

City of Seward, NE
Tuesday, June 16, 2015
Regular Session

Item G1

**CONSIDERATION OF APPROVAL OF DRAFT MINUTES OF
JUNE 2, 2015 - Bonnie Otte**

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

Staff Contact:

June 2, 2015

The Seward City Council met at 7:00 p.m. on Tuesday, June 2, 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: Charles Lieske, Ellen Beck, Sid Kamprath, Dean Fritz, Barbara Pike, John Singleton, Chris Schmit, Dick Hans. Other officials present: Attorney Patti Vannoy, in absence of City Attorney Kelly Hoffschneider. Absent: Interim City Administrator Jack Vavra.

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 in the front window 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 MAY 19, 2015 COUNCIL MEETING

Councilmember Pike moved, seconded by Councilmember Singleton, that the minutes of the May 19, 2015 City Council meeting be approved.

Aye: Hans, Beck, Schmit, Pike, Fritz, Lieske, Kamprath, Singleton

Nay: None

Absent: None. Motion carried.

2. CONSENT AGENDA CONSIDERATION ITEMS

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

- A. Claims & Payables Reports
- B. Seward County Economic Development Corporation Director's Report
- C. Infrastructure Cost Items Reimbursable Back to the City.

CLAIMS LIST
6-2-15
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.

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Payroll	181,808.48
Nebraska Mosquito & Vector Control Assoc, Trng	70.00
Card Maker Magazine, Su	39.97
Eric Ahrens, Ex	50.00
Aqua-Chem, Su, Bu	882.31
Alan Baldwin, Meals, Trng, Mi	433.80
Black Hills Energy, Ut	3,452.52
Blackburn Mfg, Re	209.22
WS Bunch Co, Re	3,360.00
Capital Business Systems, Ma	330.55
Carroll Dist/Const Supply, Re, Su	192.51
Chase Card	4,544.78
FirstAidWeb, Trng	59.85
Amazon.com, Eq, Su	460.09
Holiday Inn Express, Trng	83.00
Walmart, Su	419.33
Cellar Bar & Grill, Meal	12.40
Home Depot, Eq	394.83
Lowe's, Su	297.88
American Legion Natl, Fees	915.00
Swimoutlet.com, Swimwear	1,832.40
Zoomshift, Se	70.00
Seward Buildings & Grounds	2,000.00
Seward Electric Fund, Ut	34,241.69
ME Collins Contracting, Re, Ci	77,508.66
Conner Roofing Co, Bu	175.00
Control Services,	1,860.09
Danko Emergency Eq, Re	257.47
Dean Davis, Ex	110.00
Dutton-Lainson, Su	69,625.86
EMC Ins, Ins	3,000.00
Ehlers Electronics, Re	118.00
Emergency Medical Products, Su	270.00
Fastenal, Su	205.71
Fehlhafer's, Re	50.00
Jeremy Geidel, Ex	110.00
General Code, Se	2,570.40
Cheryl Gerdes, Re	91.45
Gerhold Concrete, Re, Su	1,838.56
Gongol DJ & Assoc, Re	245.00
Antonio Gonzalez, Ex	105.00
Great Plains Comm, Se	368.00
James Hall, Ex	45.00
Hireright Solutions, Se	102.45
Hobson Automotive & Tire, Re	662.45
Husker Electric Supply, Re, Su	908.76
Hydraulic Equipment Service, Re	2,432.59
JEO Consulting Group, Se	2,780.00
Jackson Services, Se	115.27
Joseph Krause, Ex	25.00
Kriz-Davis, Re, Se, Su	4,656.43
Latsch's, Su	206.97
Lothrop Farms, Gu	940.00
MC2, Re	209.96
Matheson Tri-Gas, Su	241.10
Dan McElravy, Ex	450.00
Memorial Health-Drug, Ex	167.00
Memorial Health-Meals, Su	2,353.82

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Menards, Bu, Su	30.57
Brett Meyer, Ex	120.00
Brian Meyer, Ex	50.00
Mid-American Benefits, Ins	906.87
Midland Scientific, Su	72.03
Midwest Turf & Irrigation, Re	693.96
Mohrhoff Power, Su	112.75
Municipal Supply, Re	1,137.55
Nebraska Equipment, Re, Su	277.43
Nebraska Public Health, Se	274.00
Nebraska Law Enforcement, Trng	95.00
Nebraska Roads Dept, Ma, Re	50,029.39
Northern Safety Co, Re	204.95
O'Reilly Auto Parts, Re	185.28
Olsson Associates, Se	1,136.87
Orscheln Farm & Home, Bu, Su, Eq	368.72
Brian Peters, Mi	133.40
Plunkett's Pest Control, Bu	55.12
Precision Concrete Cutting, Re	180.00
Precision Tool & Machine, Su, Re	113.70
Quill Corp, Su	834.11
Monte Reeves, Refnd	70.00
Joseph Reimers, Ex	120.00
Resco Electric Utility Supply, Re	1,040.00
Rose Equipment, Re, Su	475.77
Sam's Club, Su, Bu	151.51
Sam's Club, Su	145.49
Bill Sleight, Refnd	60.00
Karen Snavelly, Refnd	60.00
Sports Express, Su	2,160.05
Suhr & Lichty Ins, Ins	769.00
Supplyworks, Su	1,555.15
Terracon, Gu	307.00
Tiiger, Equip	2,607.97
Time Warner Cable, Se	79.38
Union Bank & Trust Co, Int	7,862.40
Jack Vavra, Se	4,913.86
Wesco Distribution, Su, Equip	437.63
Brandon Wood, Ex	25.00
Total	<u>486,273.74</u>

Aye: Hans, Schmit, Beck, Fritz, Pike, Lieske, Singleton, Kamprath

Nay: None

Absent: None. Motion carried.

