

Nebraska City
A G E N D A
City Council Meeting
September 6, 2016 - 6:00 p.m.
Call to Order

“I am required by law to inform the public that a copy of the Open Meetings Act is posted on the bulletin board to your right. This meeting is being recorded. If you wish to speak, come to the podium, state your name and address and speak directly towards the microphone the entire time you are addressing the governing body. Thank you”.

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**

CONSENT

3. Approve [minutes](#) from the August 15, 2016 City Council Meeting
4. Accepting the report of new claims against the City and approving disposition of claims set for the period of August 16, 2016 to September 6, 2016
5. Discussion/action to approve [release of lien](#) for 610 11th Avenue Nebraska City, NE 68410.
6. Discussion/action to approve [no parking areas](#) on 1st Ave for emergency vehicle routes during Applejack weekend.

MAYOR’S APPOINTMENTS & ANNOUNCEMENTS

7. Appointment of Lynn Heng, Kathy Davenport, and Jolene Block to the Planning Commission.
8. Appointment of Brad Kingery to the Board of Adjustment.

PUBLIC HEARINGS

9. Public Hearing on [SAI Properties](#), LB840 Grant Application.
10. Public Hearing on [Community Development Block Grant](#) Comprehensive Development application with the Department of Economic Development.
11. Public Hearing on [Proposed Budget](#).
12. Public Hearing to set [Final Tax Request](#).

NEW BUSINESS

13. Consideration of [Resolution 2713-16](#) and grant agreement to approve a LB840 Grant to SAI Properties Inc. for \$250,000 and approve grant agreement.
14. Presentation from NCTC on utilization of City funds.
15. Discussion/action to approve [Resolution 2714-16](#) Fiscal Year 2016-2017 Step Pay Schedule for City Employees.
16. Discussion/action to approve [Resolution 2715-16](#) and authorize Mayor to sign Comprehensive Development application.
17. Discussion/action to approve [Resolution 2716-16](#) to increase restricted revenue by an additional 1%.
18. Discussion/action to approve Proposed Budget.
19. Discussion/action to approve passage of [Ordinance 2979-16](#) Annual Appropriation Bill.
20. Discussion/action to approve [Resolution 2717-16](#) for Tax Request.
21. Discussion/action to approve [AppleJack Festival Plans](#) for September 16th, 17th and 18th 2016.
22. Discussion/action to approve [Bullriding Event](#) September 23rd and 24th 2016 at Hidden Falls.
23. Discussion/action to approve [Resolution 2718-16](#) to accept USDA Grant funds for the Memorial Building Project.
24. Discussion/action to approve offer from Jim Kuhn to purchase all four lots of the [Deer Trail Subdivision](#).
25. Discussion/action to approve [Ordinance 2978-16](#) to change the reconnection fees for service trips due to nonpayment of utility service.

ADJOURNMENT

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

Nebraska City
 CITY OF NEBRASKA CITY, NEBRASKA
 MINUTES OF CITY COUNCIL REGULAR MEETING
 August 15, 2016

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Nebraska City was conducted in the William F. Davis Room at City Hall, 1409 Central Avenue, on August 15, 2016. Notice of the meeting was given in advance thereof by posting in at least three public places, the designated method for giving notice, as shown by the Certificate of Posting Notice attached to these minutes. Availability of the agenda was communicated in advance to the media, Mayor and Commissioners of this proceeding and said meeting was open to the public.

Mayor Bequette called the meeting to order at 6:00 p.m. The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Mayor Bryan Bequette then led in the Pledge of Allegiance. Upon roll call the following answered present: Jeff Crunk, Vic Johns, Gloria Glover and Mayor Bequette. Absent: None.

Mayor Bequette moved to approve the following consent items:

Approve minutes from the August 1, 2016 City Council Meeting.

Accepting the report of new claims against the City and approving disposition of claims set for the period of August 2, 2016 to August 15, 2016.

Authorize Mayor to sign Kearney Hill Project Extension Agreement with NED.

Discussion/action to approve fee waiver for shelter rental of the Steinhart Pond Shelter for a Cub Scout Pack 353 fishing recruitment night on August 24th from 6:00 PM to 8:00 PM.

Motion seconded by Commissioner Johns. Upon roll call the following voted YES: Crunk, Glover, Johns and Mayor Bequette. Voting NO: None. Motion carried.

CLAIMS LIST					
August 15, 2016					
A-1 Locksmith	Rep	60.00	League of NE Mun.	Membership	12,508.00
ACCO	Chem	169.71	Lincoln Financial	Ins	4,892.47
Action Technology	Computer	1,031.45	LogIn / IACP Net	Misc	525.00
Alamar Uniforms	Unif	489.91	M.E. Collins	Construction	227,211.95
Alfred Benesch & Co.	Construction	13,950.34	Matheson Tri-Gas, Inc.	Sup	161.88
American Recycling	Garbage	327.00	MD Aquatics, LLP	Chem	1,178.00
Asboe, R.	Rfnd	29.13	Mercer's Do-It-Best	Sup	324.62
Arbor Mart, Inc	Fuel	1,830.75	Midwest Farmers	Chem	175.83
Arrow Man	Rep	198.80	Mullenax Auto	Rep	152.93
AVAC	Contr	207.00	Napa Auto Parts	Handle/Retainer	54.74
Behrends, D.	Rfnd	25.00	Nationwide	Inv	18,507.61
Berry	Adv	24.69	NC Newspress	Adv	482.00
Bound Tree Medical	Sup	468.06	NC Utilities	Signals	15,842.37
Brown Glass Co	Rep	246.29	NE Dept of Revenue	Sls Tax	3,162.37
Capital Business Sys	Contr	141.90	NE Dept of Roads	Construction	160,014.81
Card Services	Misc	1,026.45	North American Direct.	Adv	220.00
Casey's General	Fuel	88.19	Odey's Inc.	Rep/Maint	1,466.00
City of NC WW	Artists	709.63	Otoe County Clerk	Contr	4,423.46
Clark-Brown, D.	Rfnd	156.80	Otoe County Court	Contr	8.00
Coca-Cola of Lincoln	Bev	173.49	Paper Tiger	Garbage	35.00
Concrete Industries	Sup	80.00	Payroll	Payroll	116,298.59
Courtside Marketing	Adv	269.00	PNC Equipment	Lease	2,728.00

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Diamond Voegel	Sup	1,895.00	Premier Squatechs	Rfnd	100.00
Don's Johns & Septic	Misc.	204.00	The Radar Shop	Rep/Maint	215.00
Douglas Tire Co.	Rep	690.80	Retail Construction	Rfnd	200.00
Eakes Office Sol.	Sup	124.18	RR Donnelley	Sup	57.15
Easter, K.	Rfnd	241.98	Quality Brands	Bev	490.1
Eggers Brothers, Inc.	Rep	255.16	SE Plumbing & Heating	Rep	99.00
EMS Billing Services	Contr	4,560.74	St. Benedict's	Rfnd	25.00
Fareway Stores, Inc.	Concessions	258.24	St. Mary's Hosp	Med	134.00
Fastenal Company	Nuts	0.92	Sysco Lincoln	Concessions	1,374.13
Friedli, P.	Missoula	393.68	TD Futures	Rfnd	200.00
Gatehouse Media NE	Adv	145.58	Tetrad Building	Rfnd	200.00
Giesecking, L.	Rfnd	25.00	Tielke's Sandwiches	Concessions	46.62
Guardian	Ins	7,777.30	Tom's Radio	Communic.	900.00
Halama, R.	Rfnd	322.00	UHC	Ins	110,020.16
Helena Chemical	Chem	3,695.00	Uline	Sup	55.93
Holiday Inn of Kearn.	Training	332.00	Unifirst Corporation	Contr	112.65
Hopkins Automotive	Sup	89.04	United Seeds, Inc.	Sup	725.00
Ideal Pure Water	Sup	171.63	VAIRKKO	Computer	301.00
K & Z Distributing	Bev	226.50	Vasa, B.	Rfnd	25.00
Kubota of Omaha	Bolt	17.88	Verizon Wireless	Tele	14.04
Kyle Moyer Constr.	Cap. Outlay	845.00	Westlake Ace	Rep/Maint	199.43
Landis Engine Co.	Rep	60.85	Windstream, Inc.	Tele	1,528.17
Larson Motors	Rep	121.75			

Mayor Bequette proclaimed September 8, 2016, as a Day of Remembrance for William J. “Bill” Carroll. This would have been his 87th Birthday. Mayor called upon all citizens to honor the life and legacy of Bill Carroll by serving others on that special day.

Mayor Bequette called for the consent of the council to appoint Erv Friesen as the Public Works Commissioner to fill the remainder of Commissioner Stark’s term and was Seconded by Commissioner Johns. Upon roll call the following voted YES: Johns, Crunk, Glover, and Mayor Bequette. Voting NO: None. Motion carried.

Chief Lacy introduced Officer Ben Murray as the newly promoted Police Sargent. Sargent Murray has served in various capacities as the Liaison Officer for the Nebraska State Patrol, Field Training Officer, Volunteer Fireman and a member of the Rescue Squad among many other duties.

Mayor Bequette opened the Public Hearing on Pioneer Holdings, LLC, DBA Sandy’s Sports Bar & Volleyball application for a Class “C” liquor license at 703 S. 11th Street, Nebraska City, NE. Tim Pendrell spoke to explain his request. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Glover. Upon roll call the following voted YES: Johns, Crunk, Glover, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette opened the Public Hearing on the renewal and revision of Nebraska City Economic Development Program (LB840). Dan Mauk spoke to explain the request. Jim Kuhn spoke in favor of the LB840 program. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Glover. Upon roll call the following voted YES: Johns, Crunk, Glover, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

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Treasurer's report was given, as of July 31, 2016, Total Nebraska City funds of \$8,753,665.90. Total Cash and Reserve for Nebraska City Utilities of \$15,963,371.16. Total City of Nebraska City and Utility funds \$24,717,037.06.

Council acknowledged receipt of City Administrator Report. Grayson Path spoke regarding his report.

Council acknowledged receipt of Utility Financial Report for period ending June 2016

Council acknowledged receipt of Utility Claims for period ending July 2016

Moved by Commissioner Friesen and seconded by Crunk to approve the Class C liquor license for Pioneer Holdings, LLC, DBA Sandy's Sports Bar & Volleyball located at 703 S 11th Street, Nebraska City, NE 68410. Upon roll call, the following voted YES: Crunk, Glover, Friesen and Mayor Bequette. Voting NO: None. Abstain: Johns. Motion carried.

Moved by Mayor Bequette and seconded by Glover to table Resolution 2712-16 to approve the renewal of the Nebraska City Economic Development Program (LB840). Upon roll call, the following voted YES: Crunk, Glover, Johns, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Johns to approve closure of 7th Street from 1st Corso North to the alley for parking the Arbor Shrine Club Fire Truck after the Applejack parade on September 17, 2016. Upon roll call, the following voted YES: Crunk, Glover, Johns, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Friesen and seconded by Johns to approve closure of 5th Ave from 16th Street to 17th Street for a family reunion-block party to be held on September 17, 2016 from 5:00 PM to midnight. Upon roll call, the following voted YES: Crunk, Glover, Johns, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Friesen that the City waive sidewalk permit requirements during 2016 Applejack Festival days of (Sat 9/17 and Sun 9/18) having a minimum of five feet of clear walkways be maintained in the C2 central business district. Upon roll call, the following voted YES: Crunk, Glover, Johns, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

Jeff Sockel of Alfred Benesch led the discussion regarding the South 11th Street Project update.

