ARTICLE 14

Mayor Kaufman stated: As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Mayor. As required by State Law, additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and the Council determines that the matter requires emergency action.

CONSENT AGENDA:

1. Approve minutes of the July 26, 2021 regular City Council meeting
2. Approve Claims

Claims 7-27-21 to 8-9-21

21ST CENTURY EQUIPMENT \$12,137.29; A & A PORTA POTTIES \$303.75; ACE HARDWARE \$15.98; ACUSHNET COMPANY \$1,067.61; ALLO COMMUNICATIONS \$3,526.33; AMY LONGMORE \$75.00; B & H INVESTMENTS, INC \$87.50; B & S RASK GRILL \$826.00; BAKER & ASSOCIATES, INC. \$1,352.50; BANK OF AMERICA \$20.00; BEHAVIORIAL MEDICINE ASSOC \$254.00; BENEFIT PLANS, INC \$724.00; BENZEL PEST CONTROL \$90.95; BH MEDIA GROUP HOLDING, INC. \$8.81; BIG MACK HEATING & COOLING \$201.94; BLUFFS FACILITY SOLUTIONS \$885.56; BORDER STATES INDUSTRIES, INC \$779.99; BRETHOURS HONEYWAGON EXPRESS \$200.00; BSN SPORTS \$1,105.20; CALLAWAY GOLF COMPANY \$925.48; CENTURY BUSINESS PRODUCTS, INC \$37.91; CITY OF GERING \$112.75; CONNECTING POINT \$53.00; CONTRACTORS MATERIALS, INC. \$151.50; CORE & MAIN LP \$163.64; DAVE DICKEY & ASSOCIATES \$8,500.00; DEARBORN LIFE INSURANCE COMPAN \$127.28; DOOLEY OIL \$105.19; DUTTON-LAINSON COMPANY \$1,953.07; ECOLAB \$185.11; ENERGY LABORATORIES INC. \$485.00; FASTENAL COMPANY \$515.54; FLOYD'S TRUCK CENTER, INC. \$2,758.27; FRANCISCOS BUMPER TO BUMPER IN \$150.00; FRANK PARTS COMPANY \$634.35; GAYLE DAVIS \$650.00; GENE PETERSON \$33.00; GROUND UP CONSTRUCTION \$590.00; HAWKINS, INC. \$2,249.55; HENNING BROTHERS \$83.00; HOME DEPOT CREDIT SERVICES \$218.00; INDOFF INCORPORATED \$230.85; INGRAM LIBRARY SERVICES \$602.80; INTRALINKS, INC. \$4,475.80; JC GOLF ACCESSORIES \$381.24; JULIE ETSINGER \$75.00; KANSAS GOLF & TURF INC \$687.21; KAREN SUE BRUNTZ \$425.00; LEAGUE OF NE. MUNICIPALITIES \$24,968.00; LOGOZ LLC \$1,767.00; MACQUEEN EQUIPMENT, LLC \$336.93; MATHESON TRI-GAS INC \$394.05; MEAT SHOPPE \$13,039.97; MENARDS \$104.79; MONEY WISE OFFICE SUPPLY \$219.33; MUNICIPAL ENERGY AGENCY OF NE \$268,973.47; MUNICIPAL SUPPLY, INC. OF NE. \$225.64; NATIONWIDE LIFTS OF COLORADO \$10,000.00; NE STATE FIRE MARSHAL \$81.00; NEBRASKA GOLF ASSOCIATION \$110.00; NEBRASKA SECRETARY OF STATE \$30.00; NEBRASKA STATEWIDE ARBORETUM \$21.00; NKC TIRE \$29.95; PANHANDLE COOP ASSOCIATION \$10,580.48; PANHANDLE ENVIRONMENTAL SERVIC \$1,174.00; PANHANDLE GEOTECHNICAL & \$976.00; PAYROLL \$152,546.63; PETRA GODINA \$75.00; POSTMASTER \$1,405.80; RAY RICHARDS \$250.00; SCOTTS BLUFF CO. MUTUAL AID \$2,000.00; SHAWNA WINCHELL \$390.00; SHERWIN WILLIAMS \$334.90; SIMON CONTRACTORS \$1,988.65; SOLOMON TRANSFORMERS, LLC \$(1,963.65); SPEAK WRITE \$622.80; TRANSUNION RISK AND ALTERNATIV \$75.00; TRUCK CENTER COMPANIES \$184,529.00; UTILITY DEPOSIT REFUNDS \$1,648.97; VALLEY AUTO LOCATORS LLC \$15.00; VERIZON WIRELESS SERVICES, LLC \$1,275.96; WESTERN COOPERATIVE COMPANY \$231.54; WESTERN NEBRASKA TOURISM COALI \$200.00; WESTERN STATES BANK \$21,080.78; WM RECYCLE AMERICA \$2,525.51; WYOMING BEARING & SUPPLY \$17.22

Motion by Councilmember Gillen to approve the Consent Agenda. Second by Councilmember Wiedeman. There was no discussion. Mayor Kaufman called the vote.

