

Nebraska City  
**A G E N D A**  
**City Council Meeting**  
September 8, 2020 - 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 left. 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.”

**PLEDGE OF ALLEGIANCE**  
**ROLL CALL**

**CONSENT**

1. Approve minutes from the August 24, 2020 City Council Meeting.
2. Approve the use of the Wildwood Golf Course fairway on September 12, 2020 starting at 8:00 PM for the annual Wildwood Star Party.

**PUBLIC HEARINGS**

3. Public Hearing on the intent to use Nebraska City Growth Funds from the Economic Development Plan for Cornhusker Beef Company, LLC as a low interest loan in the amount of \$92,000.00 for building materials and equipment needed to outfit a retail beef market and beef processing facility on the property at 815 Central Avenue.
4. Public Hearing on a request for a preliminary plat known as Studio One Townhomes Subdivision located at 1212 12<sup>th</sup> Avenue.
5. Public Hearing to consider an amendment to the Redevelopment Plan of the City of Nebraska City regarding development of property located at 1212 12<sup>th</sup> Ave.
6. Public Hearing to consider an amendment to the Redevelopment Plan of the City of Nebraska City regarding development of property located at 1001 Highway 2.
7. Public Hearing on the One and Six Year Road and Street Plan for the City of Nebraska City.
8. Public Hearing for the purpose of hearing support, criticism, suggestions, or observations of taxpayers relating to setting the FY20/21 final tax request at a different amount than the FY19/20 tax request.
9. Public Hearing for the purpose of hearing support, criticism, suggestions, or observations of taxpayers relating to the proposed FY20/21 Budget.

**NEW BUSINESS**

10. Accepting the report of new claims and approving disposition of claims set for the period of August 18, 2020 to September 8, 2020.
11. Discussion/action regarding the request to extend a temporary addition to the Liquor License boundaries for the Keeping Room to include the tables on the sidewalk as allowable through current DHM.
12. Discussion/action regarding vacating the street at 2<sup>nd</sup> Rue and 5<sup>th</sup> Terrace.
13. Discussion/action to approve a Special Designated Liquor License, (SDL), Application and use of the Memorial Building Parking lot for Dinty Moore’s Beer Garden event on September 26, 2020 from 11:00 AM to Midnight.
14. **Resolution 2855-20** on the intent to use Nebraska City Growth Funds from the Economic Development Plan for Cornhusker Beef Company, LLC as a low interest loan in the amount of \$92,000.00 for building materials and equipment needed to outfit a retail beef market and beef processing facility on the property at 815 Central Avenue.
15. Discussion/action regarding the Preliminary Plat for Studio One Townhomes.
16. **Resolution 2852-20** to Amend the Redevelopment Plan for the Nebrara Investments Redevelopment Project.
17. **Resolution 2859-20** to approve Tax Increment Financing Application from Nebrara Investments, LLC.
18. **Resolution 2853-20** to Amend the Redevelopment Plan for the KORE Holdings Redevelopment Project.
19. **Resolution 2860-20** to approve Tax Increment Financing Application from KORE Holdings, LLC.

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

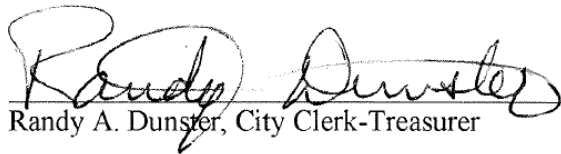
20. **Resolution 2856-20** to approve the One and Six Year Street Plan for the City of Nebraska City.
21. **Resolution 2857-20** to set the FY20/21 final property tax rate for the General Fund and the Bonded Indebtedness Fund.
22. **Resolution 2854-20** to approve the FY20/21 Step Pay Schedule for City Employees.
23. **Ordinance 3049-20** to adopt the FY20/21 Budget.
24. **Ordinance 3048-20** to vacate part of 11th Corso adjacent to Lots 16, 17 & 18 in Block 65, Kearney Street Addition.
25. Discussion/action to consider an offer of purchase for the property located at 11th Corso adjacent to Lots 16, 17 & 18 in Block 65, Kearney Street Addition.
26. **Resolution 2858-20** - Exempting Nebraska City Public Schools and Lourdes Central Catholic School from Resolution 2842-20.
27. Discussion/action to consider entering into modified Facility Use Agreements for the Use of Municipal Property for Sports or Recreational Activities with Nebraska City High School and Lourdes Central Catholic School.
28. Discussion/action to approve the Agreement between the City of Nebraska City and Nebraska City Tourism & Commerce, Inc.
29. Request to Subordinate Down Payment Assistance loan at 1813 1st Avenue.
30. Discussion/action to Purchase a house at 1117 3rd Avenue for the 16-CD-204 CDBG Purchase-Rehab-Resell Program in the amount of \$75,000.00.
31. Discussion/action to approve Contract with Cheever Construction for the Nebraska City Veterans Memorial Building Mechanical and Electrical Upgrades and New Elevator in the amount of \$1,040,225.00 and allow the Mayor to sign.
32. Discussion/action to approve AppleJack Festival Plans for September 2020.
33. Discussion/action to approve a Special Designated Liquor License, (SDL), for NCTC to be held at Hidden Falls the Camp, 2005 4<sup>th</sup> Corso on Sunday September 27, 2020 from 10:30 AM to 3:00 PM.
34. Discussion/action regarding a status update on the CoVid-19 situation; potential tasks, logistical needs and communication.

## ADJOURNMENT

Nebraska City

**POSTING NOTICE OF THE CITY OF NEBRASKA CITY, NEBRASKA**

NOTICE IS HEREBY GIVEN, that a regular meeting of the City Council of Nebraska City will be held on September 8, 2020 at 6:00 P.M. in the Gary White Memorial Room at the ROWE Safety Complex 1518 Central Ave, and by video conference on the Zoom.com platform. The meeting will be open to the public, accessible in person or by visiting the web address listed here: <https://zoom.us/j/263616160> or by calling (312) 626-6799 and entering the Meeting ID: 263616160. If joining by phone \*6 will mute and unmute your microphone and \*9 will "raise your hand" to let the meeting moderator know that you would like to speak to the Council. An agenda for such meeting, kept continuously current, is available for public inspection at the office of the City Clerk at City Hall and online at <https://nebraskacityne.gov/city-council/agendas-minutes/>.

  
Randy A. Dunster, City Clerk-Treasurer

\* Please contact the City Clerk-Treasurer's office at 873-5515 at least 48 hours prior to the meeting if any accommodations are necessary for special communication needs. Thank you in advance for your cooperation. \*\*\*

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I certify that the above notice was posted by me in four public places in the City as follows:

City Hall

American National Bank

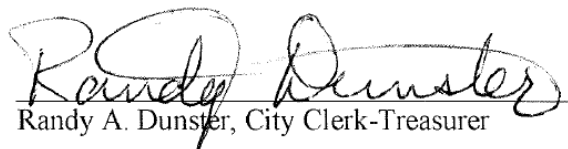
Premier Bank

U. S. Post Office

at 5:00 o'clock P.M. on September 3, 2020 and that the Nebraska City News Press and Radio Stations

KNCY and KMA were given a copy of such notice on September 3, 2020.



  
Randy A. Dunster, City Clerk-Treasurer

for the  
requested a