

Sidney, Nebraska, February 9, 2016, A Fair Housing City

A meeting of the Mayor and Council of the City of Sidney, Nebraska, was convened in open and public session at 7:15 P.M. on February 9, 2016 in the Council Room. Present were: Mayor Nienhueser and Council Members: Gallaway, Gaston, Gay, and Arterburn. Others present: Interim City Manager Anthony, Deputy City Clerk Heilbrun and City Attorney Leef. Notice of the meeting was given in advance thereof by publication in *The Sidney Sun Telegraph*, the designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the members of the City Council and a copy of their acknowledgment of receipt of notice is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the City Council. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Mayor Nienhueser informed the public of the location of the posted Open Meetings Act.

Arterburn moved, Gallaway seconded "That the minutes of January 26, 2016 meeting be approved as printed." Roll call vote: Yeas: All council members present.

Mayor Nienhueser reported that, following negotiations with city manager candidates, an employment agreement has been reached with Ed Sadler of Webster City, IA. Mr. Sadler was selected on the basis of his strong economic development track record, as well as his extensive experience in government and city management over the past 30 years. His salary will include \$113,000/yr., \$300/mo. auto allowance, relocation and temporary living expenses, and all other City benefits extended to full-time employees. His employment will commence no later than 45 days from this date. He asked for a motion to approve the employment agreement with Ed Sadler as City Manager of the City of Sidney. Arterburn moved, Gallaway seconded "That the employment agreement with Ed Sadler for the position of City Manager for the City of Sidney be approved effective February 9, 2016." Roll call vote: Yeas: All council members present.

Mayor Nienhueser opened a Board of Equalization hearing at 7:23 p.m. re: setting special assessments for Water Extension District #23, Sanitary Sewer Extension District #24, Street Improvement District Nos. 60, 61, and 62 for The Ranch Subdivision Phase I, and invited questions or comments regarding the schedule of assessments as set forth in Resolution No. 20160201. The Mayor closed the public hearing at 7:24 p.m. and asked for a motion to approve the Resolution.

Gaston moved, Gallaway seconded "That RESOLUTION NO. 20160201 be passed and adopted." Roll call vote: Yeas: All council members present.

RESOLUTION NO. 20160201

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SIDNEY, NEBRASKA:

1. The Mayor and Council find and determine: The cost of the water, sewer and street improvements constructed are as follows: WATER EXTENSION DISTRICT NO. 23 IN THE AMOUNT OF \$414,547.40, SANITARY SEWER EXTENSION DISTRICT NO. 24 IN THE AMOUNT OF \$617,783.68, STREET IMPROVEMENT DISTRICT NO. 60 IN THE AMOUNT OF \$444,491.74, STREET IMPROVEMENT DISTRICT NO. 61 IN THE AMOUNT OF \$946,618.75, AND STREET IMPROVEMENT DISTRICT NO. 62 IN THE AMOUNT OF \$766,381.05. The council has heretofore designated this time and place for considering and levying special assessments upon the property specially benefitted by said improvements to pay the cost of constructing the same; that notice of the time and place of holding that meeting for said purpose has been duly given as provided by statute by publication in *The Sidney Sun Telegraph*, a legal newspaper of general circulation in this City, at least ten days prior to the time designated for the holding of the meeting, said

publication being made on the 29th day of January, 2016; and by the mailing of copies of said notice to interested parties as provided by law; the Mayor and members of the Council have each personally inspected said improvements and the real estate abutting on and adjacent thereto; the Mayor and Council have heard all persons who desired to be heard in reference to the valuation of each lot to be assessed and the special benefits or damages thereto by reason of the construction of said improvements.

2. The Mayor and Council find and determine that no lot or parcel of land in said districts has been damaged by the construction of said improvements, that the valuation of the lots and parcels of land, taking into account the benefits derived or injuries sustained in consequence of said improvements, is the amount set out in the schedule hereafter included in this resolution opposite the description of said respective lots and parcels of land in the column headed "Valuation"; that the amount of benefits specially accruing to each lot and parcel of land in said District by reason of the construction of improvements exceeds the amount assessed against each lot or parcel of land to pay the cost of said improvement.

