

**City of Seward, NE**  
**Tuesday, November 17, 2015**  
**Regular Session**

**Item G1**

**CONSIDERATION OF APPROVAL OF DRAFT MINUTES OF  
NOVEMBER 3, 2015 - Bonnie Otte**

**Administrative Report: A motion to approve the minutes as written or with modifications would be in order.**

**Staff Contact:**

November 3, 2015

The Seward City Council met at 7:00 p.m. on Tuesday, November 3, 2015, with Mayor Joshua Eickmeier presiding and Assistant Administrator /Clerk-Treasurer /Budget & Human Resources Director Bonnie Otte recording the proceedings. Upon roll call, the following Councilmembers were present: Jon Wilken, Ellen Beck, Sid Kamprath, Dean Fritz, Barbara Pike, John Singleton, Chris Schmit. Other officials present: City Administrator Bruce Smith and Attorney City Attorney Kelly Hoffschneider. Absent: Dick Hans.

Notice of the meeting was given in advance thereof by the method of communicating advance notice of the regular and special meetings of the City Council of the City of Seward, Nebraska, as stated in Ordinance No. 2015-08, which was adopted on the 5th day of May, 2015; said method stating that the notice of such meeting, with the agenda thereon, be posted in the following places: City Hall, Seward County Courthouse, Municipal Building, and Seward Public Library. The certificate of posting notice is attached to these minutes. Notice of this meeting was simultaneously given to the Mayor and all members of the City Council and a copy of their acknowledgment of receipt of notice and the agenda are attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

THE PLEDGE OF ALLEGIANCE

Mayor Eickmeier announced that a copy of the Agenda for this meeting is posted on the north wall of the Municipal Building and copies are available on the north wall where a copy of the Open Meetings Act is also posted for public inspection. He also noted that any citizen wishing to address the Council should come to the podium, state their name and address and limit their comments to five minutes. All remarks should be directed to the Mayor/Chairperson, who will then determine who will make any appropriate response. The City of Seward reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. APPROVAL OF MINUTES OF OCTOBER 20, 2015 COUNCIL MEETING

Councilmember Pike moved, seconded by Councilmember Fritz, that the minutes of the October 20, 2015 City Council meeting be approved.

Aye: Beck, Wilken, Pike, Fritz, Singleton, Schmit, Kamprath

Nay: None

Absent: Hans. Motion carried.

2. CONSENT AGENDA CONSIDERATION ITEMS

Councilmember Singleton moved, seconded by Councilmember Pike, that the following Consent Agenda items be approved in one single motion:

- A. Claims & Payables Reports
- B. Infrastructure Cost Items Reimbursable Back to the City.

CLAIMS LIST  
11-3-15  
COUNCIL MEETING

Abbreviations: Bu, Building Upkeep; Eq, Equipment; Ex, Expense; Ma, Maintenance; Mi, Mileage; Misc, Miscellaneous; Re, Repairs; Sa, Salaries, Se, Services; Su, Supplies; Ut, Utilities, CI, Capital Improvements; GU, Grounds Upkeep.

November 3, 2015

Alliance Technologies	Se	594.74
Ameritas Life Insurance Co	Ins	6,010.91
Blue Cross Blue Shield Ne	Ins	51,209.18
Bornkamp Technology Group	Re	165.85
Capital Business-Cheyenne	Re	104.23
Capital Business-Dallas	Ma	342.15
Caterpillar Financial	Lease	20,258.69
Chase Card Service		849.28
Zebratechnologies	Su	100.97
Amazon	Su	19.98
RBT Jazz A Louisiana	Meal	39.56
Hilton Hotels	Trng	142.80
El Bee S Omaha	Meal	22.25
Ruby Tuesday	Meal	45.00
Chicken Coop	Meal	33.98
Sozo American Cuisine Krny	Meal	8.64
Fuji Japanese Steakhouse	Meal	21.11
Imi Norgren	Eq	60.90
Zoomshift	Su	70.00
Walmart	Su	78.89
Durham Ellis	Su	205.20
City Buildings/Grounds	Operations	3,000.00
City Electric Fund	Ut	27,136.79
City Library Petty Cash	Su	108.80
City Payroll	Payroll	120,695.06
Concrete Industries	Ma	303.80
Constellation NewEnergy	Ut	56.75
Carson Core	Ex	100.00
Delta Dental	Ins	1,335.80
Ditch Witch	Re	171.66
Dutton-Lainson	Ci, Su	57,706.14
EMC Insurance Co	Ins	2,705.00
Ellingson Zach	Ex	60.00
Emergency Medical Product	Su	1,606.68
Fast Mart	Su	15.07
Fastenal Company	Su	677.12
Gardner Caden	Ex	100.00
Gerhold Concrete Co Inc	Bu, Re	1,044.22
Gonzalez Antonio	Ex	20.00
Great Plains Communication	Se	586.00
H D Supply Waterworks Ltd	Re, Eq	4,843.24
Hach Company	Se	118.84
Hasty Awards	Su	48.16
Hawkins Inc	Su	884.88
Helmerk Printing Inc	Su	244.56
Hobson Automotive & Tire	Re	1,024.36
Holiday Inn-Kearney	Trng	371.80
Holtorf Derek	Ex	40.00
Husker Electric Supply Co	Re, Bu	555.17
Int'l City Management Assoc	Dues	816.00
Jackson Services Inc	Se	193.76
Jones Automotive	Re	105.00
Krause Joseph	Ex	80.00
Kriz-Davis Co	Su, Re	1,102.42
Last Mile Network Consult	Se	140.00
Latsch'S	Su	17.99
Lee'S Refrigeration	Bu	173.98
Lenz Tyler	Ex	60.00
Mailand'S Clothing	Uniforms	32.00
Matheson Tri-Gas Inc	Su	7.70