“AYES”: Smith, Gillen, Backus, Wiedeman, O’Neal, Morrison. **“NAYS”:** None. **Abstaining:** None. **Absent:** Bohl, Cowan. **Motion Carried.**

CURRENT BUSINESS:

1. Approve and authorize the Mayor to sign Economic Development Assistance Agreement pertaining to Old West Balloon Fest

Colleen Johnson, with Old West Balloon Fest, addressed Council and stated that they needed funds to help defray the costs of hotel bills for the pilots and staff that are in town for the National competition; it’s part of their contract. They are utilizing hotels in Scottsbluff and Gering – Monument Inn & Suites and Hotel 21 (in Gering). Councilmember Morrison asked if OWBF usually pays for the hotel; Ms. Johnson replied, yes. Councilmember Backus noticed that Cobblestone wasn’t included. Ms. Johnson replied that they’ve used Monument Inn from the very beginning, they’ve given them a very good price point. Cobblestone doesn’t have a meeting room big enough to hold 150 people and that’s what they were looking for. They needed two hotels and a headquarters – Cobblestone didn’t have a huge conference room. They’re using the conference room at Hotel 21 this year; the Civic Center was booked, otherwise they would have used theirs. Councilmember Backus added that he’d feel better if this was Keno funds; Ms. Johnson replied that they already received Keno funds; this is in addition to Keno. The City of Scottsbluff gave them the same amount for hotel costs for pilots staying there. Councilmember Gillen clarified that OWBF is receiving the funds to pay the hotels; we’re not paying the hotels directly. Ms. Johnson replied, correct.

Motion by Councilmember Wiedeman to approve and authorize the Mayor to sign an Economic Development Assistance Agreement pertaining to Old West Balloon Fest. Second by Councilmember O’Neal. There was no discussion. Mayor Kaufman called the vote. “AYES”: Smith, Gillen, Backus, Wiedeman, O’Neal, Morrison. **“NAYS”:** None. **Abstaining:** None. **Absent:** Bohl, Cowan. **Motion Carried.**

2. Presentation by Rawnda Pierce, Executive Director, and Michelle Coolidge, Community Development Director for Twin Cities Development regarding services provided by TCD for the City of Gering

TCD provided a “Membership Benefit” packet to the Council prior to the meeting. This information is on file at the Office of the City Clerk.

Twin Cities Development Executive Director, Rawnda Pierce, addressed Council and presented an overview of the Rural Workforce Housing Project. It was a state-wide allocation from the legislature. The application TCD submitted in 2020 was approved. There is 1.5 million dollars in the fund now; they haven’t gotten the final draw yet which will take the fund to 1.8 million. This project will provide funds for Gering, Scottsbluff, Bayard, Mitchell and Kimball. They expect to get applications from contractors from all these communities. She further explained the guidelines of the project.

Ms. Pierce went on to say that TCD owns four apartment complexes; 122 units. Over half of the apartments are in Gering at Northfield. TCD also has a 1.2-million-dollar project in the works for Gering called Northfield Haven with 15 units for independent living for adults that half mental disabilities. She further provided statistics on other housing activities TCD is involved with.

Michelle Coolidge, Community Development Director for TCD, addressed Council and discussed business retention and expansion. She discussed how TCD gathers information from local business owners to benefit local cities. In addition, they provide business coaching in the region for entrepreneurs and anyone interested in starting a business. She also reviewed economic development (LB840) activity that TCD has assisted Gering with in the past year and more. More information is provided in the Membership Benefits.

Other topics in the Membership Benefits packet:

Business Retention and Expansion Visits
Marketing and Promotion of Gering, NE
Location One Information Services (LOIS)
Jobs & Career Link Website Job Postings
Leadership Certified Community & Economic Development Certified Community
LB840 Assistance
Entrepreneur Spaces (Current eCenter and eKitchen)

Grant Services
 Existing Business and Startup Support
 Economic Development Certified Community – Gering
 Marketing Efforts to Assist City in Naming Projects



Other Projects TCD has taken on over the years:

