



J.W. BERG
Mayor

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**CITY OF BRIDGEPORT
NEBRASKA**

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**CITY OF BRIDGEPORT
PROCEEDINGS OF THE SPECIAL MEETING
OF THE CITY COUNCIL**

Council Chambers, City Hall, 809 Main Street, Bridgeport, Nebraska
Thursday, February 21, 2008
7:00 PM

A special meeting of the City Council of the City of Bridgeport, Nebraska was convened in open and public session at 7:00 p.m. on February 21, 2008, in City Council Chambers at Bridgeport City Hall, 809 Main Street, Bridgeport, Nebraska. Present were J.W. Berg, Mayor; Councilman Greg Lussetto. Absent: Gary Oltmann, Jason Schmunk, and Willis Beyer. City Attorney Jimmie J. Jensen, Jr. was also present.

The mayor announced that a quorum was not present, therefore the mayor announced that the meeting would be continued and reconvened on Thursday, February 28, 2008 at 7:05 PM at Bridgeport City Hall, 809 Main Street, Bridgeport, Nebraska.

The mayor reconvened the meeting at 7:12 p.m. on February 28, 2008 in City Council Chambers at Bridgeport City Hall, 809 Main Street, Bridgeport, Nebraska. Present were J.W. Berg, Mayor; Councilmen Greg Lussetto, Gary Oltmann, Willis Beyer. Absent: None. City Attorney Jimmie J. Jensen, Jr. , City Administrator Bill Boyer, Fire Chief Brad Mueller and Mike Bacon were also present.

Notice of the meeting was given in advance thereof by publication in the Bridgeport News-Blade, the designated method of notice given, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Councilmen and a copy of their acknowledgment or receipt of such notice is attached to these minutes. Availability of the Agenda was communicated in the advance notice and in the notice to the Mayor and City Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

I. ROUTINE BUSINESS

Pledge of Allegiance

The Mayor led the Pledge of Allegiance.

Announcement of Open Meetings Act

The Mayor announced, "In accordance with Section 84-1412 of the Nebraska Revised Statutes, the open meetings act is posted at the back of the Council Chambers for the review of the public."

Bill Boyer, City Administrator
Irene Y. Cooper, City Clerk/Treasurer
Dori Huck, Deputy City Clerk
Jimmie J. Jensen, Jr., City Attorney

Jason Schmunk, Council President
Willis Beyer, Councilman
Greg Lussetto, Councilman
Gary Oltmann, Councilman

Changes in Agenda

The Mayor asked if there were any changes to the agenda. City Administrator Boyer said there were none.

Citizens with Business not scheduled on the Agenda

The Mayor asked if there were any emergency items that needed to be added to the agenda. There were none.

Oral Communications – Welcome of Visitors

The Mayor welcomed all visitors in attendance and asked if any member of the public wished to speak on any item not on the agenda. There were none.

II. PUBLIC HEARINGS

The Mayor opened the public hearing at 7:13 p.m. on a redevelopment plan for the City of Bridgeport.

Attorney Mike Bacon addressed the Council on the redevelopment plan. Bacon stated that the purpose of the redevelopment contract was to allow the Council to redevelop the area where the ethanol plant will be located. Because the council declared the area blighted and substandard, the Community Development Agency must approve a redevelopment plan before that area can be improved and tax increment financing bonds can be issued.

Bacon also stated that a cost benefit analysis had been conducted on the area from by Gene Konechky from the University of Nebraska at Kearney. That analysis was presented to the Council, which showed that there would be no adverse affects on the City of Bridgeport if the redevelopment contract was signed by the Community Development Agency. The plan also requires that all expenses that the city has incurred in this process shall be reimbursed by Bridgeport Ethanol when the TIF bonds are paid.

Bacon said that the Planning Commission and Community Development Agency has already reviewed the contract and recommended approval. If the Council approves the contract, the Community Development Agency intends to sign it in 30 days.

The mayor announced that this was a public hearing and asked if anyone in the audience wanted to comment on the redevelopment plan. Seeing none, the mayor closed the public hearing at 7:19 p.m.

III. ORDINANCES AND RESOLUTIONS

Consideration of Resolution 2008-005

Councilman Oltmann introduced Resolution 2008-005, titled as follows and moved its passage and approval by the Council:

RESOLUTION NO. 2008-005

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BRIDGEPORT, NEBRASKA APPROVING A REDEVELOPMENT PLAN, INCLUDING A REDEVELOPMENT CONTRACT; AND RELATED MATTERS

WHEREAS, the City of Bridgeport, Nebraska, a municipal corporation and city of the second class (the “City”), has determined it to be desirable to undertake and carry out urban redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously declared the area legally described in **Attachment 1** attached hereto (the “**Redevelopment Area**”) to be blighted and substandard and in need of redevelopment pursuant to the Act; and

WHEREAS, the Community Development Agency of the City of Bridgeport, Nebraska (the “**Agency**”) has prepared or caused to be prepared a Redevelopment Plan, including a Redevelopment Contract (collectively, the “**Redevelopment Plan**”), in the form attached hereto as **Attachment 2**, for the redevelopment of that portion of the Redevelopment Area legally described on **Attachment 3** (the “**Project Area**”); and

