

**CITY OF LEXINGTON
LEXINGTON, NEBRASKA**

The Special Meeting of the Lexington City Council was held Saturday, May 6, 1995, at the Grand Generation Center, 407 East 6th Street, Lexington, Nebraska, at 8:00 A.M. Members of the City Council present were: Mayor John Wightman, Robert Hawks, Dorothy Anderson, John Fagot and Jerry Long. City Officials present were: City Clerk Leon E. Malzahn, City Manager Bill Podraza and City Attorney Will Weinhold. Department Heads present were: Neldene Skwarek and Ann Luther.

NOTICE: Notice of the meeting was given in advance, thereof by publication in the Lexington Clipper-Herald, the designated method for giving notice, as shown by the Affidavit of Publication attached to these Minutes. Notice of this meeting was simultaneously given to the Mayor and all members of the Council, and a copy of their Acknowledgment of Receipt of Notice and the agenda is attached to these Minutes. Availability of the Agenda was communicated in advance notice and in the notice to the Mayor and Council of this meeting. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the agenda were available for public inspection.

CALL TO ORDER: The meeting was called to order by Mayor John Wightman.

AQUATIC CENTER: City Manager Podraza stated that Mr. Burbach needs to furnish the city with a rendition and a visit which were included in his fees. During his visit, it is planned to have Mr. Burbach attend a Chamber of Commerce meeting and a special meeting of the Lexington City Council for June 6, 1995 at 7:30 p.m. which meeting could be televised from the high school. City Manager Podraza also suggested a series of question and answer type articles to be placed in the paper regarding the sales tax issue for schools and the swimming pool. Councilmember Fagot suggested the City of Lexington joining a national aquatic association whereby the City may receive discounts for equipment. City Manager Podraza informed council that the study of aquatic

centers throughout the state reveal that revenues have increased through increased participation and also increase in charges for admission. When discussing the cost of the pool, the recent renovation bid from Gothenburg was discussed with the understanding that this bid came in at approximately \$600,000.

BUDGET DISCUSSION: City Manager Podraza stated that the target for the fiscal year '95-'96 fiscal year was not to increase the tax call from the current position of \$157,971 for the general fund, plus the bonds which would equal \$205,000 of property tax call. He stated that this call was based upon a \$167,000,000 valuation of the town resulting in a levy of .0942 cents per \$100 dollars. He further stated that a problem could exist with the upcoming fiscal year which the state legislature has changed to a 14 month fiscal year for a one year period. This problem would arise in the fact that we have told the citizens of Lexington that the property tax call would not increase, but having a 14 month budget would make that statement look to be false. The city manager further stated that there may be a possibility of submitting a 12 month budget, a 2 month budget, and a 14 month budget to further explain to the citizens that the overall spending has not increased but the fiscal year would be longer for the next year only. Also discussed was the merit increase for employees if they qualify for the 5% which equates to approximately 3.5% increase in the budget. The city manager touched slightly on the ADA requirements in the job descriptions as another agenda item later on deals with this subject.

INSURANCE: City Manager Podraza relayed to the council the wishes of administration to change the deductible for surgery from a 50/50 for the first \$2,000 to an 80/20 for the first \$2,000. This change would affect, as stated before, surgery and outpatient care. He then stated that the side fund at this time is approximately \$145,000 which is down from a high of \$185,000. This reduction in assets of the side fund is due to several employees who have had severe illness. The city manager further explained the PPO and HMO organization and the availability of a PPO from our hospital and the requirements of that PPO.

BUILDING:

City Manager Podraza reviewed a memorandum from Tom Nelson to Vance Bricker regarding inspection fees and the increase brought about by the adoption of the 1991 code book and the ability in the city code for permits to do plumbing work in the city of Lexington. On the discussion of permits to do plumbing work related to the degree in which the City of Lexington would be exposing themselves to liability by issuing a license for plumbers in the city. Other items discussed under this related to the inspection which Cozad does on rental properties, the junked vehicle situation in the City of Lexington, the Keep America Beautiful plan and a plan for Keep Lexington Beautiful, the situation regarding sidewalk placement and repair and the changes which have occurred to the physical plan of the City of Lexington, the municipal building and the library to make these buildings conform with the Americans with Disabilities Act.

LANDFILL:

City Manager Podraza reviewed the changes that have occurred in the time and closure of the existing landfill that were granted by the Department of Environmental Quality regarding testing for ground water and monitoring wells and postclosure inspection. City Manager Podraza stated that these changes would save the City of Lexington millions of dollars over the ensuing years.