Moved by Mayor Bequette and seconded by Johns to approve the City Administrator to publish the CGI videos on the City website. Upon roll call, the following voted YES: Crunk, Glover, Johns, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Glover for the Council to go into closed session with the City Attorney, City Administrator and the Director of the Utilities for the purpose of discussing counter offer of \$32,500.00 from Ryan & Heidi McConnell for lots 1A & 1B of the Deer Trail Subdivision and for the purpose of having a strategy session which will help to determine the collective bargaining price that we will come up with and in protection of public interest. Upon roll call, the following voted YES: Glover, Johns, Friesen and Mayor Bequette. Voting NO: None. Abstain: Crunk. Motion carried. Council relocated to Administrator Path's office for the closed session at 7:13 PM

Commissioner Crunk departed from the meeting at 7:13 PM.

Moved by Mayor Bequette and seconded by Glover to come out of closed session and resume the Open Session with all three Commissioners present at 7:28 PM. Upon roll call, the following voted YES: Glover, Johns, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

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Moved by Mayor Bequette and seconded by Friesen to maintain the asking price of \$48,000.00 for Deer Trail lots 1A & 1B. Upon roll call, the following voted YES: Johns, Friesen, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Meeting Adjourned at 7:30 P.M.

AFFIDAVIT

I, the undersigned City Clerk for the City of Nebraska City, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Board of Commissioners, that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Randy A. Dunster, City Clerk-Treasurer

CITY OF NEBRASKA CITY

1409 Central Avenue
Nebraska City, NE 68410-2223
Phone: 402-873-5515
Fax: 402-873-5685



Agenda Information Support Sheet

To: Mayor and Commissioners

Council Meeting: September 6, 2016

Agenda Item: #

Submitted By: Randy Dunster

A. Synopsis of Issue:

- a. Resolution 2648-14 applied a lien on the property of 610 11th Ave Nebraska City, NE 68410 belonging to Tammy Wherley and Randy Fujan on November 17, 2014 and has been paid therefor the lien needs to be released.

B. Options:

- a. Release the lien on 610 11th Ave – Tammy Wherley and Randy Fujan.

C. Fiscal Note:

- a. Current assessment balance is \$0.00

D. Recommendation:

- a. Release the lien on 610 11th Ave – Tammy Wherley and Randy Fujan.
- b. *Recommended Motion:*
- c. Motion to Release the lien on 610 11th Ave – Tammy Wherley and Randy Fujan.

E. Background:

- a. Resolution 2648-14 applied a lien on the property of 610 11th Ave Nebraska City, NE 68410 belonging to Tammy Wherley and Randy Fujan on November 17, 2014 and has been paid therefor the lien needs to be released.

Department Heads: Submit this form to Dave Partsch and Grayson Path by 5:00 pm of the day the Agenda meeting is held.

Nebraska City

Randy.

The below lien has been paid @ county & current amounts paid here. Please release lien. Christophena

Receivable Account - Improvement Detail

Property Legal Description: Lots 9 & 10 BLK 75 Greggspport Addition
 Property Address: 610 11th Avenue Nebraska City, NE 68410

Owner per Assessor Records: Randy A. Fujan

Owner Mailing Address per Assessor Records: 1906 County Road 10 North Bend, NE 68649 - USE THIS ADDRESS
 Assessor Records As Of Date (showing the above info):

Amounts Charged:

Date of Service	Service done by	Service or Charge Description	Charge for Service	Other Charge	Running Total	Lien filed
6/10/2014		Mowing	50.00		50.00	()
6/14/2014		Tree Removal	300.00		350.00	()
6/18/2014		Postage		6.49	356.49	()
5/31/2016		Mowing	80		436.49	()
5/31/2016		Postage		6.47	442.96	()
8//16/2016		Interest and Fees		30	472.96	()
			430	42.96		

Amounts Paid:

Date of Receipt	Receipt #	Paid by	Amount Paid	Running Total Paid
7/14/2016		Tammy Wherley/Randy Fujan	86.47	86.47
8/16/2016		Otoe County Treasure	386.49	472.96

472.96

Net Amount Receivable

0

Statement Mailed:

Date

Certified

Lien Filings:

Resolution #	Date	Amount	
2644-10	2010	65.54	PD
2644-14	11/17/2014	386.49	356.49+30.00

Lien Release:

Date Release #

Date Written Off

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Nebraska City

Otoe County Treasurer's Office
NICKOLA R. KREIFELS

8751 NC SPECIAL ASSESSMEN

Amounts for 07/01/2016 to 07/31/2016

Totals for 07/01/2016 to 07/31/2016

Beginning Balance 144.39

Ending Balance 475.47

Fund	Source	Revenue Description	Amount	Totals
8751	18500	DISBURSEMENTS	-144.39	-144.39
	31757	SPECIAL ASSESSMENT-WEED REMOVAL	380.69 /	380.69
	49100	SPECIAL ASSESSMENT-INTEREST	94.78 2	94.78
Total			331.08	331.08

FOLIO'S # 2

1. Primary Special Assessment 10-03-4107 \$ 380.69
2. Spcl. Assess. Int. 10-03-4107 \$ 94.78

MISCELLANEOUS RECEIPT
COUNTY TREASURER'S OFFICE
OTOE COUNTY NEBRASKA

No. 44938

July 14, 2016

492.71

RECEIVED OF RANDY FUJAN
the sum of Four Hundred Ninety-Two Dollars And Seventy-One Cents
collected by MRIVETT
for SPECIAL WR-08 WEED ASSESSMENT FUJAN 005481500

Credits To:		
8751 NC SPECIAL	31757	\$380.69
8751 NC SPECIAL	49100	\$94.78
100 COUNTY GENERAL	36302	\$7.24
100 COUNTY GENERAL	36007	\$10.00

386.49 (P)
90.22 (CMT)
10.00 (adm)

Nickola R. Kreifels
County Treasurer
MRIVETT
Deputy

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Nebraska City

August 31, 2016,

Dear resident:

This year's Apple Jack Celebration is scheduled for September 16th-18th, 2016.

As you are aware, the 4th Corso viaduct continues to be closed and will be during the City's Apple Jack celebration.

As in the past, the City is expecting several thousand visitors to our community during that weekend. Apart from this year's parade, Central Avenue between 3rd Street and 6th Streets will include a Flea Market, Carnival and a Concert.

The closure of Central Avenue along this stretch of streets will impact the route emergency services vehicles will need to use to reach the east side of the City, including the Kearney Hill area.

With the 4th Corso viaduct being closed, the City's Fire Department, Rescue Services and Police, have met with the Apple Jack Committee Officials and developed 1st Avenue as the alternate route to respond to any life threatening emergency in the areas mentioned above.

While we realize this may be an inconvenience to you, we are asking for residents on the north side of the 300-Block of 1st Avenue, to refrain from parking in the street on the north side of 1st Avenue on Friday - Sept. 16th, starting at 06:00 A.M. through Sunday-Sept. 18th ending at 5:00 P.M. Your cooperation will provide the most efficient path to address any emergencies on the east side of Nebraska City.

Prior to the 16th of September, the City's street department employees will place notices of **"No Parking"** on the north side of both the 300 & 400 blocks of 1st Avenue, including the west side of 3rd Street, in the 100 block.

On behalf of Nebraska City, "Thank You" for helping us make our community safe not only for our fellow residents, but for our visitors during our Apple Jack celebration.

Should you have any questions regarding this matter, please feel free to contact:

Police Chief David S. Lacy / Fire-EMS Chief Allan Viox or Construction & Facilities Manager-Martin Stovall



August 30, 2016

Nebraska City City Council:

This letter is being sent in support of oneway traffic for Applejack Saturday in Nebraska City from 1st Corso to 1st Ave along 5th Street.

The US Postal Service is concerned for their customers entering and exiting from Central Ave, North 5th Street and 1st Ave. US Postal employees are also jepordized in travel on the same streets and 1st Corso. This becomes a safety risk having traffic in both directions with the amount of activity on that end of town.

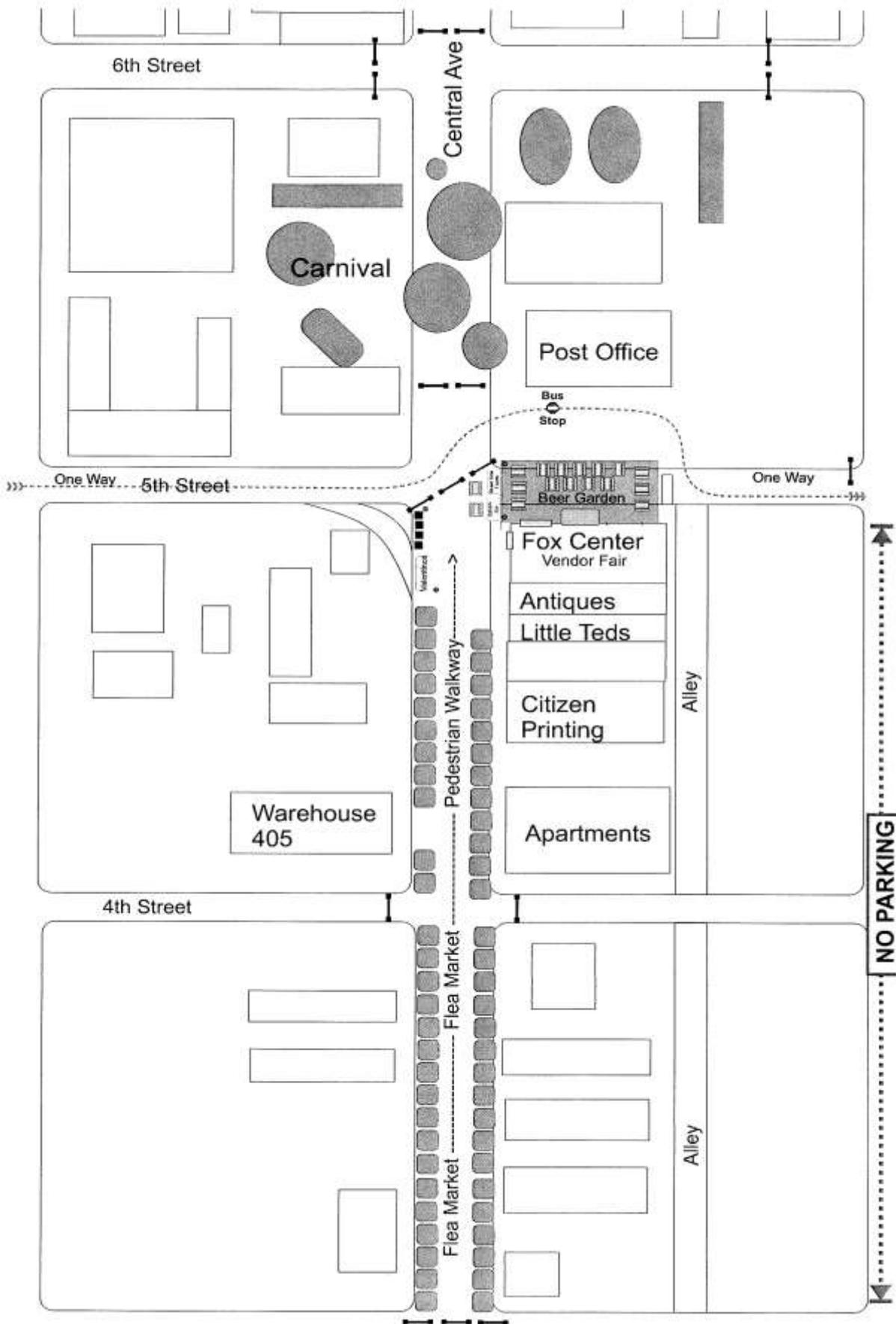
The US Postal Service also has semi trucks dispatching twice daily coming and going from the local Nebraska City Office at 508 Central. By supporting the oneway travel on 5th Street will allow for them enter and exit safely.