3. There is hereby levied and assessed upon the several lots and parcels of land in said Districts special assessments to pay the cost of construction of said improvements in the amount in dollars and cents set out in the schedule below in the column headed "Special Assessments". Said schedule referred to in this resolution is as follows:

WATER EXTENSION DISTRICT NO. 23

| NAME | LOT | BLOCK | ADDITION | VALUATION | SPECIAL |
|--------------------------|-----|---------|------------------------------------|-----------|---------------------|
| ASSESSMENT | | | | | |
| The Ranch at Sidney, LLC | 1 | 1 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 2 | 1 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 3 | 1 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 4 | 1 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 5 | 1 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 6 | 1 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 7 | 1 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 8 | 1 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 1 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 2 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 3 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 4 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 5 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 6 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| Stonecrest Const. Inc. | 7 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| Stonecrest Const. Inc. | 8 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| Stonecrest Const. Inc. | 9 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| Stonecrest Const. Inc. | 10 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 11 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 12 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 13 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | | Tract A | The Ranch Phase I | \$1.00 | \$4,505.95 |
| | | | <i>(Subtotal Prairie Grass Dr.</i> | | <i>\$99,130.90)</i> |
| The Ranch at Sidney, LLC | 14 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 15 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |

| | | | | | |
|--------------------------------|----|---|-------------------|--------|----------------------|
| The Ranch at Sidney, LLC | 52 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 53 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 54 | 2 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 1 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 2 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 3 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 4 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 5 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 6 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 7 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 8 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 9 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 10 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 11 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 12 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 13 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 14 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 15 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 16 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 17 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 18 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 19 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| The Ranch at Sidney, LLC | 20 | 3 | The Ranch Phase I | \$1.00 | \$4,505.95 |
| <i>(Subtotal Creekside Dr.</i> | | | | | <i>\$202,767.75)</i> |

WED 23 DISTRICT TOTAL

\$414,547.40

SANITARY SEWER EXTENSION DISTRICT NO. 24

| NAME | LOT | BLOCK | ADDITION | VALUATION | SPECIAL |
|--------------------------|-----|-------|-------------------|-----------|------------|
| ASSESSMENT | | | | | |
| The Ranch at Sidney, LLC | 1 | 1 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 2 | 1 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 3 | 1 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 4 | 1 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 5 | 1 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 6 | 1 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 7 | 1 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 8 | 1 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 1 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 2 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 3 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 4 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 5 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 6 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| Stonecrest Const. Inc. | 7 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |

| | | | | | |
|------------------------------------|----|-----------|-------------------|--------|----------------------|
| Stonecrest Const. Inc. | 8 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| Stonecrest Const. Inc. | 9 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| Stonecrest Const. Inc. | 10 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 11 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 12 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 13 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | | Tract A | The Ranch Phase I | \$1.00 | \$6,715.04 |
| <i>(Subtotal Prairie Grass Dr.</i> | | | | | <i>\$147,730.88)</i> |
| The Ranch at Sidney, LLC | 15 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 16 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 17 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 18 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 19 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 20 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 21 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 22 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 23 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 24 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 25 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 26 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 27 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 28 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 29 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 1 | 4 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 2 | 4 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 3 | 4 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 4 | 4 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 5 | 4 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 1 | Unplatted | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 2 | Unplatted | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 3 | Unplatted | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 4 | Unplatted | The Ranch Phase I | \$1.00 | \$6,715.04 |
| <i>(Subtotal Cattail Dr.</i> | | | | | <i>\$167,876.00)</i> |
| The Ranch at Sidney, LLC | 30 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 31 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 32 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 33 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 34 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 35 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 36 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 37 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 38 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 39 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 40 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 41 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 42 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |

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|--------------------------------|----|---|-------------------|--------|----------------------|
| The Ranch at Sidney, LLC | 43 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 44 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 45 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 46 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 47 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 48 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 49 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 50 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 51 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 52 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 53 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 54 | 2 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 1 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 2 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 3 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 4 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 5 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 6 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 7 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 8 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 9 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 10 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 11 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 12 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 13 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 14 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 15 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 16 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 17 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 18 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 19 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| The Ranch at Sidney, LLC | 20 | 3 | The Ranch Phase I | \$1.00 | \$6,715.04 |
| <i>(Subtotal Creekside Dr.</i> | | | | | <i>\$302,176.80)</i> |

SSSED 24 DISTRICT TOTAL

\$617,783.68

STREET EXTENSION DISTRICT NO. 60

Prairie Grass Dr.

