

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
August 3, 2021; 5:30 p.m.

CALL TO ORDER

Invocation was given by Dean Dye and the pledge of allegiance was recited.

A regular meeting of the Council of the City of North Platte, Nebraska was convened in open and public session at 5:30 p.m. in the City Hall Council Chambers at 211 West 3rd Street. Present were Nisley, Volz, Lucas, Garrick, Carman, Rieker, Woods. Tryon was absent. Mayor Brandon Kelliher presided and City Clerk Angela Gilbert recorded the proceedings.

Mayor Kelliher stated that a current copy of the Open Meetings Act of Nebraska is posted on the wall at the back of the Council Chambers.

Notice of the meeting was given in advance thereof by posting in three public places in the City as follows: North Platte Public Library, Lincoln County Courthouse and City Hall; the designated method for giving notice (Certificate of Posting) is attached to these Minutes. Proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

CONSENT AGENDA

Rieker moved and Lucas seconded the motion to approve the Consent Agenda as follows:

1. Approve Minutes of July 20, 2021.
2. Place on file Treasurer's report for June 2021.
3. Approve the application by Big Red Liquor for a Special Designated License on August 21, 2021 from 4:00 p.m. to 1:00 a.m. at D & N Event Center, 501 East Walker Road for a Wedding Reception.
4. Authorize the Mayor to sign the Edward Byrne Memorial Justice Assistance Grant (JAG) application request for \$13,702 and required certified assurances.

Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. "ABSENT": Tryon. Motion carried.

ITEM #5  
RELEASE OF  
QUALITY GROWTH  
FUNDS FOR  
NEBRASKALAND  
DAYS

Lucas moved and Garrick seconded the motion to accept the release of allocation of \$350,000 from the Quality Growth Fund for Nebraskaland Days. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. "ABSENT": Tryon. Motion carried.

ITEM #6  
NORTHWESTERN  
ENERGY ECONOMIC  
DEVELOPMENT  
FUNDS FOR  
SUSTAINABLE  
BEEF, LLC

Rieker moved and Volz seconded the motion to approve the application by Sustainable Beef, LLC and the recommendation of the Northwestern Energy Economic Development Fund Committee for approval of a performance based forgivable loan of \$500,000 tied to prime interest rate with forgiveness of both interest and principal established when payroll reaches \$20 million and for the loan to be contingent upon approval of a redevelopment agreement and letter of credit provided by the applicant's lending institution as soon as it is available.

David Briggs, CEO of Sustainable Beef, told the Council North Platte is a good location for a processing plant since it is in the center of the United States and the center of cattle country. He stated that they are going to put a \$300,000,000 asset on property that is not worth anything, will benefit a lot of people and also bring food security to our country.

Gary Person, President and CEO of North Platte Chamber and Development, explained the history of the Northwestern Energy Economic Development Fund and said there is \$46,000 coming in annually to this fund. He told the Council there was a unanimous vote of 6-0 to approve the application.

Doyce Williams, 1003 East B Street, stated that we all still own this property and even though it is a worthless piece of property for an abandoned sewer lagoon, if it is good enough to put a \$300,000,000 slaughterhouse on the land then the value of the land should increase exponentially to reflect the value and the location.

David Briggs, CEO of Sustainable Beef, told the Council there is a ninety (90) day expected time frame for a letter of credit from their financial institution once all of the funding and financing for the project is in place and they have already been taking a risk for a year. He said all of this funding will go to pay engineering fees and their goal is to keep the project moving and to start sometime in the fall. He stated they may have to slow down the engineering on the project and there is some risk if the original schedule is not met.

Lucas moved and Garrick seconded the motion to amend the original motion with these additional conditions: the term of the loan and the period of eligibility forgiveness shall be five years or less, the Letter of Credit would be a standby Letter of Credit with the City of North Platte as the beneficiary of \$500,000 or greater to secure the loan and the Letter of Credit must be

provided prior to disbursement of funds and then maintained until the beef processing facility reaches fifty (50) percent of completion. Roll call vote: "AYE": Lucas, Garrick, Carman. "NAY": Nisley, Volz, Reiker, Woods. "ABSENT": Tryon. Motion failed 3-4.

Roll call vote on the main motion: "AYE": Nisley, Volz, Garrick, Carman, Rieker, Woods. "NAY": Lucas. "ABSENT": Tryon. Motion carried.

