

## **MINUTES OF THE BEATRICE CITY COUNCIL WORK SESSION**

A work session of the Beatrice City Council was held on the 22<sup>nd</sup> day of October, 2018 at 7:00 p.m. at the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska.

### **ROLL CALL**

Attending: Mayor Wirth, Councilmembers: Billesbach, Catlin, Clabaugh, Cook, Kerr, Morgan.  
Absent: Fairbanks, Parde

Mayor Wirth announced that a copy of the Open Meetings Act is posted in the meeting room is accessible to members of the public.

### **CONSENT AGENDA**

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.

Moved by Catlin, seconded by Billesbach that the items listed under the consent agenda be approved, accepted, and/or ratified as presented.

Roll Call: Yea: Billesbach, Catlin, Clabaugh, Cook, Kerr, Morgan.  
Nay: None.

MOTION CARRIED.

### **PUBLIC HEARINGS/BIDS**

There were no public hearings/bids.

### **RESOLUTIONS**

There were no resolutions.

### **ORDINANCES**

There were no ordinances.

### **PUBLIC FORUM**

There was nothing for the public forum.

### **DISCUSSIONS/REPORTS**

#### **What to Sell Real Estate For**

Tobias J. Tempelmeyer, City Administrator/General Manager, noted this topic was discussed at the August 27, 2018 work session. At that work session councilmembers stated they recall Jim Rector having a formula several years ago to value property. Tempelmeyer informed the Council the formula has not been located. Tempelmeyer invited any other ideas, perhaps just valuing the land on a case-by-case basis or based on the valuation of real estate around it.

Councilman Clabaugh inquired what other cities do to value property they sell. Tempelmeyer responded that other cities are all over the place and there is not really a consensus among municipalities on how to do it.

Mayor Wirth stated he thinks basing it on the value of nearby real estate will not necessarily work. Some land is vacant, but located next to land with improvements.

Councilman Catlin expressed that he does not believe there is a blanket solution to this problem. Councilman Catlin suggested the Council continue to evaluate real estate value on a case-by-case basis.

Councilman Morgan stated that is just the nature of real estate. The value of land really just comes down to the value that the buyer and seller put on the property. However, Councilman Morgan agreed that not having a set way to value property puts city administration in a bad spot.

Mayor Wirth suggested that when valuing real estate, the Council also has to take into consideration what it costs the City to maintain the property and whether or not it is developable or buildable.

With no definite solution, the Council agreed to continue on a case-by-case basis as the City has been.

### **Installing a Public Restroom along Chief Standing Bear Trail**

Tobias J. Tempelmeyer, City Administrator/General Manager, reported Councilman Fairbanks brought up the suggestion of installing a public restroom on the trail. Since Councilman Fairbanks was absent, Tempelmeyer explained that Councilman Fairbanks thinks the restroom should be near Dempsters.

Michael Sothan, Mainstreet Executive Director, mentioned there has also been talk of having a downtown public restroom. Sothan believes if the City develops canoe and kayak access, there is a good chance that the Court Street Bridge will be one (1) of the access points. Sothan inquired as to whether it would be a better idea to locate the public restroom near the Court Street Bridge. Sothan believes a public restroom in that location could serve multiple nearby recreation areas. Although it is not ideal for a downtown restroom, it could serve as such in a pinch. Sothan mentioned there are challenges associated with placing it near the Court Street Bridge. It would be in the flood plain and there is not a lot of parking nearby. Sothan explained that restrooms can be in the floodplain, they just have to meet additional requirements.

Councilman Catlin stated one (1) of his concerns is that the restrooms in the parks are frequently vandalized, making location critical to minimize vandalism. In addition, Councilman Catlin would like it to be easy for the Public Properties Department to maintain. Sothan agreed with Councilman Catlin, however stated that ideally, the community will take some pride in it and vandalism will not be that big of an issue.

Mayor Wirth noted the City does not have this in the budget, however, the Council can certainly look at appropriating funds for it in 2019.

Councilman Cook suggested obtaining a ballpark price so it can be budgeted for next year.

## **Possibility of an Early Retirement Package for City Employees**

Tobias J. Tempelmeyer, City Administrator/General Manager, reviewed the possibility of an early retirement package for City employees. Tempelmeyer explained historically the City has offered some sort of early retirement incentive every ten (10) years or so. The last time one (1) was offered was in 2007.

Councilman Clabaugh inquired what benefit it would be to the City and how many people would be involved.

Councilman Kerr recalled the last time the City offered the incentive, it was a “nightmare” as he described it.

Councilman Morgan inquired whether Administration knows the financials and how it really works out.

Tempelmeyer explained the big question comes down to whether or not you offer health insurance to the retirees. That is the factor that makes the biggest difference in the financials.

Councilman Catlin expressed concern that the City will also lose key employees with a lot of years of experience.

Councilman Morgan noted the last time the City offered something like this was ten (10) years ago, but that health insurance has changed immensely in the past ten (10) years.

Tempelmeyer agreed, however mentioned that the other side of that argument is that if they are still employed, you are paying those health insurance costs anyways. Since it has been ten (10) years since the last retirement incentive, there are employees essentially sitting around waiting for the next one. Tempelmeyer suggested we could take the buyout from 2007 and apply it to today’s numbers and see what the financial impact would be.

Mayor Wirth recommended Administration pull numbers together and the Council will take another look at it at their next work session.

Councilman Kerr inquired why the City would offer insurance after retirement and if the City is required to. Tempelmeyer explained the City is not required to offer health insurance after retirement, however that is one (1) of the biggest incentives. That is how you convince employees to take the early buyout.

## **ADJOURNMENT**

Moved by Catlin, seconded by Billesbach, that the meeting be adjourned at 7:27 p.m.

Roll Call: Yea: Billesbach, Catlin, Clabaugh, Cook, Kerr, Morgan..  
Nay: None.

**MOTION CARRIED.**