| NAME | LOT | BLOCK | ADDITION | VALUATION | SPECIAL |
|--------------------------|-----|-------|-------------------|-----------|-------------|
| ASSESSMENT | | | | | |
| The Ranch at Sidney, LLC | 1 | 1 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 2 | 1 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 3 | 1 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 4 | 1 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 5 | 1 | The Ranch Phase I | \$1.00 | \$20,204.17 |

| | | | | | |
|--------------------------|----|---------|-------------------|--------|-------------|
| The Ranch at Sidney, LLC | 6 | 1 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 7 | 1 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 8 | 1 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 1 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 2 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 3 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 4 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 5 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 6 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| Stonecrest Const. Inc. | 7 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| Stonecrest Const. Inc. | 8 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| Stonecrest Const. Inc. | 9 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| Stonecrest Const. Inc. | 10 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 11 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 12 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | 13 | 2 | The Ranch Phase I | \$1.00 | \$20,204.17 |
| The Ranch at Sidney, LLC | | Tract A | The Ranch Phase I | \$1.00 | \$20,204.17 |

SID 60 DISTRICT TOTAL

\$444,491.74

STREET EXTENSION DISTRICT NO. 61

Cattail Dr.

| NAME | LOT | BLOCK | ADDITION | VALUATION | SPECIAL |
|--------------------------|-----|-------|-------------------|-----------|-------------|
| ASSESSMENT | | | | | |
| The Ranch at Sidney, LLC | 14 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 15 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 16 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 17 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 18 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 19 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 20 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 21 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 22 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 23 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 24 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 25 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 26 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 27 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 28 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 29 | 2 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 1 | 4 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 2 | 4 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 3 | 4 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 4 | 4 | The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 5 | 4 | The Ranch Phase I | \$1.00 | \$37,864.75 |

| | | | | |
|--------------------------|---|-----------------------------|--------|-------------|
| The Ranch at Sidney, LLC | 1 | Unplatted The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 2 | Unplatted The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 3 | Unplatted The Ranch Phase I | \$1.00 | \$37,864.75 |
| The Ranch at Sidney, LLC | 4 | Unplatted The Ranch Phase I | \$1.00 | \$37,864.75 |

SID 61 DISTRICT TOTAL

\$946,618.75

STREET EXTENSION DISTRICT NO. 62

Creekside Dr.

| NAME | LOT | BLOCK | ADDITION | VALUATION | SPECIAL |
|--------------------------|-----|-------|-------------------|-----------|-------------|
| ASSESSMENT | | | | | |
| The Ranch at Sidney, LLC | 30 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 31 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 32 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 33 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 34 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 35 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 36 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 37 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 38 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 39 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 40 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 41 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 42 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 43 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 44 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 45 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 46 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 47 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 48 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 49 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 50 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 51 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 52 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 53 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 54 | 2 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 1 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 2 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 3 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 4 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 5 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 6 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 7 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 8 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 9 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |

| | | | | | |
|--------------------------|----|---|-------------------|--------|-------------|
| The Ranch at Sidney, LLC | 10 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 11 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 12 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 13 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 14 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |
| The Ranch at Sidney, LLC | 15 | 3 | The Ranch Phase I | \$1.00 | \$17,030.69 |

SID 62 DISTRICT TOTAL **\$766,381.05**

GRAND TOTAL **\$3,189,822.62**

4. That the assessment upon each lot and parcel of land is not in excess of benefits thereto specially accruing from the construction of said improvements and the special assessments have been apportioned among the lots and parcels of land subject to assessment in proportion to the special benefits accruing to said lots and parcels of land respectively from such improvements.

5. Said special assessments shall be a lien on the property on which they are levied from the date of the passage of this resolution and shall be certified by the City Clerk to the Treasurer of this city for collection; said assessments shall be payable to the City Treasurer and shall thereafter be collected by the City Treasurer.

6. Said assessments are payable in twenty equal installments of which the first shall become delinquent fifty (50) days after the date of passage of this resolution and the subsequent installments shall become delinquent in one, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen, fourteen, fifteen, sixteen, seventeen, eighteen and nineteen years respectively from the date of the passage of this resolution; each of said installments except the first shall draw interest from date of passage of this resolution at the rate of six percent per annum, payable annually until the same become delinquent and after the same become delinquent at a rate equal to the maximum rate of interest allowed per annum under Section 45-104.01, R.R.S. 1943, as such rate may from time to time be adjusted by the Legislature, shall be paid thereon.

7. All of said assessments and the interest thereon constitute a sinking fund for the payment of the warrants and/or bond issue of the City issued to pay the improvement in said District.