ITEM #7  
QUALITY GROWTH  
FUNDS FOR  
SUSTAINABLE  
BEEF, LLC

Rieker moved and Volz seconded the motion to approve the application by Sustainable Beef, LLC and the recommendation of the Quality Growth Fund LB840 Citizen's Advisory Committee for approval of a performance based forgivable loan of \$500,000 tied to prime interest rate with forgiveness of both interest and principal established when payroll reaches \$20 million and for the loan to be contingent upon approval of a redevelopment agreement and letter of credit provided by the applicant's lending institution as soon as it is available.

Gary Person, President and CEO of North Platte Chamber and Development, told the Council the North Platte Chamber and Development Corporation and the Board of Directors are unanimously in support of this project.

Doyce Williams, 1003 East B Street, told the Council what Sustainable Beef is offering for pay is doing nothing to raise the disparity between North Platte and Columbus.

Sophia Klein, 1003 East 4<sup>th</sup> Street, told the Council by taking a risk with Sustainable Beef, they are setting a precedence for other businesses that apply for Quality Growth Funds. She read the LB840 criteria from the State of Nebraska website and stated that she does not believe this project meets the criteria at this time.

Dee Fugate told the Council they are about to give a million dollars to a company and they should have a public meeting to hear the public taxpayers speak. She asked how much they are going to pay for the land and stated the project should be done right and the applicants should have to pay for all of it themselves. She also asked why the flood zone was changed recently as the land is in a huge flood zone.

Doyce Williams, 1003 East B Street, stated there is a lot of unanswered questions and asked how the City sells land as it publicly owned so it should be up for bid.

Chuck McCarty, 1001 East B Street, told the Council they will not be getting local people or top quality employees that are interested in the community as they will not be paying a fair wage to their workers.

Roll call vote: "AYE": Nisley, Volz, Carman, Rieker, Woods. "NAY": Lucas, Garrick. "ABSENT": Tryon. Motion carried.

ITEM #8  
QUALITY  
GROWTH FUNDS  
FOR PROPOSED  
INDUSTRIAL RAIL  
PARK

Rieker moved and Lucas seconded the motion to approve the application for a Proposed Industrial Rail Park Development by the North Platte Chamber and Development Corporation and the recommendation of the Quality Growth Fund LB840 Citizen's Advisory Committee setting aside \$200,000 annually for ten (10) years for local grant funding match pertaining to LB840. This set aside is to be reviewed annually by the Citizens Review Committee to make sure the revenue is coming into the Quality Growth Fund due to the unique way it is funded by economic growth calculations. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. "ABSENT": Tryon. Motion carried.

ITEM #9  
AIRPORT  
AUTHORITY  
PRELIMINARY  
LEVY ALLOCATION

Volz moved and Lucas seconded the motion to approve the North Platte Airport Authority's 2021-2022 Preliminary Levy Allocation Resolution.

Mike Jacobson, Chairman of the North Platte Airport Authority, gave a review of the last year and told the Council the airport has the proper equipment and people to keep it maintained so it can stay open during snowstorms. He stated that their General budget ask amount is slightly down from last year, flights have increased since last year and they are preparing for their future terminal replacement project.

Sam Seafeldt, Airport Manager, told the Council they still had to maintain the airport and follow federal requirements even though flights were down last year but they are continuing to maintain and look forward to future airport projects.

Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. "ABSENT": Tryon. Motion carried.

ITEM #10  
ORDINANCE 4071  
ON 1<sup>ST</sup> READING

Mayor Kelliher instructed Ordinance No. 4071 conveying real estate property at 921 West 1<sup>st</sup> Street to Dimitrios Tryfonopoulos to be read by title on its first reading. Rieker moved and Carman seconded the motion to approve Ordinance No. 4071 on its first reading. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. "ABSENT": Tryon. Motion carried.

ITEM #11  
MICRO TIF  
RESOLUTION

Rieker moved and Carman seconded the motion to adopt the Resolution to allow expedited reviews of Redevelopment Plans for certain qualifying Micro TIF Projects. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. "ABSENT": Tryon. Motion carried.

ITEM #12  
CLAIMS

Rieker moved and Carman seconded the motion to approve the Claims. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. "ABSENT": Tryon. Motion carried.

ADJOURN

Rieker moved and Carman seconded the motion to adjourn. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. "ABSENT": Tryon. Motion carried.

Adjourned at 7:13 p.m.



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Angela Gilbert, City Clerk