

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

A work session of the Beatrice City Council was held on the 27th day of June, 2016 at 7:00 p.m. at the BPS Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska.

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

Absent: Councilmembers: Morgan

Mayor Wirth announced that a copy of the Open Meetings Act is available in the meeting room and 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 Parde, that the items listed under the consent agenda be approved, accepted, and/or ratified as presented.

Roll Call: Yea: Billesbach, Catlin, Clabaugh, Cook, Fairbanks, Kerr, Parde

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

No one appeared at public forum.

DISCUSSIONS/REPORTS

Residential Rental Inspection Program

Tobias Tempelmeyer, City Administrator, stated that a residential rental inspection program was included in the recently passed City of Beatrice Strategic Plan. The City Council was provided a copy of the La Vista, NE and South Sioux City, NE ordinances which implemented a residential rental inspection program in those municipalities. Greg Butcher, City Attorney, noted he spoke

with building officials from both cities regarding implementation. Both officials noted to Butcher the heavy administrative aspects of implementation and the number one infraction was smoke detectors. Councilmember Kerr noted they we currently operate under the International property Maintenance Code, and asked how this would expand on those rules. Lynn Remmers, Beatrice Housing Authority, spoke about their inspection program, what elements it entailed, and the current state of housing in the City. Pat Nauroth, Beatrice Public Schools Superintendent, spoke about the impact of housing on children and learning. Nauroth noted that many lower income tenants do not know what their rights are regarding housing and housing maintenance issues. Tempelmeyer noted that an inspection program would be a base level of standards. Councilmember Fairbanks inquired about the local rental association and their thoughts. This item will continue to be worked on by the Administration and brought back at a later date for further discussion.

Update to the City's Purchasing Ordinance

Tobias Tempelmeyer, City Administrator, led the discussion regarding the use of the Purchasing Ordinance passed in 2015. The City has found that a number of purchasing pools and "state-bids" were available and were not explicitly authorized by the ordinance. Tempelmeyer spoke about purchases with Lancaster County and the State of Minnesota. Further discussion was had regarding purchasing organizations or memberships. Such organizations purchase with public bid procedures in bulk to get better prices. The City's Fire Department has utilized these in the past for small purchases of medical supplies. Councilmember Cook felt a change would be beneficial to the City and save money. An ordinance will be drafted by the Administration for consideration at the next City Council meeting.

Update on 407 Court Street

Greg Butcher, City Attorney, updated the City Council on the status of the demolition of 407 Court Street. Butcher noted that a meeting was held with Kate Ratigan regarding the most recently discussed proposals by the City Council. A contract was drafted and provided to Ratigan which required her to place \$2,000 in an escrow for structural/masonry costs and included an agreement to purchase the 407 Court Street property should the City acquire it for \$8,000. The agreement limited the City's contribution to the masonry repairs of 405 Court Street to \$25,000. At this time, the City is waiting for Ratigan's attorney to review the documents and recommend changes or approval. Butcher noted that Ratigan had spoken with Lincoln Custom Masonry and they would be available to begin their portion of the project in late July. City Administration will keep the City Council informed of this pending matter.

ADJOURNMENT

Moved by Catlin, seconded by Kerr, that the meeting be adjourned at 7:53 p.m.

Roll Call: Yea: Billesbach, Catlin, Clabaugh, Cook, Fairbanks, Kerr, Parde
Nay: None

MOTION CARRIED.

Erin Saathoff, City Clerk

Stan Wirth, Mayor