Andrew Sherman, Sidney Public Library Director, presented the 2014-2015 Annual Report for the library, as well as projections for 2015-2016. He presented Amy Riggs for consideration as a replacement to the Library Board to fill the vacancy of Vickie Ryder.

Arterburn moved, Gallaway seconded "That Amy Riggs be appointed to the Library Board to fill the unexpired term of Vickie Ryder." Roll call vote: Yeas: All council members present.

Gaston moved, Arterburn seconded "That Resolution No. 20160203 be passed and adopted." Roll call vote: Yeas: All council members present.

RESOLUTION NO 20160203

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SIDNEY, NEBRASKA AS FOLLOWS:

That the Mayor and Council of the City of Sidney, Nebraska hereby recommends approval of the manager application of Denise Billups for BPS Restaurant, LLC dba Buffalo Point Steakhouse, Sidney, Cheyenne County, Nebraska; and

That the Nebraska Liquor Control Commission be notified of said recommendations.

Zoning Administrator Ben Dayton presented a Change Order for the Pole Creek Crossing/Fort Sidney Improvement Project on behalf of Don Dye, M.C. Schaff & Associates, indicating that the additional cost was for guardrails which were not included in the original estimates for the project. Because guardrails are required to complete the project, the cost to install them is being brought forward as an additional expense at this time.

Gaston moved, Gallaway seconded "That Change Order No. 2 in the amount of \$40,705.75 for the Pole Creek Crossing/Fort Sidney Road Improvement Project be approved." Roll call vote: Yeas: Gallaway, Gaston, Nienhueser, and Gay. Nays: Arterburn.

Gaston moved, Gay seconded "That Resolution No. 20160204 be passed and adopted." Roll call vote: Yeas: All council members present.

RESOLUTION NO. 20160204

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SIDNEY, NEBRASKA:

That the Mayor and Council have approved the construction of the Aquatic Center; and

That the Mayor and Council hereby find and determine that pursuant to contracts heretofore made, Saunders Construction, has performed the work for constructing of the Aquatic Center; and the contractor, Saunders Construction has filed with the City Clerk certificates showing the performance of said contracts as follows: AQUATIC CENTER; APPLICATION FOR PAYMENT NO. 4; AMOUNT DUE CONTRACTOR **\$505,303.73**. A warrant in the amount now due the contractor is hereby authorized and charged to said project. Said warrant shall draw interest at a rate of 1.0% per annum and be held by the City of Sidney Investment Account.

Mayor Nienhueser announced that discussion would now be held regarding the name "Sidney Aquatic Center" for the new facility which is slated to open May 24, 2016. It was noted that the letters for the signage can take up to 4-5 weeks to arrive on site for installation, so a decision needs to be made as soon as possible. Following discussion it was decided that ideas be solicited from the public and presented for consideration at the February 23rd City Council meeting.

Gay moved, Gaston seconded AThat the following claims for January 2016, are hereby approved and should be paid as provided by law out of the respective funds in the city treasury.@ (Abbreviation for claims: aw awards, ct contract, du dues, eq equipment, ex expenses, in insurance, re reimbursements, sa salaries, se service, su supplies, tr transfers, tt travel/training , tx tax, ut utilities) Hillside Ventures se 2420.00." Roll call vote: Yeas: Gallaway, Gaston, Gay, and Arterburn. Abstain: Nienhueser.

Gallaway moved, Gay seconded AThat the following claims for January 2016, are hereby approved and should be paid as provided by law out of the respective funds in the city treasury.@ (Abbreviation for claims: aw awards, ct contract, du dues, eq equipment, ex expenses, in insurance, re reimbursements, sa salaries, se service, su supplies, tr transfers, tt travel/training , tx tax, ut utilities)

21st Century eq 360.78, 198.65, 71.86, 6.96; A&E Signs & Graphics se 350.00; A-1 Sports se 33.90; Accelerated Receivable se 373.43; Ag Teck Repair se 77.72; Alert Magazine se 80.00; American Legal se 1539.20; ASCAP du 336.00; B&C Steel su 34.04; Baker & Taylor su 780.89, 10.70; Barker Rinker Seacat Architecture se 6868.16; Behavioral Medicine Asso se 416.00; Best Plumbing se 675.00; Better Electric se 4101.00; Bomgaars se 46.45, 11.97, 59.00, 24.53, 36.53; Brewer, Amanda tt 15.00; Busted Knuckle se 469.74; Cabela=s su 79.96; Cardmember eq 4410.57; Carte= Graph Systems se 1600.00; Caselle ct 1594.00; Cashwa su 99.35, 60.90; Cenage Learning su 191.16; Charter se 130.17, 155.55, 67.99; Cheyenne Co Chamber se 1766.67, 1175.00, 75.00;