November 3, 2015

Mattson Ricketts Law Firm	Se	4,000.00
Memorial Health-Drug	Ex	1,295.00
Menards	Gu, Su	1,132.31
Micheels Construction Co	Re, Ma	29,987.00
Mid-American Benefits Inc	Ins	498.07
Midwest Service & Sales	Se, Su	14,014.00
Mohrhoff Power Equipment	Re	62.70
Nebraska Equipment Inc	Re	3.02
Nebraska Health Environment	Se	1,578.00
Office Depot Inc	Eq	100.00
Olsson Associates	Se	3,579.51
One Source Background Check	Ex	78.95
O'Reilly Auto Parts	Su, Re	85.37
Orscheln Farm & Home	Su	131.25
Otte Donna	Mi	37.38
Peery Max	Ex	40.00
Pitney Bowes Inc	Se	105.00
Plains Equipment Group Inc	Re	221.08
Plunkett'S Pest Control	Bu	57.32
Police Officers Assoc Neb	Su	96.00
Principal Financial Group	Ins	642.73
Q A Balance Services	Se	85.00
Reams Sprinkler Supply	Re	109.97
Reeves Trevor	Ex	60.00
Sack Lumber Company	Su	50.00
Sam'S Club (Lib-Rec-Pool)	Bu	15.74
Sam'S Club (Sen Center)	Bu, Su	384.33
Schaben P J	Ex	40.00
Seward Area Chamber Commerce	Annual Support	22,500.00
Seward County Economic De	Annual Support	40,000.00
Seward Volunteer Fire Dep	Transfer	7,500.00
Siteone Landscape Supply	Su	861.60
Smith Bruce	Mi, Ex	131.05
Sports Express	Su	43.98
Suhr & Lichty Insurance A	Ins	1,590.00
Time Warner Cable	Se	87.26
Tinius Plumbing Inc	Ma	472.50
Titan Machinery	Re, Su	1,083.54
U S A Bluebook - Cust 812	Su, Bu	159.17
U S Cellular	Ex	228.20
Verizon Wireless	Se	31.03
Wesco Distribution Inc	Ci	30,356.36
	CLAIMS TOTAL	<u>\$471,358.20</u>

Aye: Beck, Singleton, Wilken, Pike, Fritz, Schmit, Kamprath  
Nay: None  
Absent: Hans. Motion carried.

3. CONSIDERATION OF APPROVAL OF AMENDED NEBRASKA COMMUNITY ENERGY ALLIANCE  
(NCEA) INTERLOCAL AGREEMENT

Councilmember Schmit introduced the following resolution:

RESOLUTION NO. 2015-24

WHEREAS, the City of Seward, Nebraska, has entered into an agreement to create the Nebraska Community Energy Alliance and to become a member thereof, for the purpose of identifying, applying for, administering or otherwise making available grants and funding sources to members thereof;

November 3, 2015

WHEREAS, on June 17, 2014, the Seward City Council voted to approve the Nebraska Community Energy Alliance Interlocal Cooperation Agreement (Amended and Restated as of June 2014).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

SECTION 1. That the City of Seward hereby appoints the Seward City Administrator to serve as a director on the initial board of directors for the Nebraska Community Energy Alliance.

SECTION 3. That the City of Seward hereby designates the Seward City Administrator to serve as its voting delegate to represent the City at the annual membership meeting of the Nebraska Community Energy Alliance and at such other frequent times as may be required by the business of NCEA or governing law, and designates the Assistant City Administrator to represent the City as an alternate.

The Mayor declared the resolution adopted.

Dated this 3rd day of November, 2015.

CITY COUNCIL, CITY OF SEWARD,  
NEBRASKA

\_\_\_\_\_  
Joshua Eickmeier, Mayor

ATTEST:

\_\_\_\_\_  
Bonnie Otte  
Assistant Administrator/  
Clerk-Treasurer/  
Budget & Human Resource Director

4. CONSIDERATION OF PURCHASING THE ASSETS OF THE SEWARD COUNTRY CLUB

Mayor Eickmeier stated the Seward Country Club approached the City regarding taking over the golf course to make it a public course. He stated he and the City Administrator have met with members of the Seward Country Club board to review current operations and to review the revenues and expenses. He stated that he is not requesting the Council to make a decision, but they can choose to make any motion they feel appropriate with regard to acquisition of the course. He stated the intention of the agenda item is to allow the Council to gather information and receive public input. He added that the Council meeting packet includes a letter from Steve and Max Wake in support of the City's consideration for acquisition and provides for the terms of a lease arrangement with the Wake family. Mayor Eickmeier stated that no decisions or agreements have been made with the Seward Country Club or the Wake family.

