

City of Bloomfield
January 21, 2009
Council Meeting Minutes

A special meeting of the Mayor and City Council of Bloomfield, Nebraska, was called to order at 6:00 p.m. by Mayor Jim Cripe at the City Council Chambers. Present: Mayor Jim Cripe and Council Members Brad Eckmann, Joe Hunhoff, Joe Skrivan, Barb Wilson.

The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room.

Motion by Skrivan to adopt the agenda with revising the order to the following: Acquisition of real estate for medical clinic building site, discussion of medical clinic agreement with Bloomfield Medical Clinic, medical clinic financing options; second by Eckmann. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

The Mayor asked if anyone not on the agenda would like to address the Council. No one responded.

Les Jessen approached the Council to give an update on Bloomfield Community Foundation members' efforts to secure the Judy's Bottle Shop property for the medical clinic site. This land, along with adjoining real estate currently owned by the Bloomfield Community Foundation, will be available for purchase by the City of Bloomfield. Motion by Skrivan to draw up ordinance for purchase of real estate for the medical clinic project, second by Wilson. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried. The ordinance will be up for consideration at the February 2nd meeting.

Discussion was held on possible details of an agreement between the City and the Bloomfield Medical Clinic. Kevin Lauck and Sunny Nagengast of the Bloomfield Medical Clinic and John Nagengast of the Bloomfield Pharmacy were present. Sunny Nagengast noted that the Bloomfield Medical Clinic will be providing approximately \$80,000 in equipment. John Nagengast also said that he will have costs associated with his move into the building. They proposed a monthly rental rate of \$500 for the clinic portion and \$800 for the pharmacy portion for a total of \$1300/month. Bloomfield Medical Clinic would reimburse the city for utilities. Term of the lease was also discussed, as was the question of what would happen should the business be purchased by another entity. Consensus was that a five-year lease with annual review would be appropriate. The cost of installing a phone system and computer system was also discussed as a cost that the operators of the clinic would have to incur. Those in attendance also talked about efforts to recruit a physician.

Ryan Bloomquist said he estimates annual costs for the clinic building at \$42,384, assuming that \$300,000 is financed over 15 years. He suggested that the City of Bloomfield use \$100,000 from its cash reserve for the project and that efforts be made to

raise another \$70,000. Motion by Skrivan to transfer \$100,000 from the general savings to the medical clinic fund when funds are needed to cover construction expenses, second by Wilson. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Motion by Skrivan to seek financing at an interest rate fixed for 10 years on an amount of financing to be determined by project cost and future donations, second by Hunhoff. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Ryan Bloomquist, noting the work of the Bloomfield Community Foundation, gave a brief overview of the economic impact of the First National Service Center on the community.

Fundraising ideas were discussed, and a proposal to send out a mass mailing will be discussed at the February 2nd meeting.

Lyndsy Jenness presented her administrative report, including a request for input regarding the One and Six Year Street Improvement Plan. She also gave an update on Landmark Surveying's evaluation of Delores Mumm's drainage concerns. Both items will be on the February 2nd agenda.

Motion by Hunhoff to adjourn, second by Wilson. Meeting adjourned at 8:15 p.m.

Lyndsy Jenness
City Administrator

Jim Cripe
Mayor