Thank you for your consideration on this matter.

US Postal Service
508 Central Ave
Nebraska City NE 68410
402-873-5045

Postmaster
Tracy Heng

Nebraska City



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Nebraska City

**NOTICE OF PUBLIC HEARING
AND**

Notice of Intent to Use City of Nebraska City Economic Development Program Funds (LB840)

NOTICE IS HEREBY GIVEN THAT, on Tuesday, September 6, 2016 at **6:00 P.M.**, at the Council Chambers in City Hall, 1409 Central Ave., Nebraska City, Nebraska, the City Council of Nebraska City, Nebraska, will hold a **Public Hearing** concerning the use of **\$250,000** of City of Nebraska City Economic Development Program Funds (LB840) accumulated from the collection of funds through the local municipal options sales tax (LB840) voted in by the citizens of Nebraska City, Nebraska.

If approved by the City Council, the Program funds will be provided as grant funds through LB840 funding to **SAI Properties, Inc.** These funds will be used for building and developing a hotel/motel/lodging and operations at 1101 Highway 2, Nebraska City, Nebraska.

There will be no displacement of persons as a result of this activity.

All interested persons are invited to attend the public hearing at which time they will be given the opportunity to speak in favor or in opposition to the proposed use of Program Income. If there are questions regarding the plan to utilize these funds, please contact: Dan Mauk, Economic Development Loan Fund Administrator at (402) 873-4293.

Individuals requiring physical or sensory accommodations, including interpreter service, braille, large print or recorded materials, please contact Randy Dunster, City Clerk, City Hall, 1409 Central Ave., Nebraska City, Nebraska, 68410, (402) 873-5515, no later than 12:00 noon, on Friday, September 2, 2016.

Randy Dunster, City Clerk

**TO BE PUBLISHED IN
FRIDAY, AUGUST 19th NEWS-
PRESS**

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Monday, September 5, 2016, at 6:15 pm in the Nebraska City, City Hall, 1409 Central Ave., Nebraska City, Nebraska; the City Council will hold a Public Hearing concerning an application to the Department of Economic Development (DED) for a Community Development Block Grant. This grant is available to local governments for community/ economic development activities.

The City of Nebraska City is requesting a total of \$30,000 in CDBG funds to implement a Comprehensive Development Program. At least 62.5% of the CDBG funds will benefit low-to-moderate income persons. Of the CDBG funds, \$27,000 will be used for undertaking a comprehensive needs assessment and \$3,000 will be available for project administrative costs. The City of Nebraska City will provide up to \$9,000 from available city operating funds as matching funds for the project. There are no plans to displace people as a result of this CDBG assisted project, but the City has adopted a plan for minimizing displacement and for assisting any persons actually displaced.

The grant application will be available for public inspection at the City Clerk's office during regular working hours. All interested parties are invited to attend this public hearing at which time you will have an opportunity to be heard regarding the grant application. Written testimony will also be accepted at the public hearing scheduled for 6:15 p.m., Monday, Sept. 5, 2016, at the City Hall in Nebraska City, Nebraska. Written comments addressed to City Clerk, Nebraska City, City Offices, 1409 Central Ave., Nebraska City, Nebraska, 68410, will be accepted if postmarked on or before Friday, Sept. 2, 2016.

Individuals requiring physical or sensory accommodations including interpreter service, Braille, large print, or recorded materials, please contact Randy Dunster at 1409 Central Ave., 402-873-5515_no later than Weds. Aug. 31, 2016. Accommodations will be made for persons with disabilities and non-English speaking individuals provided that 3-day notice is received by the City of Nebraska City.

EXHIBIT A

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

Nebraska City

City of Nebraska City
IN
Otoe County, Nebraska

NOTICE OF BUDGET HEARING AND BUDGET SUMMARY

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Sections 13-501 to 13-513, that the governing body will meet on the 6 day of September 2016, at 6:00 o'clock P.M., at City Hall for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to the following proposed budget. The budget detail is available at the office of the Clerk during regular business hours.

	Clerk/Secretary
2014-2015 Actual Disbursements & Transfers	\$ 30,945,599.00
2015-2016 Actual/Estimated Disbursements & Transfers	\$ 39,689,676.35
2016-2017 Proposed Budget of Disbursements & Transfers	\$ 44,656,330.78
2016-2017 Necessary Cash Reserve	\$ 18,357,906.00
2016-2017 Total Resources Available	\$ 63,014,236.78
Total 2016-2017 Personal & Real Property Tax Requirement	\$ 1,504,897.48
Unused Budget Authority Created For Next Year	\$ 49.41

Breakdown of Property Tax:

Personal and Real Property Tax Required for Non-Bond Purposes	\$ 1,194,399.98
Personal and Real Property Tax Required for Bonds	\$ 310,497.50

NOTICE OF SPECIAL HEARING TO SET FINAL TAX REQUEST

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Section 77-1601.02, that the governing body will meet on the 6 day of September 2016, at 6:00 o'clock P.M., at City Hall for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to setting the final tax request at a different amount than the prior year tax request.

2015-2016 Property Tax Request	\$ 1,604,604.96
2015 Tax Rate	0.461815
Property Tax Rate (2015-2016 Request/2016 Valuation)	0.455470
2016-2017 Proposed Property Tax Request	\$ 1,504,897.48
Proposed 2016 Tax Rate	0.427168

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Nebraska City

RESOLUTION NO. 2713-16

TO USE PROGRAM FUNDS FROM THE CITY OF NEBRASKA CITY ECONOMIC DEVELOPMENT PROGRAM (LB840)

WHEREAS, the **City of Nebraska City** has received Program Funds through the City of Nebraska City Economic Development Plan and,

WHEREAS, Program funds for Economic Development are allowed to be used for making funding awards to eligible businesses in accordance with the City of Nebraska City Economic Development Plan, program and governing regulations, and

WHEREAS, the City of Nebraska City Economic Development Plan has previously been adopted, and

WHEREAS, the Citizens Advisory Review Committee has recommended approval of a grant application with \$250,000 sought through the Economic Development Program by an eligible business, SAI Properties, Inc., for construction of a Holiday Inn Express & Suites hotel, with a total project cost estimated at \$7,700,000.00, and

WHEREAS, the City Council of Nebraska City conducted a public hearing upon the proposed use of Economic Development Program funds,

NOW, THEREFORE, BE IT RESOLVED by the City Council of Nebraska City, that the obligation of funds is approved as applied in the amount of \$250,000, subject to the following conditions: (1) acquisition by SAI Properties, Inc. of tax increment financing for the project; (2) the hotel being constructed having a minimum sixty-five (65) guest rooms; (3) disclosure of the balance sheets and financials for SAI Properties, Inc. covering the last three years; (4) receipt of a marketing plan for the hotel.

Further, the Mayor is hereby authorized to execute all necessary and appropriate documents, including a Grant Agreement, on behalf of the City and the City of Nebraska City Economic Development Program to complete the project funding for “**SAI Properties, Inc.**”, contingent upon approval of the City Attorney as to form.

Passed and adopted on the 6th day of September, 2016, by the City Council of Nebraska City.

Mayor

ATTEST: _____
City Clerk-Treasurer

Nebraska City
GRANT AGREEMENT

This grant agreement is entered into this 6th day of September, 2016 between the City of Nebraska City, hereinafter referred to as “the City”, and SAI Properties, Inc.

WHEREAS, the citizens of Nebraska City approved the City of Nebraska City Economic Development Plan (LB 840), hereinafter referred to as “the Plan”, in November, 2006. The Plan provides rules and procedures for the use of a specified portion of the City’s sales tax receipts for economic development projects. The Plan allows for the use of Economic Development Program Funds for making grants to eligible entities to spur downtown revitalization, to attract new capital investment through business development and to promote tourism, and,

WHEREAS, the SAI Properties, Inc. has submitted a grant application for the purpose of construction of a Holiday Inn Express & Suites. The application was submitted in accordance with the City of Nebraska City’s Economic Development Plan seeking the amount of \$250,000.00 for the purpose of providing funds to the construction with a total estimated cost of \$7,700,000.00.

WHEREAS, said application was recommended for approval at a meeting of the Citizen’s Advisory Review Committee on July 29, 2016 and approved by resolution of the City Council on September 6, 2016.

NOW THEREFORE, the parties to this agreement agree as follows:

- 1) The City through LB 840 shall pay the total sum of \$250,000.00 to assist in construction of the Holiday Inn Express & Suites by SAI Properties, Inc. contingent upon the following conditions first being met:
 - a. acquisition by SAI Properties, Inc. of tax increment financing for the project;
 - b. the hotel being designed to contain a minimum sixty-five (65) guest rooms;
 - c. disclosure of the balance sheets and financials for SAI Properties, Inc. covering the last three years;
 - d. receipt of a marketing plan for the hotel.
- 2) This agreement sets forth the entire understanding of the parties, and may be modified or terminated only by written memorandum executed by both parties.
- 3) All the terms and provision of this agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

SAI Properties, Inc.

BY _____
Deven Patel, Authorized Agent

THE CITY OF NEBRASKA CITY,
STATE OF NEBRASKA,

BY _____
Bryan Bequette, Mayor

ATTEST:

Randy Dunster, City Clerk-Treasurer

Print Form

City of Nebraska City
Local Option Municipal Economic Development Program
Application for Financial Assistance (Direct Use of Funds)

Please complete entire form - Do not leave any questions blank.

A. Business (Borrower) Information:

Name of Entity to Receive Assistance: SAI PROPERTIES INC

Federal ID#: 800305679

Address: 16175 STEVENS POINT City: GARFIELD State: NE ZIP: 68028

Contact Person: DEVEN PATEL Telephone #: (402) 936 1344

Fax #: (402) 504 3715 E-mail address: devenspate@gmail.com

Website address (if applicable): _____

- Fund Use Classification:
- Downtown Redevelopment
 - Industrial Retention & Recruitment
 - Business Development
 - Tourism

Amount of request for financial assistance: \$ 250,000

Purpose of the organization: HOTEL/MOTEL/LODGING DEVELOPMENT AND OPERATIONS

Purpose for use of funds: BUILDING/DEVELOPMENT BUSINESS CLASS HOTEL/MOTEL/LODGING & OPERATIONS

Please submit with this application:

1. A detailed outline of the project (no more than two pages)
2. A detailed budget of the specific project (Revenues, expenses, cash flows, etc.)
3. An analysis of the estimated community economic benefit of the project (one page max.)
4. A marketing plan for the project (if applicable) one page maximum

Nebraska City

B. Project Information

USES OF FUNDS	Total Project Costs	LB840 Funds	Entity Contribution	Additional Funds
	\$ <u>7,700,000</u>	\$ <u>250,000</u>	\$ <u>770,000</u>	\$ <u>980,000</u>

Source of Funds- Entity Contribution: EQUITY DOWN PAYMENT

Source of Funds- Additional Funds: TIF

The above information is accurate to the best of my knowledge and belief. The above information is provided to help you evaluate the feasibility of obtaining public financial assistance. I further authorize release of project information contained in this application.