Cheyenne Co Community Center se 10000.00; Cheyenne Co Treasurer se 1198.76; Chief su 180.67, 180.78; City of Sidney se 1836.12, 20.00, 19750.00, 137.50, 2000.00, 158.31, 1078.30, 144.42, 60.00; sa in 89522.59, 85077.22, 12825.50, 12202.21, 19208.38, 17457.94, 25539.65, 24947.21, 12949.06, 12474.77, 8607.35, 8513.50, 5951.37, 65010.90, 1042.89, 13266.08, 905.39, 11300.45, 2313.43, 24919.86, 726.49, 7817.49, 900.30, 9493.41; ut 4684.45, 102.55, 102.54, 4721.00, 1257.16, 116.15, 7184.88, 12167.52; Civil Air Patrol Magazine se 50.00; Clothes Hamper se 48.00; Consolidated Management se 75.00, 184.75; Contractors Material se 60.60; Cranmore Pest se 232.00, 170.00, 114.00; Culligan se 19.95, 53.95, 5.00, 29.95; Danko se 517.50; Darin=s se 1912.25; Day & Night se 128.58, 457.13; Department of Energy ut 20849.06; Ditch Witch su 111.69; DP Electronics su 903.88, 94.04, 29.99; E&S Auto se 800.99, 437.86, 95.64, 5.00; Eakes su 1095.76, 23.06; Eco Resource se 152.00; Elan Visa su 145.24, 191.49, 16.95, 38.95, 13.99, 47.62; Enviro se 144.00; Falcon Labs se 114.11; FBI Academy du 100.00; Finneys su 1093.41, 22.27, 353.81, 227.67, 128.96; Floyd=s se 109.10; 5059.15; Foster Lumber se 926.05, 21.87, 75.57, 82.03; Fremont Nat=l ct 13175.83; Frenchman se 66.19, 3694.82, 67.68, 2162.97, 4322.85, 1882.15, 780.01, 655.83; Fyr Tek su 3422.08; Galeton Gloves se 217.07; Galls su 70.91; GCSAA du 375.00; Golden West su 432.72; Gordon=s Body Shop su 110.75; Grainger su 206.25, 847.50; GT Distributors su 133.70; Guidepost se 69.75, 18.95; Hamilton se 160.85, 99.90, 49.95; Hillside Ventures ct 2420.00; Hofrock, Curtis tt 76.50; Holmes, Jim tt 85.25; Hometown Leasing ct 978.32; Horizon West su 155.00, 4.96; Hotel Sidney re 16485.00, 1000.00, 6460.00, 250.00; Houser, Jodene re 85.40, 25.00; IACP du 150.00; Ideal Linen su 31.77, 394.33, 169.09, 70.88, 25.80, 96.79; Interstate Batteries su 341.85, 319.38, 116.95; Iron Shoppe su 129.00; Journal Office su 44.00; Kevin=s Electric su 303.40, 89.17; Knapp Electric se 12838.45; KSID se 66.00; LL Johnson eq 2246.10, 2789.11; Landis & Gyr du 850.00; League of NE du 80.00; Leal, Ron ct 450.00; Lenstrom, Cory tt 38.25; Logan Contractors su 368.18; Lubrication Engineers su 519.20; MC Schaff & Asso se 5339.50; Maddox Motor su 4.14; Matt Friend Truck eq 334.00; Matthes, Joan ct tt 625.00, 15.00; Matthew Bender su 164.44; Mid States Organized du 150.00; Midwest Connect su 35.00; Milestone su 888.25; Miller Office su 430.24, 256.86, 154.67, 19.99; Modern Arboriculture se 1200.00; Municipal Chemical Supply su 1350.00; MEAN ut 534202.93; Municipal Supply su 170.80; Napa su 10.75; NE Dept of Revenue tx 56655.22; NE Dept of Roads se 291.00; NE Rural Water du 225.00; NE Salt & Grain su 505.00; NT&T se 1484.25, 128.16, 195.92, 308.33, 52.23, 114.59, 99.72; NE Link su 36.00; NE Tire su 44.43, 125.28, 18.73, 913.18; Nienhueser Construction se 520.00; NLA Paraprofessional du 25.00; NMC eq 381.54; OCLC su 200.71; Old Dominion su 858.75; Olsen, Eleanor se 275.00; Olsson Asso se 9556.71, 12704.40, 690.20; One Call se 64.15, 64.15; Palmer, Mike tt 11.00; Palmore Masonry se 125.00; Panhandle Automotive se 617.69, 275.00; Panhandle Public Health se 275.00; Perfection Door se 303.74; Performance Auto se 84.65; Performance Auto se 84.65; Prestige Flag su 51.43; Public Safety se 143.79; Quill su 458.98; Radtke, Hank tt 135.25; Ray O=Heeron su 10.38; Recorded Books su 359.62; Regional West Medical Center se 5948.66; Respond First Aid su 82.48; Ritec su 280.00; Rodewald, Ashley tt 15.00; Rood=s Tire su 128.70, 54.00, 53.00; RT Service se 1130.64; Safety Glasses su 104.35; Sandberg Implement su 568.46, 108.56; Sargent Drilling su 20301.96; Sauder Auto se 558.14; Scotties Potties se 700.00; Segelke, Carla se 1050.00, 1050.00; Shirt Tales su 430.00; Showcases su 231.12; Sidney Glass su 421.98; Sidney Regional Medical Center su 131.00, 294.20; Sidney Sun Telegraph su 5.73, 1108.09; Sidney Volunteer Fire re 468.33; Simon Contractors su 852.75; Skill Path Seminars su 556.00; Sonny=s su 34.15, 14.22; Source Gas su 886.44, 1670.43, 283.79, 346.41, 661.53, 253.33, 88.85, 173.21, 330.78, 173.21, 330.78; Splish Splash se 51.81; Stone, Eloise rt 400.00; Stone, Keith re 49.60; Sukup, Todd tt 191.56; T&R Electric eq 9950.00; Thomas Oilfield & Welding se 5000.00; Thomson Reuters su 200.00; Titleist su 908.62, 220.50; To Golf su 258.00; Triple O=s su 36.96; University of NE du 150.00; USA Bluebook su 265.65, 531.54; Utility Training se 2700.00; Velocity Constructors su 17290.00; Verizon se 1301.61, 70.51, 33.26, 193.96, 66.52, 33.26; VonSeggern, Tom tt 116.50; Walmart su 519.21; Western United su 55551.07; WheatBelt se 9355.81; WhiteBluff