3. PRESENTATION BY AYARS & AYARS, INC ON POSSIBLE RAIL SITE PROJECT

Mike Ayars and Cory Barber of Ayars & Ayars, Inc. presented a Master Plan concept for development of the Seward/Lincoln Rail Campus site. The project calls for a commercial industrial plant that manufactures piping to be used in the oil industry. The site provides for the necessary train rail to bring in the raw steel and to ship out the piping. The product would be shipped to North Dakota, Wyoming, Pennsylvania, and Texas. Mr. Ayars stated the project has been in process for over four years. He stated the project would include a total capital investment of \$100,000,000 plus; employ 150 people; have an annual anticipated payroll of \$6,240,000; building investment of \$45,000,000 for an 868,000 s.f. building; equipment investment of \$30,000,000; and annual rail car usage of 1500 cars. He stated items to address to move the project forward are access to natural gas,

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electricity (7,000 Kw load), water/sewer, land acquisition, railroad development and access roads. Mr. Ayars stated there is a lot of work to be done with a lot of different entities and utilities; however, if all falls into place, the timeline is groundbreaking in September 2015 with an opening date of May 2017. Mr. Ayars stated the project team and investors are very interested and excited about this site. He stated that as the project moves forward and conversations continue, they will be back before the City Council as needed for updates and/or action.

There were brief discussions regarding use of the rail site land that is not needed for the project, emissions, water needs and disposal, environmental impacts, auto and train traffic. No action was required or taken.

4. CONSIDERATION OF SPECIAL DESIGNATED LIQUOR PERMIT FOR RO'S LOUNGE

Councilmember Singleton moved, seconded by Councilmember Pike, that the Special Designated Liquor Permit submitted by RO's Lounge, Seward, Nebraska for a Beer Garden to be held June 30, 2015 through July 5, 2015, at 719 Main Street, Seward, be approved.

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

5. CONSIDERATION OF AWARDING BID FOR THE 14TH STREET SUBSTATION CONSTRUCTION CONTRACT TO IES COMMERCIAL, INC IN THE AMOUNT OF \$475,076

Councilmember Beck moved, seconded by Councilmember Singleton, that the bid for the 14th Street substation construction contract be awarded to IES Commercial, Inc in the amount of \$475,076.

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

6. CONSIDERATION OF A PLAN FOR STORM WATER RUNOFF AND SANITARY SEWER IMPROVEMENTS FOR ST. JOHN'S NEW DAYCARE CENTER TO BE LOCATED AT HILLCREST DR. AND COLUMBIA AVE.

- A. Consideration of financial participation in the relocation of sanitary sewer line and improvements.
- B. Consideration of financial participation in the relocation of storm sewer and consideration of constructing a new storm sewer line.

Jim Berg, Rega Engineering Group, Inc. addressed the Council as spokesperson for the St. John's Lutheran Church. He stated the Church is in the process of building a new Child Development Center at the intersection of Columbia Avenue and Hillcrest Drive. Mr. Berg reviewed several items involving the project that impacts the sanitary and storm sewer systems in the immediate building site.

Mr. Berg stated the first issue is the relocating the existing sanitary sewer that cuts across the property where the new center will be built. The new line will be an upgraded 8" PVC line. He stated this portion of the project has already been bid out and the contractor is on site ready to do the work. He said the cost to relocate the line is \$104,754 and requested the City consider paying for 50% of the cost, due to the community benefit for the City to relocate the line while other work is being done in the area. The City's cost would be \$52,377.

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He stated the Church is also proposing the sanitary sewer lines that run along the west side of the project to the north and south could also be replaced as they are clay tile and it would be beneficial to the City to redo this line now.

Mr. Berg went on to address another utility issue. He stated the current size of the existing 30-inch reinforced concrete storm drain that cuts across the property from the northeast to the southwest is undersized (based on their Civil Engineer review) and will not handle a 5-year storm event, which does not meet design standards. He stated the Church is proposing the City upsize the line to a 48" line reinforced concrete pipe. Installing the new larger storm sewer now will prevent digging up the existing 30-inch storm sewer and installing the larger size under the proposed parking lot (located to the south of the new center), in the future. The Church is willing to provide the required easements to construct and maintain the City-owned storm sewer and is offering to delay constructing the parking lot to align with the City's funding cycle.