Date: 07/11/2016 Printed applicant name: DEVEN PATEL ON BEHALF OF SAI PROPERTIES, INC

Signature: [Handwritten Signature]

Title: CM

EXHIBIT "A"

DESCRIPTION OF PROJECT

The Project undertaken by Redeveloper on the Project Site, defined as the real estate legally described as:

shall consist of the following:

- (a) **Private Improvements.** The construction of a 70 room hotel, with 80 controlled access parking spaces, and the associated improvements within the Redevelopment Area which shall include:
 - Indoor Swimming Pool
 - Meeting/Conference Room
 - Large Fitness Room
- (b) **Public Improvements.** Site acquisition, site preparation, utility work, façade improvements and other eligible public improvements on the Project Site and in the Redevelopment Area, which public improvements are eligible improvements under the Act pursuant to this Redevelopment Agreement; paid for, in part, by the Tax Increment created by the Private Improvements.

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Nebraska City

Meeting of the Citizens Advisory Review Committee

July 29, 2016

Minutes

Meeting called to order at 12:01 p.m. at 123 S. 8th Street, Suite 7, Nebraska City, NE 68410

- I. Members present: Jim Kuhn, JoAnn Martens, Kiel VanderVeen, Jeanna Stavas, Vaughn Hammond, ex-officio Rick Freshman. Absent was Finance Commissioner Gloria Glover. Guest present was Deven Patel with SAI Properties. Also present was the fund administrator, Dan Mauk and Administrative Assistant Laurie Stukenholtz.
- II. The financial information had not changed since the July 13th meeting therefore no financial information was discussed.
- III. The minutes from July 25, 2016, were reviewed. Motion to accept the minutes were made by Jeanna Stavas. Motion 2nd by JoAnn Martens. Motion carried.
- IV. Review Holiday Inn Express & Suites Application for a grant of \$250,000: Deven Patel with SAI Properties, Inc, Gretna, Nebraska, was in attendance to present to the committee his application for a grant request in the amount of \$250,000 for a Holiday Inn Express & Suites at the VF Mall location. Mr. Patel gave the committee a background on himself, explained that the hotel he just developed in West Omaha is part of the Choice Hotel product line. This Holiday Inn Express & Suites he is planning for Nebraska City is part of the IHG Hotel product line. Mr. Patel explained that some of the amenities would include: 70 rooms, indoor heated pool, hot tub, late night pancake feed, breakfast bar, cinnamon rolls, business drinks, boardroom/meeting room (50-100 people), event center (1/2/3 bay sectioned off), business center, wifi in rooms (printer located in business center), 24-hour coffee bar, fresh baked cookies, fitness center, 51" TVs in the rooms, several plugs-ins and chargers for the business clients, with an open concept. Mr. Patel also explained that with a Holiday Inn Express & Suites, 18-20 rooms would be suites, which would include sofa beds and there would be some adjoining rooms. SAI Properties chose this location because of the visibility Highway 75 and Highway 2 traffic brings to the area. The typical construction of this type of project from ground-breaking to opening the doors is typically 8-10 months. The building itself would be from 3-4 stories. The hotel would be an "Express" as that draws more business clients. The \$7.7M figure Mr. Patel has in the application came from historical guidelines. Mr. Patel plans to have an estimated annual payroll of \$200,000 to \$350,000. He plans to employ 15-20 people. Most employees would be part time. The full time employees would be: General Manager approximately \$40,000-\$55,000/year plus benefits, Full Time Executive Housekeeper, Full Time Desk Agent. Part time help would include housekeeping at \$9.00-\$10.50/hr, front desk/night auditor would be \$11.00/\$11.50, and daytime desk would be \$10.00/\$10.50. There would be bonus/incentives for employees to stay so the longer a person is employed, they would get a bonus/incentive. Mr. Patel explained that they like to be active in the community so when they put a hotel in a community, they get involved locally with the community. He gave the example of the Girl Scouts. Mr. Patel plans for future expansion when doing the original building so that if the need arises to add rooms, the groundwork has already been done. Mr. Patel is also requesting T.I.F. Funding but there is a 105-120 day window and waiting to get the paperwork started the first week of August. Mr. Patel said he would wait for T.I.F. results before breaking ground. Mr. Patel has bank backing (Great Western Bank) and there is a local branch in Nebraska City. Tax benefits would be generated through sales and lodging taxes should this hotel application be approved. A motion to go into Executive Session was made by Vaughn Hammond at 1:32 p.m. and 2nd by Kiel VanderVeen. Motion carried. A motion to leave Executive Session was made by Kiel VanderVeen at 1:43 p.m. and 2nd by Jim Kuhn. Motion carried. Mr. Patel was invited back into the meeting at this time. The motion was made by Kiel VanderVeen, 2nd by Jim Kuhn: The Citizen Review Committee recommends approval for the request for a grant to SAI Properties in the amount of \$250,000 upon approval of T.I.F. funds with a 65 room minimum, and Mr. Patel provides 1) resume of this 17 years of professional experience in building and properties for SAI Properties, 2) balance sheet and financials for SAI Properties for past 3 years, 3), Marketing Plan for Holiday Inn Express and Suites, motion carried. Mr. Patel would like this request to go before next available City Council meeting – that will be Tuesday, September 6.

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Nebraska City

- V. Executive Session: The committee was in Executive Session from 1:32 pm to 1:43 pm.
- VI. MISCELLANEOUS: Dan Mauk informed the group that Brett Gay will be at City Council meeting August 1st for his application and there is a possibility that Dan may not be there as his mom is in the hospital. Jim Kuhn and Kiel VanderVeen volunteered to be at City Council to represent NCAEDC. Rick Freshman said he might be available to attend also. Dan also informed the group that the LB840 Plan has been submitted to the Council for their agenda also. A public hearing is planned for August 15th for The Plan.
- VII. There being no further business before the committee, the meeting adjourned at 1:53 p.m.

Submitted by Laurie Stukenholtz, Administrative Assistant

Nebraska City

Nebraska City NE
Holiday Inn Express & Suites

Occupancy & ADR is estimated

ADR (Avg Daily Rate)

Revenue Assumptior	Year 1		Year 2		Year 3		Year 4		Year 5	
	Amount	Ratio								
Rooms	70		70		70		70		70	
Occupancy	65%		68%		70%		72%		73%	
ADR	\$ 100.00		\$ 102.00		\$ 104.00		\$ 105.00		\$ 106.00	
Rev Par	\$ 65.00		\$ 69.36		\$ 72.80		\$ 75.60		\$ 77.38	
Days In Period	365		365		365		365		365	
Available Rooms	25,550.00		25,550.00		25,550.00		25,550.00		25,550.00	
Occupied Rooms	16,607.50		17,374.00		17,885.00		18,396.00		18,651.50	

Revenue	Year 1		Year 2		Year 3		Year 4		Year 5	
	Amount	Ratio								
Rooms	\$ 1,660,750	99.40%	\$ 1,772,148	99.44%	\$ 1,860,040	99.47%	\$ 1,931,580	99.48%	\$ 1,977,059	99.50%
Telephone	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%
F&B	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%
Other	\$ 10,000	0.60%	\$ 10,000	0.56%	\$ 10,000	0.53%	\$ 10,000	0.52%	\$ 10,000	0.50%
Total Revenue	\$ 1,670,750	100.00%	\$ 1,782,148	100.00%	\$ 1,870,040	100.00%	\$ 1,941,580	100.00%	\$ 1,987,059	100.00%

Department Expense	Year 1		Year 2		Year 3		Year 4		Year 5	
	Amount	Ratio								
Rooms	\$ 381,973	23.00%	\$ 407,594	23.00%	\$ 427,809	23.00%	\$ 444,263	23.00%	\$ 454,724	23.00%
F&B	\$ 70,582	4.22%	\$ 73,840	4.14%	\$ 76,011	4.06%	\$ 78,183	4.03%	\$ 79,269	3.99%
Other	\$ 12,000	0.72%	\$ 12,000	0.67%	\$ 12,000	0.64%	\$ 12,000	0.62%	\$ 12,000	0.60%
Total Dept Expense	\$ 464,554	27.81%	\$ 493,434	27.69%	\$ 515,820	27.58%	\$ 534,446	27.53%	\$ 545,992	27.48%

Gross Operating Inc	Year 1	Year 2	Year 3	Year 4	Year 5
	\$ 1,206,196	\$ 1,288,714	\$ 1,354,220	\$ 1,407,134	\$ 1,441,067
	72.19%	72.31%	72.42%	72.47%	72.52%

Undistributed Op Exp	Year 1		Year 2		Year 3		Year 4		Year 5	
	Amount	Ratio								
Admin and General	\$ 138,672	8.30%	\$ 147,918	8.30%	\$ 155,213	8.30%	\$ 161,151	8.30%	\$ 164,926	8.30%
Sales and Mktg	\$ 25,000	1.50%	\$ 25,000	1.40%	\$ 25,000	1.34%	\$ 25,000	1.29%	\$ 25,000	1.26%
Franchise Fee	\$ 167,075	10.00%	\$ 178,215	10.00%	\$ 187,004	10.00%	\$ 194,158	10.00%	\$ 198,706	10.00%
Property Maint	\$ 45,000	2.69%	\$ 48,000	2.69%	\$ 52,000	2.78%	\$ 55,000	2.83%	\$ 55,000	2.77%
Utilities	\$ 70,000	4.19%	\$ 70,000	3.93%	\$ 70,000	3.74%	\$ 70,000	3.61%	\$ 70,000	3.52%
Total Undistr Op Exp	\$ 445,747	26.68%	\$ 469,133	26.32%	\$ 489,217	26.16%	\$ 505,309	26.03%	\$ 513,632	25.85%

Gross Operating Prof	Year 1	Year 2	Year 3	Year 4	Year 5
	\$ 760,448	\$ 819,581	\$ 865,002	\$ 901,824	\$ 927,435
	45.52%	45.99%	46.26%	46.45%	46.67%

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Nebraska City

Revenue Assumptior	Year 1	Year 2	Year 3	Year 4	Year 5
Fixed Charges					
Insurance	\$ 30,000	\$ 30,000	\$ 30,500	\$ 31,000	\$ 32,000
Taxes	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Ground Lease	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fee	\$ 83,538	\$ 89,107	\$ 93,502	\$ 97,079	\$ 99,353
Rsrv For Replacement	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Bank tax Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Other					
Total Fixed Charges	\$ 173,538	\$ 179,107	\$ 234,002	\$ 238,079	\$ 241,353
	10.39%	10.05%	12.51%	12.26%	12.15%
Hotel NOI	\$ 586,911	\$ 640,474	\$ 631,000	\$ 663,745	\$ 686,082
	35.13%	35.94%	33.74%	34.19%	34.53%
Debt Service Cover					
Annual Payment	\$ 443,960	\$ 443,960	\$ 443,960	\$ 443,960	\$ 443,960
Principal	\$ 5,775,000	\$ 5,775,000	\$ 5,775,000	\$ 5,775,000	\$ 5,775,000
Rate	4.50%	4.50%	4.50%	4.50%	4.50%
Term	20	20	20	20	20
I/O Year 1		Amort	Amort	Amort	Amort
Cash Flow	\$ 142,951	\$ 196,514	\$ 187,040	\$ 219,786	\$ 242,122
Debt Serv coverage	132.20%	144.26%	142.13%	149.51%	154.54%

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City Council may hold a close
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public meeting. The subject m

Nebraska City
RESOLUTION NO. 2714-16

SUBJECT: Approval of Fiscal Year 2016-2017 Step Pay Schedule for City Employees.

WHEREAS: Section 2-9 of the City Code of the City of Nebraska City provides that the Step Pay Schedule for City employees may be updated by Resolution; and

WHEREAS: The City of Nebraska City, Nebraska, updates its wages and salaries for City employees periodically as it strives to remain competitive in the market place, maintain employee satisfaction, and remain responsible to the taxpayers; and,

WHEREAS: The attached Step Pay Schedule has been drafted in conjunction and conformity with the various City Council budget meetings during 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NEBRASKA CITY THAT:

The City Council hereby adopts the Step Pay Schedule attached hereto as the Step Pay Schedule for the Fiscal Year 2016-2017 for the various listed employee positions of the City of Nebraska City, Nebraska. The rates of pay as provided shall be effective from the 1st day of October, 2016, and shall continue until amended by future Resolution.