se 720.00; Wolford, Marie rt 916.47; Zep su 241.42.” Roll call vote: Yeas: All council members present.

Staff Reports:

Tina Hochwender, Economic Development Director, reported that the City had received a \$25,000 donation to the Sidney Aquatic Center from UPRR, bringing the City’s matching fund balance to approximately \$502,000.00. The remaining balance of approximately \$248,000.00, which is needed for matching funds from the Kiewitt foundation, will need to be raised by the deadline of May 31, 2016. She stated that various fund raisers are being suggested and planned to help raise the remaining money needed, and encouraged citizen input for future fundraising events. 2) Hochwender also reported on the upcoming Nebraska 150th Celebration, stating that the Hildegard Center is asking for photos of Cheyenne County to add to the travelling photo exhibit. Photos should be of historical or site of personal interest nature and taken within the past five years. 3) She handed out copies of the Panhandle Health Annual Report and information promoting “Activate Sidney”, a program to motivate individuals to get out and use the trails for walking, as well as other forms of exercise. She noted that there will be a kick-off in March for the program in conjunction with the opening of the new volleyball and tennis courts.

Council Comments:

Councilman Gallaway thanked Applebee’s for their commitment to Sidney, celebrating their ribbon cutting and grand opening on February 10th. His sentiment was echoed by the other Council members.

Councilman Gaston asked for a timeline on when the striping (painted lines) of 10th and 11th Avenue will take place. Ben Dayton noted that the process could not take place until temperatures consistently exceeded 40 degrees. Gaston asked that Street Superintendent Radtke put a memo together including where/when guidelines for this project.

Mayor Nienhueser thanked the search committee and Council on their participation in the hiring process of the City Manager. He stated that the on-boarding process will begin as soon as a firm date of arrival is agreed upon. He thanked the Street Dept. for their efforts following the recent snow storm.

Meeting adjourned at 8:02 p.m.

Mayor

ATTEST:

Deputy City Clerk