Don Suhr, 1431 Crestwood Dr., provided a brief history of the development of the Seward Country Club course and properties and the parties involved in the initial start-up. He encouraged the City to consider the acquisition supporting the need for a course for the youth and adults of the community.

Kiersten Hill, 1599 Augusta Dr., spoke in favor of the City acquisition of the golf course. She commented membership with the golf course has helped her family become connected with the community and has developed relationships that probably would not have happened without the golf course.

November 3, 2015

Megan Steckler, 2343 Meadow Lane, spoke in favor of the City's acquisition of the golf course. She stated she and her family recently relocated to Seward and having a golf course for family recreation and social interaction was a key factor in their relocating to the Seward community.

Rich Hill, 2611 Alvo Rd, stated he is currently President of the Seward Country Club. He stated he is not a resident of the City, but is speaking on behalf of the 150 members of the Seward Country Club in support of the City taking over the Club's assets. He stated the Club has faced its challenges over the past couple of years, but feels the golf course continues to provide an important piece of quality of life for the community.

City Administrator Smith stated the City budgeted \$300,000 in revenues and \$350,000 in expenses for the current budget year for acquisition and maintenance of the golf course. He stated if the City finances the purchase, there will be loan payments and it is likely additional staff would be hired for the operation and maintenance of the course, which adds to the costs of operation. But in reviewing the current finances of the County Club, there may be some costs that are less, such as insurance, being a municipality. He added that he would anticipate having memberships for the course; however, they would not be an exclusive "club" membership, but rather an annual course fee.

Mayor Eickmeier added that there are 30 First-Class cities (population over 5,000) across the State that have at least one golf course in their communities. Of those 30, 10 have municipal courses. The other 20 have at least one golf course in their community and many have more than one.

Councilmember Schmit moved, seconded by Councilmember Singleton, that the Council enter into closed executive session for the protection of the public interest and to give legal counsel negotiation guidance relating to the proposed acquisition of real estate of the Seward Country Club, with said closed executive session lasting no more than 30 minutes, and that the Mayor, City Administrator, and City Attorney be included in the executive closed session.

Mayor Eickmeier restated that there is a motion and second for the City Council to enter into closed executive session for the protection of the public interest and to give legal counsel negotiation guidance relating to the proposed acquisition of real estate of the Seward Country Club, with said closed executive session lasting no more than 30 minutes, and that the Mayor, City Administrator, and City Attorney be included in the executive closed session.

Aye: Beck, Singleton, Fritz, Pike, Wilken, Schmit, Kamprath  
Nay: None  
Absent: Hans. Motion carried.

The executive closed session began at 7:40 p.m. At 8:11 p.m., Councilmember Singleton moved, seconded by Councilmember Pike, that the City Council reconvenes in open session.

Aye: Beck, Singleton, Fritz, Pike, Wilken, Schmit, Kamprath  
Nay: None  
Absent: Hans. Motion carried.

Mayor Eickmeier stated that the purpose of the closed executive session was for the protection of the public interest and to give legal counsel negotiation guidance relating to the proposed acquisition of real estate of the Seward Country Club. He stated no formal action was taken during the closed executive session.

November 3, 2015

Councilmember Schmit moved, seconded by Councilmember Beck, that City Attorney Hoffschneider continue with negotiations based on the guidance given in the executive closed session for the purchase of the Seward Country Club.

Aye: Beck, Singleton, Fritz, Pike, Wilken, Schmit, Kamprath

Nay: None

Absent: Hans. Motion carried.

5. CITY ADMINISTRATOR REPORT

Councilmember Fritz moved, seconded by Councilmember Singleton, that the City Administrator's Report dated November 3, 2015 be accepted.

Aye: Beck, Fritz, Singleton, Pike, Wilken, Schmit, Kamprath

Nay: None

Absent: Hans. Motion carried.

6. FUTURE REQUESTS FOR COUNCIL AGENDA ITEMS OR ADMINISTRATIVE ACTION

None.

7. ANNOUNCEMENT OF UPCOMING EVENTS

A. November 28 at 5:30 p.m. - Annual Holiday Lighted Parade

B. December 5 from 8:00 a.m. to 11:00 a.m. - Chamber of Commerce Rudolph's Red Nose Run - Middle School to Plum Creek Trail

8. MOTION TO ADJOURN

Councilmember Singleton moved, seconded by Councilmember Schmit, that the November 3, 2015 City Council Meeting adjourns.

Aye: Beck, Singleton, Fritz, Wilken, Schmit, Pike, Kamprath

Nay: None

Absent: Hans. Motion carried.

THE CITY OF SEWARD, NEBRASKA

\_\_\_\_\_  
Joshua Eickmeier, Mayor

\_\_\_\_\_  
Bonnie Otte  
Assistant Administrator  
Clerk-Treasurer  
Budget & Human Resources Director