Passed and adopted this 6th day of September, 2016.

Bryan W. Bequette, Mayor

ATTEST: _____
Randy Dunster, Clerk-Treasurer

Nebraska City

City of Nebraska City, Nebraska

2016-2017 Step Pay Plan

October 1, 2016 to September 30, 2017

EXEMPT (ANNUAL)	1	2	3	4	5	6	7	8	
City Administrator	\$90,138	\$92,878	\$95,339	\$97,865	\$100,461	\$103,125	\$105,862	\$108,673	
City Attorney	\$50,376	\$53,080	\$55,934	\$58,946	\$62,126	\$65,484	\$69,027	\$72,767	
City Clerk-Treasurer	\$59,842	\$61,643	\$63,499	\$65,414	\$67,387	\$69,422	\$71,520	\$73,683	
Library Director	\$49,025	\$50,379	\$51,774	\$53,222	\$54,692	\$56,216	\$57,776	\$59,403	
Public Properties Director	\$61,976	\$64,010	\$66,115	\$68,293	\$70,548	\$72,881	\$75,296	\$77,796	
Recreation Director	\$49,254	\$50,464	\$51,710	\$52,995	\$54,317	\$55,678	\$57,081	\$58,527	
Chief of Police	\$67,671	\$70,222	\$72,876	\$75,636	\$78,506	\$81,492	\$84,597	\$87,825	
Golf Course Professional	\$38,705	\$40,324	\$41,634	\$42,990	\$44,393	\$45,845	\$47,348	\$48,903	
NON-EXEMPT (HOURLY)	1	2	3	4	5	6	7	8	
Deputy Clerk-Treasurer	\$20.69	\$21.25	\$21.84	\$22.44	\$23.06	\$23.70	\$24.34	\$25.02	
Account Clerk	\$18.20	\$18.77	\$19.37	\$19.98	\$20.62	\$21.27	\$21.95	\$22.65	
Bldg. Insp./Asst. Zoning Admin.	\$23.56	\$24.42	\$25.33	\$26.27	\$27.25	\$28.26	\$29.32	\$30.42	
Park Foreman	\$21.07	\$21.75	\$22.44	\$23.16	\$23.91	\$24.68	\$25.47	\$26.31	
Cemetery Sexton	\$19.29	\$19.91	\$20.53	\$21.18	\$21.86	\$22.56	\$23.29	\$24.04	
Horticulture/Landscape Foreman	\$15.17	\$15.79	\$16.43	\$17.06	\$17.70	\$18.34	\$18.96	\$19.61	
Golf Course Superintendent	\$15.35	\$15.83	\$16.34	\$16.86	\$17.41	\$17.96	\$18.55	\$19.15	
Street Foreman	\$25.04	\$25.86	\$26.70	\$27.56	\$28.48	\$29.40	\$30.36	\$31.36	
Pub. Prop. Mtn. Worker I	\$13.75	\$14.19	\$14.77	\$15.31	\$15.88	\$16.42	\$17.00	\$17.55	
Pub. Prop. Mtn. Worker II	\$14.46	\$14.96	\$15.49	\$16.04	\$16.60	\$17.19	\$17.80	\$18.44	
Pub. Prop. Mtn. Worker III	\$16.81	\$17.32	\$17.87	\$18.43	\$19.00	\$19.61	\$20.23	\$20.87	
Pub. Prop. Mtn. W IV	\$18.71	\$19.39	\$20.09	\$20.82	\$21.58	\$22.37	\$23.19	\$24.04	
Fire Apparatus Engineer	\$14.09	\$14.52	\$14.96	\$15.42	\$15.89	\$16.39	\$16.90	\$17.42	
Paramedic Manager	\$19.12	\$19.69	\$20.29	\$20.91	\$21.54	\$22.20	\$22.87	\$23.56	
Paramedic	\$14.09	\$14.52	\$14.96	\$15.42	\$15.89	\$16.39	\$16.90	\$17.42	
Asst. Lib Director	\$15.89	\$16.45	\$17.04	\$17.65	\$18.28	\$18.93	\$19.61	\$20.33	
Children's Librarian	\$15.89	\$16.45	\$17.04	\$17.65	\$18.28	\$18.93	\$19.61	\$20.33	
Library Assistant	\$13.34	\$13.81	\$14.28	\$14.78	\$15.30	\$15.83	\$16.39	\$16.98	
Library Clerk II	\$10.65	\$11.06	\$11.49	\$11.92	\$12.34	\$12.76	\$13.18	\$13.64	
Pub. Prop. Secretary	\$14.21	\$14.65	\$15.09	\$15.56	\$16.04	\$16.53	\$17.05	\$17.49	
Police Captain	\$25.50	\$26.44	\$27.43	\$28.46	\$29.52	\$30.62	\$31.77	\$32.97	
PD Code Enforcement Officer	\$17.43	\$18.14	\$18.96	\$19.82	\$20.71	\$21.65	\$22.64	\$23.67	
PT/SEASONAL (HOURLY)	MIN	MAX							
Office Assistant	\$9.00	\$11.25							
Public Prop. Laborer I	\$9.00	\$10.50							
Public Prop. Laborer II	\$9.00	\$11.25							
Swimming Pool Manager (1)	\$10.25	\$13.50							
Sw. Pool Ass't. Manager (2)	\$9.25	\$12.50							
*Swimming Pool Attendant (0)	\$9.00	\$10.25							
*Lifeguard (18)	\$9.00	\$11.50							
Paramedic	\$13.00	\$15.25							
Emergency Medical Technician	\$11.00	\$12.25							
Police Officer (0)	\$14.45	\$22.00							
Library Clerk I	\$9.00	\$10.25							
Wildwood Manager	\$10.25	\$13.50							
Wildwood Employees	\$9.00	\$10.50							
<p>In addition to the basic hourly rate established above, each seasonal employee, including pool employees who have worked the minimum number of hours in a season as described below, who returns to work the following season, shall receive an additional rate increase, subject to supervisor recommendation & City Administrator approval. Plus 25 cents per hour "bonus" at end of season if NO "no shows". P/T employees shall be subject to annual review. (Full-time pool empl. must have worked a minimum of 300 hours & substitute pool empl. must have worked a min. of 200 hrs. during the season to qualify for both the end-of-season bonus and the pay increase for the next successive season).</p>									
Nebraska City Police Department - Bargaining Unit FOP :									
NON-EXEMPT (HOURLY)	1	2	3	4	5	6	7	8	9
Police Sergeant	\$20.90	\$21.77	\$22.65	\$23.52	\$24.41	\$25.28	\$26.15	\$27.03	\$28.62
Police Officer	\$17.15	\$18.05	\$18.96	\$19.87	\$20.78	\$21.69	\$22.59	\$23.50	\$25.08
Police Sec-Dispatcher	\$14.75	\$15.49	\$16.27	\$17.08	\$17.51	\$18.30	\$19.22	\$19.70	\$20.17

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CITY OF NEBRASKA CITY

1409 Central Avenue
Nebraska City, NE 68410-2223
Phone: 402-873-5515
Fax: 402-873-5685



Agenda Information Support Sheet

To: Mayor and Commissioners

Council Meeting: September 6, 2016
Agenda Item: # _____
Submitted By: Grayson Path, City Administrator
Judi Meyer, SENDD

A. Synopsis of Issue:

- a. Attached are documents to complete the CDBG Comprehensive Development (CD) Application for Phase I funding.
- b. This application is for \$30,000.00 to match the approved \$15,000.00 to fund Phase I of the CD program.
- c. As discussed in the August 25th budget meeting, Phase I will lead to Phase II funding of upwards of \$700,000.00 to go toward a project in 2018.
- d. The documents in this agenda include the following:
 - i. Resolution authorizing the submittal of the application.
 - ii. Exhibit C-1 which lists out the City's certification that we will follow the required Acts, Laws, Regulations, etc. (see C-1 for a lengthy list of the various required laws). This is the same set of laws the City has needed to following for the prior CDBG programs such as the CIS Nuckolls and CIS Kearney Hill, CDBG Housing Rehab, etc. Very standard. Judi Meyer with SENDD, as the certified CDBG Administrator, is responsible for guiding the City through these and making sure we stay compliant. If the City wishes to obtain CDBG funding, will need to follow these rules as always.
 - iii. Exhibit L which verifies to NDED that the City did not receive 80%+ of its revenue last year from Federal contracts, and so we do not need to report the top five salaries of our employees (they need to verify that federal funds are not being used only for salaries).
 - iv. CD Application form requesting funding.
- e. The deadline to submit CD Application for Phase I funding is September 15th. There are no further council meetings prior to this date.
- f. There is a Public Hearing tonight on this topic – required before submitting application.

B. Options:

- a. Approve Resolution and authorize the Mayor to sign the appropriate application and supporting documents; authorize SENDD and City Staff to complete the application and submit it to NDED.
- b. Reject Resolution and/or any of the exhibits. Rejection of any of these documents will likely result in denial for Phase I funding.

C. Fiscal Note:

- a. Phase I request is for \$30,000.00 to match our \$15,000.00 currently budgeted for in the FY16/17 Budget.

D. Recommendation:

- a. Approve Resolution and authorize the Mayor to sign the appropriate application and supporting documents; authorize SENDD and City Staff to complete the application and submit it to NDED.

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

Nebraska City

E. Background:

- a. The City Council has, to date, approved SENDD and the City Staff to complete the Application process through this point. The City Council has also discussed and approved the CIP request for \$15,000.00 to match the \$30,000.00 being requested by the CD program.
- b. The ultimate goal is that the 11th Street project will be a strong candidate for consideration of Phase II funding.

Department Heads: Submit this form to Dave Partsch and Grayson Path by 5:00 pm of the day the Agenda meeting is held.

RESOLUTION 2715-16 AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR CDBG FUNDS

Whereas, the City of Nebraska City, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as amended for Small Cities Community Development Block Grant Program, and,

Whereas, the City of Nebraska City, Nebraska, has obtained its citizens' comments on community development and housing needs; and has conducted public hearing(s) upon the proposed application and received favorable public comment respecting the application which for an amount of \$30,000 CDBG funds and \$15,000 City funds for a total of \$45,000 for development of a Comprehensive Development Program; and,

NOW, THEREFORE, BE IT RESOLVED BY

The City Council of the City of Nebraska City, that the Mayor be authorized and directed to proceed with the formulation of any and all contracts, documents or other memoranda between the City of Nebraska City and the Nebraska Department of Economic Development so as to effect acceptance of the grant application.

Signed

Mayor
Title

Date

EXHIBIT B

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

APPLICANT'S STATEMENT OF ASSURANCES AND CERTIFICATIONS

The City of Nebraska City (Applicant) hereby assures and certifies to the Nebraska Department of Economic Development regarding an application for Community Development Block Grant (CDBG) funds, the following:

THRESHOLD CERTIFICATIONS

1. There are no significant unresolved audit findings relating to any prior grant award from the federal and/or state government that would adversely affect the administration of this grant.
2. No legal actions are underway or being contemplated that would significantly impact the Applicant's capacity to effectively administer the program, and to fulfill the CDBG program; and
3. No project costs have been incurred that have not been approved in writing by the Department.