**COMMUNITY SERVICE
BUILDING REPORT:**

City Manager Podraza reported that the Community service building was negotiated at \$605,599 with change orders amounting to \$4,500 which included a sprinkler system for the paint storage as required by the state fire marshal deleting and rebidding the fence at \$14,400 including the gas tanks. City Manager Podraza stated that the bid to move the gas tanks is \$36,000. They were considered as high and they negotiated to move in \$17,000. Rock for the yard is estimated at \$5,000. Wood shelving was opted as opposed to metal shelving at a cost of \$10,000 for a total of \$660,000. Of this \$660,000, \$400,000 would be paid by the general fund with the remainder to be paid by the utilities. City Manager Podraza further stated that depending upon the progress on

construction, the building may be included in the next fiscal year's budget.

SANITARY SEWER RATES:

City Manager Podraza stated that there is a possibility that the City of Lexington and IBP may cooperate with the sewage disposal plant whereby the city handled some of the sludge from IBP as IBP is not set up to accommodate and that IBP would handle some of the ammonia removal for the City of Lexington as their equipment is already in place. Additionally, they discussed the gross profit of the sanitary sewer department stating that this department without any franchise fees paid to the city of Lexington was operating \$15,000 in the red and therefore, the rate increase would be forthcoming.

13TH STREET PROJECT:

City Manager Podraza stated that the entire project on 13th Street has been halted due to the rainy weather and muddy conditions. However, the tree removal has been completed and the intersection at 13th and Taft will be given the highest priority as soon as the condition of the ground allows.

GRAND GENERATION CENTER:

Ann Luther presented a report to the City Council outlining the attendance at the Grand Generation Center compared to one year ago. Additionally, she explained the activities that were planned by the Grand Generation Center and the contents of these activities.

SUMMER OFFICE HOURS:

City Manager Podraza requested that the city office be allowed to open at 7:00 a.m. and close at 4:00 p.m. versus the 8:00 to 5:00 in the summer months. It was the feeling of several councilmembers that there would be a need to have the office open from 4:00 to 5:00 p.m. Therefore, they did not recommend this step be taken.

COMPARISON OF ELECTRIC RATES:

City Manager Podraza presented graphs of Lexington's electric rates compared to other towns in the state of Nebraska stating that Lexington falls within the mean class of cost for blocks of kilowatt hours in 80% of the surveyed towns.

COMPUTER

City Clerk, Leon E. Malzahn presented an outline of

DISCUSSION: previous activities with the computer system for the city office proposing a change in the workstation environment to a network type environment using a operating system which is more capable of interfacing with and using current technology. The City Clerk stated that a total cost of this conversion could be accomplished by the reduction of the maintenance charge on our current mainframe.

ADMINISTRATIVE VAN: City Manager Podraza requested the city council to include a new van for administrative use at the city office. He further stated that this van would be rolled into another department and would be used as our other vehicles to their degree of inefficiency.

TAX INCREMENT FINANCING: The City Manager discussed a project that could use tax increment financing in the City of Lexington to construct apartments on land in the north part of Lexington. After a discussion concerning the impact of tax increment financing would have on not only the City of Lexington, but also the school district, it was recommended the staff call a meeting with the administration of the school to discuss the impact this may have on their tax base.

RAILROAD OVERPASS: City Manager Podraza reviewed the offer from Union Pacific Railroad of last year to close the crossings in Lexington. Also discussed at this time were the possible locations of an overpass. These were on Adams Street or the Airport Road. With no further discussion, no action was taken.

SUMMER INTERN: The City Manager stated that he would be employing an intern for the summer to complete the job descriptions, a risk study concerning the safety committee, and the impact IBP has had on our community. City Manager Podraza further stated that the student would be paid approximately \$5.00 per hour.

SWIMMING POOL FEES: An increase in the admission rates for the swimming pool was discussed with the recommendation that this would be placed on the agenda for the May 9, 1995 council meeting.

ADJOURNMENT:

There being no further business to come before the Council, Mayor Wightman declared the meeting adjourned.

John Wightman
Council President

Leon E. Malzahn
City Clerk

I, the undersigned City Clerk for the City of Lexington, Nebraska, hereby certify that all of the subjects included in the foregoing proceedings were contained in the Agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk during regular business hours prior to said meeting; that the Minutes of the Mayor and Council of the City of Lexington, Nebraska, from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meeting of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Leon E. Malzahn
City Clerk