WHEREAS, the Agency and the Planning Commission of the City (the “**Planning Commission**”) have both reviewed the Redevelopment Plan and recommended its approval by the Mayor and Council of the City; and

WHEREAS, the City published and mailed notices of a public hearing regarding the consideration of the approval of the Redevelopment Plan pursuant to Section 18-2115 of the Act, and has on the date of this Resolution held a public hearing on the proposal to approve the Redevelopment Plan; and

WHEREAS, the City has reviewed the Redevelopment Plan and determined that the proposed land uses and building requirements described therein are designed with the general purpose of accomplishing a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and communitive facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BRIDGEPORT, NEBRASKA:

Section 1. The Redevelopment Plan is hereby determined to be feasible and in conformity with the general plan for the development of the City as a whole, and the Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined, based on the analysis conducted by the Agency, that (a) the redevelopment project described in the Redevelopment Plan would not be economically feasible without the Project Area without the use of tax-increment financing, and (c) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the City, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The City acknowledges receipt of notice of intent to enter into the redevelopment contract included within the Redevelopment Plan in accordance with Section 18-2119 of the Act, and the recommendations of the Agency and the Planning Commission with respect to the Redevelopment Plan.

Section 2. The Redevelopment Plan is hereby approved in substantially the form attached hereto, with such immaterial changes, additions, or deletions thereto as may be determined to be necessary by the Mayor in his sole and absolute discretion. The Mayor and Clerk are hereby authorized to execute the redevelopment

contract contained within the Redevelopment Plan for and on behalf of the Agency.

Section 3. In accordance with Section 18-2147 of the Act, the City hereby provides that any ad valorem tax on real property in the Project Area for the benefit of any public body be divided as follows for a period of 15 years after the effective date of this provision as provided in Section 18-2147 of the Act, which effective date shall be January 1, 2008:

- (a) That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the Redevelopment Project Valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and
- (b) That proportion of the ad valorem tax on real property in the Project Area in excess of such amount (the Redevelopment Project Valuation), if any, shall be allocated to, is pledged to, and, when collected, paid into a special fund of the Agency to pay the principal of, the interest on, and any premiums due in connection with the bonds, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Agency for financing or refinancing, in whole or in part, the Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premium due have been paid, the Agency shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in the Project Area shall be paid into the funds of the respective public bodies.

Section 4. The Mayor and Clerk are hereby authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Redevelopment Plan.

Councilman Schmunk seconded the motion. The Mayor asked for discussion or if anyone in the audience was interested in commenting on the resolution. No one responded. Roll call resulted as follows: Aye: Schmunk, Lussetto, Oltmann, Beyer. Nay: None. The passage of Resolution No. 2008-005 having been agreed upon by a majority of the Council, the Mayor declared Resolution No. 2008-005 passed.

III. REGULAR AGENDA

Emergency Items

The Mayor announced that there were no emergency items to be considered by the Council.

Consideration of Awarding Bids for New Fire Truck

Fire Chief Brad Mueller addressed the Council concerning the purchase of a new fire truck. Mueller said that he had reviewed all of the contracts and felt that the Smeal truck was the best purchase for the department. He said that the Smeal truck was the cheapest bid, but also conformed with the same type of truck that the fire department members are trained on now.

Mueller said that some modifications to the proposal would be needed. Councilman Schmunk asked if Mueller could get those in writing and bring them back to the Council at the next meeting so they could sign the contract. Mueller agreed to do so.

City Administrator Boyer stated that the Community Development Block Grant Funds to purchase the truck must be used in the next 18 months and Mueller stated that the new truck will take approximately one year to arrive.

Consideration of Awarding Contract for Debit/Credit Cards at the City Office/Community Center

City Administrator Boyer stated that he had reviewed the proposals from Wells Fargo and Platte Valley National Bank concerning debit and credit card usage at the City Office and Community Center. After review, Boyer said that Wells Fargo had slightly higher start up costs, but over the course of a year, the City would save a considerable amount of money by going with the Wells Fargo proposal. Wells Fargo was able to combine the two machines so only one monthly and annual fee would be paid.

Boyer also stated that Wells Fargo was charging a flat rate per transaction and not a percentage. Therefore, any purchase over \$20 would be more cost effective to use Wells Fargo. Assuming that an average city bill would run about \$120, the city would save over \$320 a year by using Wells Fargo if 25 transactions were made per month. The savings only increases as more transactions are made.

It was moved by Beyer, seconded by Lussetto, to approve the contract with Wells Fargo for the use of debit and credit cards at the City Office and Community Center. Roll call resulted as follows: Aye: Beyer, Schmunk, Lussetto, Oltmann.

V. ADJOURNMENT

Moved by Schmunk, seconded by Lussetto, that Council adjourn at 7:34 p.m. Roll call resulted as follows: Aye: Oltmann, Schmunk, Beyer, Lussetto. Nay: None. Motion carried. Meeting adjourned.

Bill Boyer, City Administrator/Recording Clerk

APPROVED:

J.W. Berg, Mayor