FEDERAL COMPLIANCE CERTIFICATIONS

4. It will adopt and follow a residential anti-displacement and relocation assistance plan that will minimize displacement as a result of activities assisted with CDBG funds.
5. It will conduct and administer its programs in conformance with:
 - a. Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1).
 - b. Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing and the provision of brokerage services.
 - c. The Fair Housing Act of 1988 (42 USC 3601-20) and will affirmatively further fair housing.
6. It will not attempt to recover any capital costs of public improvements assisted in whole or part by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless (1) grant funds are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than grant funds, or (2) for purposes of assessing any amount against properties owned and occupied by persons of LMI who are not persons of very-low income, the recipient certifies to the state that it lacks sufficient grant funds to comply with the requirements of clause (1).
7. It will comply with all provisions of Title I of the Housing and Community Development Act of 1974, as amended, which have not been cited previously as well as with other applicable laws.

CITIZEN PARTICIPATION PLAN CERTIFICATION

8. It certifies that a detailed citizen participation plan is on file which includes:
 - a. Providing and encouraging citizen participation with particular emphasis on participation by lower income persons who are residents of slum and blight areas in which funds are proposed to be used to include target areas as identified in the application.
 - b. Providing citizens with reasonable and timely access to local meetings, information, and records relating to the Applicant's proposed and actual use of CDBG funds.
 - c. Furnishing citizens with information, including but not limited to, the amount of CDBG funds expected to be made available for the current fiscal year, including CDBG funds and anticipated program income; the range of activities that may be undertaken with CDBG funds; the estimated amount of CDBG funds to be used for activities that will meet national objective of benefit to low- and moderate-income people, and the proposed CDBG activities likely to result in displacement and the grantee's anti-displacement and relocation plans.

EXHIBIT C-1

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

Nebraska City

- d. Providing technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals. The level and type of assistance is to be identified within the plan.
- e. Providing for public hearings at different stages of the program, for the purpose of obtaining citizen's views and responding to proposals and questions. The hearings must cover community development and housing needs, development of proposed activities and review of program performance. The hearing to cover community development needs must be held before submission of an application to the state. The hearing on program performance must be held during the implementation of the CDBG awarded grant. There must be reasonable notice of the hearings and they must be held at times and locations convenient to potential or actual beneficiaries, with accommodations for the handicapped. Public hearings are to be conducted in a manner to meet the needs of non-English speaking residents where a significant number of non-English speaking residents can be expected to participate.
- f. Providing citizens with reasonable advance notice of, and opportunity to comment on, proposed activities in the application to the state and for grants already made, activities that are added to, deleted or substantially changed from the application to the state. Substantially changed is defined in terms of purpose, scope, location or beneficiaries defined by the state established criteria.
- g. Providing citizens the address, phone number and acceptable hours for submitting complaints and grievances and providing timely written responses to written complaints and grievances within 15 working days where practicable.

SPECIAL REQUIREMENTS AND ASSURANCES.

9. The Applicant will comply with the administrative requirements of the program, those applicable items in the 1995 Consolidated Plan, Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended, and 24 CFR Part 570 (including parts not specifically cited below), and the following laws, regulations and requirements, both federal and state, as the pertain to the design, implementation and administration of the local project, if approved:

CIVIL RIGHTS AND EQUAL OPPORTUNITY PROVISIONS

- ! Public Law 88-352, Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d), et. seq.) (24 CFR Part 1)
- ! Section 109 of the Housing and Community Development Act of 1974, As Amended
- ! Age-Discrimination Act of 1975, As Amended (42 U.S.C. 6101, et. seq.)
- ! Section 504 of the Rehabilitation Act of 1973, As Amended (29 U.S.C. 794) and the Americans with Disability Act
- ! Executive Order 11246, As Amended
- ! Executive Order 11063, As Amended by Executive Order 12259 (24 CFR Part 107)

ENVIRONMENTAL STANDARDS AND PROVISIONS

- ! Section 104(f) of the Housing and Community Development Act of 1974, As Amended
- ! Title IV of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4831) and the Implementing Regulations found at 24 CFR Part 35
- ! The National Environmental Policy Act of 1969 (42 U.S.C. Section 4321, et. seq., and 24 CFR Part 58)
- ! The Clean Air Act, As Amended (42 U.S.C. 7401, et. seq.)
- ! Farmland Protection Policy Act of 1981, (U.S.C. 4201, et. seq.)
- ! The Endangered Species Act of 1973, As Amended (16 U.S.C. 1531, et. seq.)
- ! The Reservoir Salvage Act of 1960 (16 U.S.C. 469, et. seq.), Section 3 (16 U.S.C. 469 a-1), As Amended by the Archaeological and Historic Preservation Act of 1974
- ! The Safe Drinking Water Act of 1974 [42 U.S.C. Section 201, 300(f), et. seq., and U.S.C. Section 349 as Amended, particularly Section 1424(e) (42 U.S.C. Section 300H-303(e)]
- ! The Federal Water Pollution Control Act of 1972, As Amended, including the Clean Water Act of 1977, Public Law 92-212 (33 U.S.C. Section 1251, et. seq.)
- ! The Solid Waste Disposal Act, As Amended by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901, et. seq.)
- ! The Fish and Wildlife Coordination Act of 1958, As Amended, (16 U.S.C. Section 661, et. seq.)
- ! EPA List of Violating Facilities
- ! HUD Environmental Standards (24 CFR, Part 51, Environmental Criteria and Standards and 44 F.R. 40860-40866, July 12, 1979)
- ! The Wild and Scenic Rivers Act of 1968, As Amended (16 U.S.C. 1271, et. seq.)
- ! Flood Insurance
- ! Executive Order 11988, May 24, 1978: Floodplain Management (42 F.R. 26951, et. seq.)
- ! Executive Order 11990, May 24, 1977: Protection of Wetlands (42 F.R. 26961, et. seq.)
- ! Environmental Protection Act, NEB. REV. STAT. 81-1501 to 81-1532 (R.R.S. 1943)
- ! Historic Preservation

EXHIBIT C-1

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

Nebraska City

LABOR STANDARDS AND PROVISIONS

- ! Section 110 of the Housing and Community Development Act of 1974, As Amended
- ! Fair Labor Standards Act of 1938, As Amended, (29 U.S.C. 102, et. seq.)
- ! Davis-Bacon Act, As Amended (40 U.S.C. 276-a - 276a-5); and Section 2; of the June 13, 1934 Act., As Amended (48 Stat. 948.40 U.S.C. 276(c), popularly known as The Copeland Act
- ! Contract Work Hours and Safety Standards Act (40 U.S.C. 327, et. seq.)
- ! Section 3 of the Housing and Urban Development Act of 1968 [12 U.S.C. 1701(u)]

FAIR HOUSING STANDARDS AND PROVISIONS

- * Section 104(a)(2) of the Housing and Community Development Act of 1974, As Amended Public Law 90-284, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601, et. seq.). As Amended by the Fair Housing Amendments Act of 1988
- * Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, As Amended (42 U.S.C. 4630) and the Implementing Regulations Found at 49 CFR Part 24
- * Relocation Assistance Act, NEB. REV. STAT. 76-1214 to 76-1242 (R.S. Supp. 1989)
- * Nebraska Civil Rights Act of 1969 20-105 to 20-125, 48-1102 and 48-1116
- * Uniform Procedures for Acquiring Private Property for Public Use, NEB. REV. STAT. 25-2501 to 25-2506 (R.R.S. 1943)

ADMINISTRATIVE AND FINANCIAL PROVISIONS

- * 78 FR 78589 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards “Cost Principles”
- * 78 FR 78589 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards “Administrative Requirements”
- * 24 CFR 570.503 - Grant Administration Requirements for Use of Escrow Accounts for Property Rehabilitation Loans and Grants
- * 24 CFR 570.488 to 570.499a - States Program: State Administration of CDBG Nonentitlement Funds
- * Community Development Law, NEB. REV. STAT. 18-2101 to 18-2144 (R.S. Supp. 1982)
- * Public Meetings Law, NEB. REV. STAT. 18-1401 to 18-1407 (R.R.S. 1943)
- * 24 CFR Subtitle A (4-1-98 Edition) – 85 Administrative requirements for grants and cooperative agreements to State, local and federally recognized Indian tribal governments

MISCELLANEOUS.

- * Hatch Act of 1938, As Amended (5 U.S.C. 1501, et. seq.)

The Applicant hereby certifies that it will comply with the above stated assurances.

Signed _____

Subscribed in my presence and sworn to before me.

Mayor
Title

Date

Notary Public (Not required if on letterhead)

February 2015 Revised

EXHIBIT C-1

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Nebraska City

WAIVER OF PROCUREMENT PROCESS DUE TO OFFICIALS OF THE GRANTEE ACTING IN THEIR OFFICIAL CAPACITY

The City of Nebraska City (Applicant) hereby assures and certifies to the Nebraska Department of Economic Development (the Department) regarding an application for Community Development Block Grant (CDBG) funds, the following:

1. City of Nebraska City has reviewed 24 CFR Part 85 Chapter 36 which sets forth the standards that are applicable to procurement for Federal grants and cooperative agreements and sub-awards to the State, local and Indian tribal governments.
2. In each of the last three consecutive years, City of Nebraska City, has appointed SEND to act in the official capacity of Planner.
3. City of Nebraska City can document three consecutive years of annual appointment with minutes of annual reorganization meeting. Documentation attached.
4. The project activity directly relates to the official capacity of the appointee as described below and providing any related supplementary documentation to capacity (e.g. Development District will provide planning services, statement of capacity to compete services attached):

SEND will provide planning services for the project.

The Applicant hereby certifies that it will comply with the above stated assurances.

Signed _____

(Chief Elected Official)

Date _____

EXHIBIT K-1

Nebraska City

EXHIBIT L

FFATA REPORTING FORM/CERTIFICATION – CDBG & CDBG HOUSING

The Federal Funding Accountability and Transparency Act (FFATA) seeks to provide the public with greater access to Federal spending information. Due to FFATA requirements, units of general local government are required to provide the following information, which may be used by the Department of Economic Development (“Department”) to comply with federal reporting requirements. Please fill out the following form accurately and completely, have it signed by an authorized official, and submit to the Department along with your application for funding.