Mr. Berg also commented that their Civil Engineer provided some calculations with regard to the storm drainage issues and understand the City is looking into a long-term solution. He said in the interim, the Church is offering to donate a parcel of land to the east of the proposed Center site to be used as a detention cell. The City would have ownership and maintenance of this property and would provide the construction of the detention cell.

Mr. Berg provided a breakout of estimated costs:

Church to pay 50%:

Relocate existing 8' sanitary sewer line	\$104,754
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City to pay 100%:

New 8" Sanitary Sewer (West-South Section)	51,990
New 8" Sanitary Sewer (West-North Section)	46,290
New 48" Storm Sewer (Remove Existing 30")	201,900
New 48" Storm Sewer (Abandon Existing)	119,950
Construct and maintain detention cell	Cost unknown

Mayor Eickmeier stated that he did not believe any of these projects were in the current budget or capital improvement plan and it may be difficult to assume the costs in the current budget year. He stated the Council can choose to contribute to the project(s); however, it is typical to identify such utility improvements in the capital plan. Whether the proposed improvements are beneficial to the City would likely be a philosophical debate.

Water/Wastewater Director Tim Richtig addressed the Council and stated the 8" sanitary sewer line does have to be relocated in order to construct the new center, but does not feel it benefits the City to move the line. He said he does not know the condition of the north and south sanitary sewer lines, which would have to be inspected to determine if they should be replaced. He stated there are a lot of clay lines in the City that are in good shape and continue to service the City's utility needs. He stated he has concerns with accepting the property for the proposed detention cell without knowing the acreage and capacity, plus there are a lot of utilities in the area and doesn't know what is under the ground.

A question was raised regarding the property owned by Curt Coddington to the west of the proposed parking lot and whether this development will increase the flooding problems for the property. Jeff Voehl, Trustee for the Building Committee stated he approached Mr. Coddington and he is o.k. with the plan.

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Dan Rosenthal, engineer for the Church, stated there was a hydrogeological study completed for this area a couple of years back and the current detention cell to the south of the proposed development handles the water runoff from Hillcrest. The proposed new detention cell would have a capacity of approximately 16,000 c.f. of storage.

Street Superintendent Mel Aldrich stated, should the City choose to construct the new 48" storm sewer piping, he would suggest leaving the current 30" storm pipe in place to be used for additional water storage during a rain event.

A question was raised as to whether there was savings on any of the current budgeted completed projects that could be shifted to any of the proposed projects for this development. Public Facilities/Capital Improvement & GIS Director John Hughes stated the storm sewer projects would probably have to be considered in the next budget.

An additional question was how the groundwork would begin within the next few weeks if the City had not made a decision on financial participation. Mr. Berg stated the Church is moving forward with the plan as presented, but should the City choose to participate, they can advise the Church of that decision at a later date.

Councilmember Schmit moved, seconded by Councilmember Singleton, that City staff, in particular, Water/Wastewater Department, Public Facilities Department, and Street Department provide a written recommendation to the City Council regarding the condition of the current sanitary sewer system (north/south sections) on the west side of the proposed St. John's Development Center; review of water runoff and hydrogeological study to make sure former study included this size of building and size of parking lot; the estimate for costs of constructing the detention cell; and the timing of the project (build in phases), and budgetary options and return with the information at the June 16 City Council meeting.

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

7. CONSIDERATION OF LIQUOR LICENSE MANAGER APPLICATION FOR WALMART STORE 885, 1326 280TH RD

Councilmember Singleton moved, seconded by Councilmember Pike, that Elizabeth A. Punko be approved as manager of the retail class D Liquor License for Walmart Store 885.

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

8. NOTICE OF RESIGNATION OF COUNCILMEMBER CHARLES LIESKE FROM THE SEWARD CITY COUNCIL

Councilmember Lieske presented a written letter of resignation from the Seward City Council effective July 7, 2015, due to accepting a new work opportunity and moving to Scottsbluff.

Mayor Eickmeier thanked Councilmember Lieske for his service to the community and wished him and his family the best.

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9. CAPITAL PROJECTS REPORT

Public Facilities/Capital Improvement & GIS Director John Hughes provided an update and Capital Projects Report dated 6/2/15.

Councilmember Singleton moved, seconded by Councilmember Fritz, that the Capital Projects Report dated June 2, 2015 be accepted.

Aye: Hans, Lieske, Beck, Schmit, Fritz, Pike, Kamprath, Singleton

Nay: None.

Absent: None. Motion carried.

10. FUTURE REQUESTS FOR COUNCIL AGENDA ITEMS OR ADMINISTRATIVE ACTION

None

11. ANNOUNCEMENT OF UPCOMING EVENTS

A. July 4th Celebration

B. June 17 - Waste Compact Meeting - Milford - Councilmember Beck volunteered to represent the City at this meeting

12. MOTION TO ADJOURN

Councilmember Singleton moved, seconded by Councilmember Pike, that the June 2, 2015 City Council Meeting be adjourned.

Aye: Hans, Schmit, Pike, Beck, Fritz, Lieske, Kamprath, Singleton

Nay: None

Absent: None. Motion carried.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

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