- Construction projects with both SHS and GHS construction classes resulting in new single-family homes being built. At least 15 new homes have been built over the years.
- Neighborhood Stabilization Program, a federal program in 2008 – 2010 to tear down vacant run-down structures and clean up communities. In Scottsbluff, 53 structures were demolished, and 4 homes built. This included major projects such as demo of the old Hergert Mill on Avenue B, The City Limits Motel on East Overland, the Wagon Wheel Trailer Park on 21st Street that had been hit by tornado earlier. In Gering, there were 17 structures demolished. This included the former Dept. of Health and Human Services building where the Gering Plaza now resides.
- Downtown Revitalization Grants of \$350,000 were written and implemented for both Scottsbluff and Gering. This included building facade improvements, new downtown plazas, street re-design, etc.
- Employee recruitment events and the website www.wehavejobs.net.
- Attendance at career Fairs, job fairs, visits to college campuses for recruitment
- Community tours for Employers that are recruiting high level employees.
- Newcomer events to get new residents involved in the community.
- Set up cubicles for anticipated growth of ALS, first in the Lockwood building then in the former Harbor building- which is now 21st Century Equipment.
- Conduct Business Roundtable luncheons to gain insight into issues businesses are experiencing.
- Periodic newsletters, social media posts and marketing
- Helped develop Business & Industry tours to expose students to career opportunities in the area.
- Wrote and administered a Brownfields Assessment grant
- TCD created a certified community kitchen with grant assistance from USDA
- Helped with creation of the Gering Downtown Plaza
- Worked a lot with the emerging hemp Industry and Western Farms, including legislation to get restrictions lifted for banking, assistance with a hemp workshop and training and marketing.
- TCD assisted with various items for the naming, marketing, and promotion of the Gering Industrial Park
- TCD serves to provide coordination of WNED (Western Nebraska Economic Development).
- TCD has worked with local officials to work on Land Bank legislation and efforts to prepare communities to utilize this tool in their respective towns.

TCD has worked on numerous grants that have provided nearly \$11 million in revenues to the local economies and provided construction projects and sub-contractors with work and sub-contracts over the 17-year period.

3. Remove from table LARM Renewal Resolution

Motion by Councilmember Gillen to remove from table LARM Renewal Resolution. Second by Councilmember Morrison. There was no discussion. Mayor Kaufman called the vote. "AYES": Smith, Gillen, Backus, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Bohl, Cowan. Motion Carried.

4. Approve Resolution 8-21-1 pertaining to the FY 21/22 LARM Renewal

**League Association of Risk Management
2021-22 Renewal Resolution
RESOLUTION NO. 8-21-1**

WHEREAS, The City of Gering is a member of the League Association of Risk Management (LARM);
WHEREAS, section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 90 days prior to the desired termination given to and that members may agree to extend the required termination notice beyond 90 days in order to realize reduced excess coverage costs, stability of contribution rates and efficiency in operation of LARM; and
WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM as provided in the attached letter.
BE IT RESOLVED that the governing body of The City of Gering, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

- X Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2024. **(180 day and 3 year commitment; 5% discount)**
- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2023. **(180 day and 2 year commitment; 4% discount)**
- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2022. **(180 day notice only; 2% discount)**
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2024. **(90 day notice and 3 year commitment only; 2% discount)**
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2023. **(2 year commitment only; 1%)**
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2022. **(90 day Notice only)**

Adopted this 9th day of August, 2021.

Signature: _____
 Title: Mayor
 ATTEST: _____
 Title: City Clerk

Motion by Councilmember Gillen to approve Resolution 8-21-1 pertaining to the FY 21/22 LARM Renewal. Second by Councilmember Wiedeman. There was no discussion. Mayor Kaufman called the vote. "AYES": Smith, Gillen, Backus, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Bohl, Cowan. Motion Carried.

5. Approve request for Recreation Committee meeting - Agenda item: Review and discuss Lease Agreement for Golf Course Restaurant between the City of Gering and B & S Rask Grill, LLC

Motion by Councilmember Gillen to approve request for Recreation Committee meeting with agenda item: Review and discuss Lease Agreement for Golf Course Restaurant between the City of Gering and B & S Rask Grill, LLC. Second by Councilmember Smith. There was no discussion. Mayor Kaufman called the vote. "AYES": Smith, Gillen, Backus, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Bohl, Cowan. Motion Carried.

6. Approve request for Administrative Committee meeting – Agenda item: Review and discuss Investment Policy and Committee


Motion by Councilmember Morrison to approve request for an Administrative Committee meeting with agenda item: Review and discuss Investment Policy and Committee. Second by Councilmember O'Neal. There was no discussion. Mayor Kaufman called the vote.

"AYES": Smith, Gillen, Backus, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Bohl, Cowan. Motion Carried.

ADJOURN:

Motion by Councilmember Gillen to adjourn. Second by Councilmember Wiedeman. There was no discussion. Mayor Kaufman called the vote. Mayor Kaufman called the vote. "AYES": Smith, Gillen, Backus, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Bohl, Cowan. Motion Carried.

Meeting adjourned at 6:40 p.m.



Mark A. Kaufman, Mayor

ATTEST:



Kathleen J. Welfl, City Clerk