Name of Applicant: City of Nebraska City			
Applicant Address: 1409 Central Ave.			
City: Nebraska City	State: NE	Zip: 68410-	Congressional District: 1
Applicant DUNS number: 076983428			
Principal Place of Performance of Proposed Project: Census Tract/Block Group 967000.1			
City: Nebraska City	State: NE	Zip: 68410-	Congressional District: 1
Brief Project Description: Conduct a pre-development study including functional pre-development study for transportation.			
If certain conditions are met, Applicant must provide names and total compensation of Applicant’s top five highly compensated Executives to the Department. Please answer question number 1, and follow the instructions. If directed to answer question 2, please answer question 2 and follow instructions.			
<p>1. In Applicant’s previous fiscal year, did Applicant receive (a) 80 percent or more of Applicant’s annual gross revenues in U.S. federal contracts and subcontracts and other federal financial assistance subject to the Transparency Act, as defined in 2 C.F.R. 170.320; <u>AND</u> (b) \$25,000,000 or more in annual gross revenues from contracts and subcontracts and other federal financial assistance subject to the Transparency Act, as defined in 2 C.F.R. 170.320?</p> <p>Yes <input type="checkbox"/> If yes, answer question 2 below. No <input checked="" type="checkbox"/> If no, stop, you are not required to report names and compensation. Please sign and submit form to the Department.</p>			
<p>2. Does the public have access to information about the compensation of Applicant’s senior executives through periodic reports filed under section 13(a) or 15(d) of the Security Exchange Act of 1934 (15 U.S.C. 78(m)(a), 78o(d)), or section 6104 of the Internal Revenue Code of 1986?</p> <p>Yes <input type="checkbox"/> If yes, stop, you are not required to report names and compensation. Please sign and submit form to the Department. No <input type="checkbox"/> If no, you are required to report names and compensation. Please fill out the remainder of this form.</p>			
Please provide the names and Total Compensation of the top five most highly compensated Executives in the space below.			
<small>(NOTE: Executive means officers, managing partners, or any other employees in management positions. Total Compensation means the cash and noncash dollar value earned by the Executive during the Applicant’s preceding fiscal year and includes salary and bonus, awards of stock, stock options, and stock appreciation rights; earnings for services under non-equity incentive plans, change in pension value, above market earnings on deferred compensation which is not tax-qualified; and other compensation exceeding \$10,000 as defined in Appendix A to 2 C.F.R. Part 170.)</small>			
Name:		Total Compensation:	
The Applicant certifies that the information contained on this form is true and accurate.		DED USE	
Signed: _____			
Title: <u>Mayor</u>			

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

EXHIBIT L

Map of Proposed Project Area
Nebraska City showing LMI Block Group and Floodplain Area
Nebraska City, Nebraska



EXHIBIT M

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

COMPREHENSIVE DEVELOPMENT (CD) APPLICATION
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
Nebraska Department of Economic Development (DED)
PART I. GENERAL INFORMATION

2016

DED USE ONLY	
Application Number	16-CD-
Date Received	

TYPE OR PRINT ALL INFORMATION

<p>1. APPLICANT IDENTIFICATION</p> <p>Applicant Name <u>City of Nebraska City</u></p> <p>Mailing Address <u>1409 Central Ave.</u></p> <p>City, State, Zip <u>Nebraska City, NE 68410</u></p> <p>Local Government Contact <u>Grayson Path, City Admin.</u></p> <p>Telephone <u>402-873-5541</u></p> <p>Fax Number <u>402-873-5685</u></p> <p>Federal ID # <u>47-6006287</u></p> <p>DUNS# <u>076983428</u></p> <p>Email Address <u>gpath@nebraskacity.com</u></p>	<p>2. PERSON PREPARING APPLICATION</p> <p>Name <u>SENDD, Judi Meyer</u></p> <p>Address <u>2100 Fletcher Ave. Ste 100</u></p> <p>City, State, Zip <u>Lincoln, NE 68521</u></p> <p>Telephone # <u>402-475-2560</u></p> <p>Federal ID <u>47-0552817</u></p> <p>Email Address <u>jmeyer@sended.org</u></p> <p>Application Preparer (Check one)</p> <p><input type="checkbox"/> Local Staff <input type="checkbox"/> Out-of-State Consultant</p> <p><input type="checkbox"/> In-State Consultant <input type="checkbox"/> Non-Profit</p> <p><input checked="" type="checkbox"/> Economic Development District</p>
<p>3. ACTIVITY TYPE</p> <p><input checked="" type="checkbox"/> CD Phase I (Pre-development)</p> <p><input type="checkbox"/> CD Phase II (Implementation Year 1)</p> <p>5. APPLICATION TYPE</p> <p><input checked="" type="checkbox"/> Individual</p> <p>6. SERVICE AREA</p> <p>City <u>Nebraska City</u></p> <p>County _____</p> <p>Legislative District <u>1</u> Congressional District <u>1</u></p>	<p>4. FUNDING SOURCES</p> <p>CDBG Funds Requested \$ <u>30,000</u></p> <p>Other Funds \$ <u>15,000</u></p> <p>Total Project Funds \$ <u>45,000</u></p> <p>(Round amounts to the nearest dollar.)</p> <p>7. PROJECT NAME AND LOCATION</p> <p><u>Nebraska City 2016 CD Planning Project</u></p>

8. PROJECT SUMMARY: Brief quantitative description of the project for which CDBG funds are requested.

ALSO: Attach a 1 page project summary following this page.

9. CERTIFYING OFFICIAL: Chief elected officer of local government requesting CDBG funds

To the best of my knowledge and belief, data and information in this application are true and correct, including any commitment of local or other resources. This application has been duly authorized by the governing body of the applicant following an official public hearing. This applicant will comply with all federal and state requirements governing the use of CDBG funds.

	Bryan Bequette, Mayor	
Signature in Blue Ink	Typed Name and Title	Date Signed
	Randy Dunster, City Clerk	
Attest	Typed Name and Title	Date Signed

PAGES MUST BE TWO HOLE PUNCHED AT TOP. DO NOT BIND, FOLD OR STAPLE.

Individuals who are hearing and/or speech impaired and have a TTY, may contact the Department through the Statewide Relay System by calling (711) INSTATE (800) 833-7352 (TTY) or (800) 833-0920 (voice). The relay operator should be asked to call DED at (800) 426-8505 or (402) 471-3111. Additional information is at the Nebraska Relay website <http://www.nebraskarelay.com/>. Nebraska Relay offers Spanish relay service for our Spanish-speaking customers. Spanish-to-Spanish (711) or 1-888-272-5528/ Spanish-to-English (711) or 1-877-564-3503. Nebraska le ofrece el servicio de relevo a nuestros clientes en español. Los consumidores de TTY pueden escribir por máquina en español y las conversaciones serán retransmitidas en español y inglés.

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Nebraska City
Resolution No. 2716-16

WHEREAS, pursuant to Nebraska Revised Statute §13-519 the City of Nebraska City is limited to increasing its total of budgeted restricted funds by no more than the prior year's total of budgeted restricted funds plus population growth or two and one-half percent (2½%) expressed in dollars; and

WHEREAS, §13-519 authorizes the City of Nebraska City to exceed the foregoing budget limit for a fiscal year by an additional one percent (1%) increase in budgeted restricted funds upon affirmative vote of at least seventy-five (75%) of the governing body; and

WHEREAS, the Annual Budget for Fiscal Year 2016-2017 and Program for Municipal Services in the Lid Computation Fiscal year 2016-2017 supported by the detail relating to restricted revenue accounts, proposes an additional increase in budgeted restricted funds of one percent (1%) as provided by the statute; and

WHEREAS, approval of the additional one percent (1%) increase in budgeted restricted funds is prudent fiscal management, does not increase authorized expenditures and is in the best interests of the City of Nebraska City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF COMMISSIONERS OF THE CITY OF NEBRASKA CITY, NEBRASKA, that by an affirmative vote by more than seventy-five percent (75%) of the Board of Commissioners, budgeted restricted funds for Fiscal Year 2016-2017 shall be increased by an additional one percent (1%) as provided by Nebraska Revised Statute § 13-519.

PASSED and APPROVED this 6th day of September, 2016.

Bryan Bequette, Mayor

Attest:

Randy Dunster, City Clerk-Treasurer

Nebraska City

ORDINANCE NO. 2979-16

AN ORDINANCE TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE 2016-2017 ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; AND TO PROVIDE FOR AN EFFECTIVE DATE. BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NEBRASKA CITY, NEBRASKA:

SECTION 1: That after complying with all procedures required by law, the budget presented and set forth in the budget statement is hereby approved as the Annual Appropriation Bill for the fiscal year beginning October 1, 2016, through September 30, 2017. All sums of money contained in the budget statement are hereby appropriated for the necessary expenses and liabilities of the City of Nebraska City. A copy of the budget document shall be forwarded as provided by law to the Auditor of Public Accounts, State Capitol, Lincoln, Nebraska, and to the County Clerk of Otoe County, Nebraska, for use by the levying authority.

SECTION 2: This ordinance shall take effect and be in force from and after its passage, approval and publication as required by law.

Passed and approved this 6th day of September, 2016.

Bryan Bequette, Mayor

Attest:

Randy Dunster, City Clerk-Treasurer

Nebraska City

Resolution No. 2717-16

WHEREAS, Nebraska Revised Statute 77-1601.02 provides that the property tax request for the prior year shall be the property tax request for the current year for the purpose of setting the levy by the County Board of Equalization unless the Governing Body of the City of Nebraska City passes by a majority vote a resolution or ordinance setting the tax request at a different amount; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request; and

WHEREAS, it is in the best interests of the City that the property tax request for the current year be a different amount than the property tax request for the prior year,

NOW, THEREFORE, THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF NEBRASKA CITY, NEBRASKA, BY A MAJORITY VOTE, RESOLVE THAT: 1. The property tax request for the fiscal year beginning October 1, 2016, be set at the following amounts:

General Fund \$1,194,399.98

Bonded Indebtedness Fund \$310,497.50

2. The City Clerk-Treasurer shall certify and forward a copy of this resolution to the County Clerk prior to October 13, 2016.

PASSED and APPROVED this 6th day of September, 2016.

Bryan Bequette, Mayor

Attest:

Randy Dunster, City Clerk-Treasurer

Nebraska City



City of Nebraska City

1409 Central Avenue
Nebraska City, NE 68410

HOME OF ARBOR DAY

Phone: 402-873-5515 Fax: 402-873-5685

PUBLIC REQUEST FOR COUNCIL AGENDA OR INFORMATION ITEM

*Your request will be reviewed and possibly scheduled for a future meeting,
or forwarded to City Staff for appropriate action**

Name: AppleJack Festival 2016
Address: _____
Phone #: 402-873-6654
Email Address: AmyA@NebraskaCity.com

CC: Police Dept: X Street Dept: X Park Dept: X Other: _____

Item Title:

Explanation of Request:

The AppleJack Committee is making plans for another great festival weekend. AppleJack 2016 will take place on September 16-18. As we are moving forward with our plan we have a number of requests for the City Council to consider. We appreciate the continued support from the City.

Action Requested of Council:

- 1) Request to close Central Avenue from 5th Street to 6th Street on September 16-18 for mechanical carnival rides, and midway games, as part of the Apple Jam Carnival to be held Friday, Saturday, and Sunday.
 - We would like to open the carnival at 5 pm on Friday evening – to do this the carnival company would like to start setting up Thursday at midnight.
- 2) Request to use the City parking lot located at 6th Street and Central Avenue for a vendor court / carnival overflow opening on Friday at 5 pm through Sunday evening. Would like to close lot Thursday midnight to ensure it is open when vendors arrive at 9 am on Friday morning.
 - Request 6 picnic tables to be delivered for that event.
- 3) Request to extend the street closure, on central from 3rd Street to 5th Street for AppleJack Flea market, craft show and live music.

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

Nebraska City

- We would like to open the Flea Market to open at 5 pm on Friday evening – to do this they to start setting up Thursday at midnight
- 4) Request to create one-way traffic on 5th street heading north from 1st Corso to 1st Avenue. (working with USPS) Closure of 5th Street from central, North to alley for Fox Center beer garden for craft show and live music.
 - SDL permit approved – Fox Center submitted
 - Request for 6 picnic tables to be delivered for the event.
 - Support letter from Post Office – Tracy Heng, Postmaster
 - 5) Request for 6 picnic tables to be delivered to the City parking lot behind Arbor Bank for vendor area use September 16-18.
 - 6) Request use of the Nebraska City Fire Station for the NCTC Pancake Feed on Saturday, September 16. Set-up between 6:00 am and 7:00 am and serving 7:00 am to 10:00 am and clean-up by 11 am. Tables and chairs for event to be delivered on Friday, September 16th.
 - 7) Request the use of the Sunken Parking lot Saturday, September 17th all day for beer garden, vendors, bullriding signups and movie at dusk.
 - SDL permit approved – Bings submitted
 - 8) Annual parade route closure and no parking on Central Avenue from 16th Street to 6th Street on Saturday, September 17, 11 am until apx. 3 pm.
 - 9) Annual parade line-up street closures on Central Avenue, 1st Corso and 1st Avenue from 16th Street west to 21st Street and including all cross streets on Saturday, September 17, 11 am until apx. 3 pm.
 - 10) Bus unloading for Marching Band Competition at 19th & Central on Saturday, September 17, 11 am – 12 pm.
 - ~~11) Bus parking on Central Avenue from 1st Street to 4th Street on Saturday, September 17, 11 am until apx. 3 pm.~~
 - 12) Request for 2 picnic tables to be delivered to Central Avenue for Marching Band Judges during the parade on Saturday, September 17.
 - 13) Request to place a trailer along Central Avenue for use of Marching Band Competition Judges on Saturday, September 16 and to block parking spaces at 8 am to ensure they are available when the trailer is delivered.
 - 14) Permission to place apx. 18 port-o-potties throughout the parade route and parade line-up area.
 - 15) Permission to place and remove temporary way-finding signage for various venues throughout Nebraska City over AppleJack weekend.
 - 16) Request use of Memorial Way Park for live music during the car show on Sunday, September 18.

