

**City of Bloomfield**  
**October 5, 2009**  
**Council Meeting Minutes**

The regular meeting of the Mayor and City Council of Bloomfield, Nebraska, was called to order at 7:00 p.m. by Mayor Jim Cripe at the City Council Chambers. Present: Mayor Jim Cripe and Council Members Brad Eckmann, Joe Hunhoff, Joe Skrivan, and Barb Wilson.

Motion by Eckmann to adopt the agenda, second by Wilson. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

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.

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

Motion by Hunhoff to adopt the pre-approved agenda items, second by Skrivan: 9/14/09 regular meeting minutes; September claims in the amount of \$242,897.73; and the following transfers: \$10,000 from Ambulance Fund to Medical Clinic; \$100,000 from General Savings to General Checking for Medical Clinic; \$51,387.50 from Medical Clinic to General Checking. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

The Mayor opened the public hearing for zoning applications. Minutes from the September 21<sup>st</sup> Planning Commission were presented. Application by Randy True for a special permit for limited business activity in the R-2 District - Lot 1 and the East ½ of Lot 2, Block 32, Oric Addition (203 South Pierce Street) was considered. There was general discussion regarding the use of residential lots for business and the availability of commercial lots. Council reviewed the definition of limited business. No action taken on permit.

Council considered application by Dave Kumm for a variance for a garage/storage building on Lot 3, Block 52, Whited Addition (701 South Broadway Street). Mr. Kumm explained that the structure would be used for storage of a camper and cars. He said he plans for a 36' x 50' structure with 12' walls, vinyl siding, steel roof, and 2' stem wall. Objections heard earlier from members of the public were acknowledged. Motion by Skrivan to approve the permit, second by Wilson. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Application by Bloomfield Schools, 311 East Benton Street, for a 45' wind turbine on the southwest corner of the parking lot west of the gym was considered. Motion by Wilson to approve, second by Hunhoff. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Discussion was held on Ordinance 09-5, an ordinance providing for hours for city parks. Ordinance initially proposed that it be unlawful to remain in city parks between the hours of 11 p.m. and 6 a.m. except in the case of camping and special events. There was discussion about what park areas would be covered. Motion by Hunhoff to advance Ordinance 09-5 on first reading with hours to be amended from 10 p.m. to 6 a.m., second by Skrivan. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Council considered Resolution 09-9, a resolution to acquire for purposes of housing the city's water department operations a parcel of real estate and improvements located at 607 South Broadway Street, Bloomfield, Nebraska, legally described as the South (S) Nineteen feet (19') of the East (E) One

Hundred feet (100') of Lot Three (3); the East (E) One Hundred feet (100') of Lot Four (4); the North (N) Forty feet (40') of the East (E) One Hundred feet (100') of Lot Five (5), all in Block Fifty (50), Whited Addition, Bloomfield, Knox County, Nebraska. The former NorthStar Services office, currently owned by the Bloomfield Community Foundation, was appraised at \$32,000. Motion by Wilson to adopt Resolution 09-9 to acquire property for purposes of housing the city's water department at the price of \$32,000, second by Hunhoff. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

The Mayor acknowledged receipt of a letter from Craig Braunsroth, Gilbert Braunsroth, and Arline Braunsroth regarding the denial of a permit for limited business activity at 423 East Main Street. He also acknowledged that he and each council member had received an October 3<sup>rd</sup> memo from Alan Lemke, which would be introduced into the minutes. City Attorney Jennifer Birmingham said the council would now need to decide whether to reconsider the decision to deny the permit and decide what to do with the material currently sitting on the property. Motion by Skrivan for 40 days from today for removal of material from property if no permit is received at next meeting, second by Wilson. Ayes: Eckmann, Skrivan, Wilson. Nays: Hunhoff. Motion carried.

Council received an update on the medical clinic project. Motion by Hunhoff to authorize Mayor Jim Cripe to sign notes and pledge collateral for interim financing of up to \$325,000 at the rate of 6% and permanent financing at a rate and amount to be determined for construction of the new medical clinic building with the understanding that the City of Bloomfield contribution of \$100,000 out of general savings and all donations be expended prior to funds being borrowed, second by Skrivan. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried. Administrator talked about the problems with the brick and how those issues are being handled.

The Council reviewed information from Terry Mead, JEO Consulting Group, regarding proposals to deal with storm water running down the alley. Staff will get some price quotes. Mr. Mead's proposal for engineering services for street improvements on North Broadway and Southeast Broadway were also reviewed.

Public works department staffing was discussed. Motion by Wilson for approval of Bill Thiele's hire at the rate of \$11.50/hour, second by Eckmann. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Administrator reported that the proposed sale of land at the airport to Steve Barney/Bloomfield Ag & Aerial has not yet taken place. Skrivan noted that he's heard complaints regarding the appearance of the airport.

Administrator reported on work to address EMC Insurance's recommendations. Superintendent Dave Stark is working on a plan to get cushion material around equipment at Robin Schulz, and the city park will also be examined. Administrator is waiting on quotes to get the fire hall sprinkler system connected to 24-hour monitoring. The Airport Authority has been asked to provide a written response regarding chemical storage at the airport.

Council reviewed a police car quote from Speedway Truck and Auto. Motion by Skrivan to approve the purchase of police car from Speedway Truck and Auto for \$23,900 with \$900 trade-in for total of \$23,000, second by Hunhoff. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Council received report from the library board regarding staffing. Motion by Wilson to accept the resignation of ToniLynn Merchen and to accept the board recommendation to hire Jennifer Lauck, second by Eckmann. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Administrator and Officer Holz updated the council on staff efforts to deal with cockroach infestation. Police have been in contact with property owner to ensure cleanup and extermination.

Administrator asked the council to consider cell phones for the public works department instead of pagers. Motion by Wilson to allow administrator to get cell phones as she sees reasonable, second by Eckmann. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Administrator told the Council about the franchise renewal agreement as proposed by Great Plains Communications. Concern about the quality of programming was discussed. The item will be considered in November.

The Mayor suggested that the city council look at adjusting the leave city employees receive to combine sick leave and vacation leave. There was brief discussion on what changes could be made to make the benefits package more competitive.

Motion by Skrivan at 8:49 p.m. to go into executive session to discuss merit pay and employee evaluations, second by Hunhoff. Motion by Eckmann at 9:48 p.m. to come out of executive session, second by Wilson. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Motion by Skrivan to approve merit pay based on evaluation scores and a 3% raise for full-time employees, city clerk, custodian, and library staff; second by Wilson. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Motion carried.

Administrative reports were presented. Public works report included information on Bill Thiele being hired and on trading the Well 75 pump for a soft start. The Council reviewed a written report submitted by Officer Wally Holz. Administrator Lyndsy Jenness provided a report including a calendar of events and administrator activities.

Motion by Eckmann to adjourn, second by Wilson. Ayes: Eckmann, Hunhoff, Skrivan, Wilson. Nays: none. Meeting adjourned at 9:58 p.m.

Lyndsy Jenness  
City Administrator

Jim Cripe  
Mayor