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

Nebraska City

17) Bus route – Stops include; Kimmel Orchard, Arbor Day Farm – Apple House, Factory Stores of America Outlet Mall, Middle School, Fox Center Flea Market.

Will this item require the expenditure of funds? Yes: ___ No: X

Council meetings are held on the 1st & 3rd Mondays of every month. All requests for information or inclusion on a Council Meeting Agenda must be submitted by noon on the Thursday preceding the Council meeting. Once a request is received, Administration will review it and determine whether it requires Mayor/Council action, or if the item needs to be handled by staff.

***You will be notified as to how your request will be handled as soon as possible.**

For staff use only: Action Required.

Nebraska City



City of Nebraska City

1409 Central Avenue
Nebraska City, NE 68410

HOME OF ARBOR DAY

Phone: 402-873-5515 Fax: 402-873-5685

PUBLIC REQUEST FOR COUNCIL AGENDA OR INFORMATION ITEM

*Your request will be reviewed and possibly scheduled for a future meeting,
or forwarded to City Staff for appropriate action**

Name: Bullriding Event 2016
Address: _____
Phone #: 402-873-6654
Email Address: AmyA@NebraskaCity.com

CC: Police Dept: ___ Street Dept: ___ Park Dept: Other: ___

Item Title:

Explanation of Request:

The Bullriding Committee would like to request the use of twelve (12) picnic tables to be in the beer garden / food court area at the Bullriding event on September 23rd and 24th, 2016 at Hidden Falls.

Event Information:

- **The Mutton Busting event will be held on Friday September 23rd**
- **The Bullriding Event will be held on Saturday September 24th**
- **Gates will open at 5:00 pm – both days**
- **Event will be at Hidden Falls (land just east of Red Fox Run parking lot)**

Nebraska City

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Will this item require the expenditure of funds? Yes: No: X

Council meetings are held on the 1st & 3rd Mondays of every month. All requests for information or inclusion on a Council Meeting Agenda must be submitted by noon on the Thursday preceding the Council meeting. Once a request is received, Administration will review it and determine whether it requires Mayor/Council action, or if the item needs to be handled by staff.

***You will be notified as to how your request will be handled as soon as possible.**

For staff use only: Action Required.

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Nebraska City
RESOLUTION NO. 2718-16

RESOLUTION OF THE CITY COUNCIL OF NEBRASKA CITY
ACCEPTING A \$12,500 RURAL BUSINESS DEVELOPMENT GRANT
FROM THE USDA RURAL DEVELOPMENT GRANT PROGRAM

WHEREAS, the City of Nebraska City ("Grantee") has been awarded a Rural Business Development Grant in the amount of \$12,500, from the United States of America, acting through Rural Development ("the agency"), United States Department of Agriculture acting under the provisions of the rural Business Development Grant Program (7 C.F.R. Part 4280, Subpart E) for the purpose of a Memorial Building Renovation Strategic/Business plan.

WHEREAS, as a condition to and in consideration of receiving financial assistance in the form of a Rural Business Development Grant from the agency, this Resolution is being adopted.

THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF NEBRASKA CITY as follows:

- (1) The Grantee previously applied for, and now hereby approves and accepts a Rural Business Development Grant in an amount of \$12,500 in accordance with the terms specified in the Application for Federal Assistance (Form SF 424).
- (2) The Mayor and Council of Nebraska City, Nebraska are authorized to apply for, approve, accept and take all actions necessary to obtain and complete the requirements of the Rural Business Development Grant under the terms offered by the agency.

This resolution shall be in force and effect immediately.

The voting was Yes: _____, No: _____, Absent _____

SEAL

City of Nebraska City Nebraska

Date: _____

Gloria Glover, Finance Commissioner

ATTEST: _____ Date: _____

Randy Dunster, City Clerk-Treasurer

CERTIFICATION

I, THE UNDERSIGNED City Clerk-Treasurer of the City of Nebraska City Nebraska do hereby certify that the foregoing Resolution No.2718-16 was duly adopted at a meeting of the City Council of Nebraska City duly called and held on the 6th day of September, 2016, and that such Resolution has not been rescinded or amended in any way. Dated this 6th day of September, 2016,

City Seal

Randy Dunster, City Clerk-Treasurer



City of Nebraska City

1409 Central Avenue
Nebraska City, NE 68410-2223

HOME OF ARBOR DAY

Phone: 402-873-5515 Fax: 402-873-5685

REQUEST FOR COUNCIL AGENDA OR PUBLIC INFORMATION / RECORDS

*Your request will be reviewed and possibly scheduled for a future meeting,
or forwarded to City Staff for appropriate action**

Name:

Jim D. Kuhn

Address:

1721 1st CORSO #2

Phone #:

873-6421

Email Address:

CC: Police Dept.: Street Dept.: Park Dept.: Other:

Item Title:

Explanation of Request:

To make offer on 4 lots in Deer Trail Sub. For sale by City.
For purpose of building 4 houses.

Action Requested of Council:

Approve offer submitted for 4 lots, contingent on financing.
Based on land value calculations.

Will this item require the expenditure of funds? Yes: No: Estimate \$

Council meetings are held on the 1st & 3rd Mondays of the month. All requests for inclusion on a Council Meeting Agenda must be submitted by 5 P.M. on the Tuesday preceding the Council meeting. Once a request is received, staff will review it and determine if it requires Mayor/Council action, or if the item can be handled by staff.
*You will be notified as to how your request will be handled as soon as possible.

For staff use only: Action Required.

Examination of Public Records are covered under Neb. Rev. State. §84-712 or other appropriate state statutes.

Fees: \$0.25 per page

Nebraska City

BOARD OF PUBLIC WORKS
NEBRASKA CITY, NEBRASKA

August 11, 2016

The Honorable Mayor and
Members of the City Commission
Nebraska City, Nebraska 68410

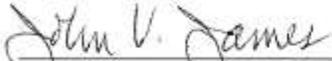
The Board of Public Works respectfully recommends the approval of a change to and modification of City Ordinance Sections No. 36-43 and 36-46 to reflect the change of fees for service trips for reconnection due to nonpayment of Utility Service to \$35.00 during Business Hours and \$45.00 after Business Hours inside the Corporate Limits of Nebraska City and \$45.00 during Business Hours outside of Nebraska City and \$65.00 after Business Hours outside of Nebraska City.

These same charges would also apply for service trips for collection when service is not disconnected.

This change would reflect a \$5.00 increase of all present applicable charges.

Respectfully submitted,

BOARD OF PUBLIC WORKS



John James, Secretary

I hereby certify that the approval of the City Commission of the City of Nebraska City, Nebraska, for the above recommendation was granted at their meeting on:

Date

Randy Dunster, City Clerk/Treasurer

Nebraska City
ORDINANCE NO. 2978 -16

AN ORDINANCE AMENDING SECTIONS 36-43 and 36-36 OF THE CODE OF THE CITY OF NEBRASKA CITY, NEBRASKA; REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; APPROVING PUBLICATION IN PAMPHLET FORM; AND DECLARING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NEBRASKA CITY, OTOE COUNTY, NEBRASKA, AS FOLLOWS:

SECTION 1. FIRST AMENDMENT:

That Section 36-43 of the Code of the City of Nebraska City, Nebraska, is hereby amended to read as follows:

Sec. 36-43. - Reconnection after disconnection.

In the event that utility service is disconnected for non-payment of the bill, the customer thereof shall have the right to have the same reconnected only upon payment of the amount due, and in addition thereto, a reconnection fee of thirty-five dollars (\$35.00) for those consumers living within the corporate limits of the city, and forty-five dollars (\$45.00) for those consumers living outside of the corporate limits of the city, when such reconnection is made during normal business hours of Monday through Friday, 8:00 a.m. to 5:00 p.m. excluding holidays. That a reconnection fee of forty-five (\$45.00) dollars shall be charged for those consumers living within the corporate limits of the city, and sixty-five dollars (\$65.00) for those consumers living outside the corporate limits of the city when such reconnection is made at any time other than during normal business hours as stated above.

SECTION 2. SECOND AMENDMENT:

That Section 36-43 of the Code of the City of Nebraska City, Nebraska, is hereby amended to read as follows:

Sec. 36-46. - Service trips because of nonpayment.

In the event that a service trip is made to a utility service account because of nonpayment by the consumer, and payment of the outstanding account is made or satisfactory arrangements for payment are made before utility service is disconnected a charge for the service trip will be made in the amount of thirty-five dollars (\$35.00) for those consumers living within the corporate limits of the city, and forty-five dollars (\$45.00) for those consumers living outside of the corporate limits of the city.

SECTION 3. REPEAL:

That all ordinances or portions of ordinances in conflict herewith are hereby repealed.

Nebraska City

SECTION 4. PUBLICATION AND EFFECTIVE DATE:

This ordinance is adopted and approved for publishing in pamphlet form, and shall be in full force and effect from and after 15 days after its passage, approval, and publication or posting as provided by law. The provisions of this Ordinance shall become and be made part of the Nebraska City Municipal Code and sections of this Ordinance may be renumbered to accomplish such intention.

Passed and approved this ____ day of _____, 2016.

Mayor

ATTEST:

City Clerk-Treasurer

Nebraska City

NOTICE OF PUBLICATION
ORDINANCE NO. _____
IN PAMPHLET FORM

Public Notice is hereby given that at a meeting of the Mayor and City Council of the City of Nebraska City, Nebraska, held at 6:00 p.m. on the ____ day of _____, 2016, there was passed and adopted Ordinance No. _____ entitled:

AN ORDINANCE AMENDING SECTIONS 36-43 and 36-36 OF THE CODE OF THE CITY OF NEBRASKA CITY, NEBRASKA; REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; APPROVING PUBLICATION IN PAMPHLET FORM; AND DECLARING AN EFFECTIVE DATE.

Said Ordinance was published in pamphlet form on the ____ day of _____, 2016. Copies of said Ordinance as published in pamphlet form are available for inspection and distribution at the Office of the City Clerk, in the City of Nebraska City, Nebraska.

City Clerk-Treasurer

[SEAL]

Publish one time in Nebraska City News-Press.

Nebraska City

CERTIFICATION

STATE OF NEBRASKA)
COUNTY OF OTOE) ss.
CITY OF NEBRASKA CITY)

I, Randy Dunster, the undersigned City Clerk-Treasurer of the City of Nebraska City, Nebraska, do hereby certify that each attached Ordinance hereto is a true and accurate copy of the official records of this office, as duly passed and approved by City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the City's official seal this ____ day of _____, 2016.

(seal)

Randy Dunster, City Clerk-Treasurer