

Nebraska City
A G E N D A
City Council Meeting
December 7, 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

NEW BUSINESS

1. **Approve minutes from the November 16, 2020 City Council Meeting.**
2. **Accepting the report of new claims against the City and approving disposition of claims set for the period of November 17, 2020 to December 7, 2020.**

ADJOURNMENT SINE DIE

The term *adjournment sine die* refers to the close of a session of several meetings: where the adjournment dissolves the assembly as in the case of a session of a legislature or by the bylaws or constitution of a body. The motion should be similar to the following. “*I move that we adjourn sine die.*” This motion is made only after any unfinished business that has been carried forward has been addressed.

TRANSITION TO NEW COUNCIL MEETING

- a. **Restate Open Meetings Act is posted as referenced**
- b. **ROLL CALL**
- c. **ADMINISTER OATH OF OFFICE TO NEWLY ELECTED COUNCIL MEMBERS**

MAYOR’S APPOINTMENTS & ANNOUNCEMENTS

- **Re-appoint Lou Leone as City Administrator**
- **Re-appoint Randy Dunster as City Clerk–Treasurer**
- **Re-appoint Patricia Moore as Deputy City Clerk–Treasurer**
- **Re-appoint David Lacy as Chief of Police**
- **Re-appoint Drew Graham as City Attorney**
- **Re-appoint Dr. Brad Vasa as City Physician**
- **Re-appoint Marty Stovall as City Traffic Engineer**
- **Re-appoint Keith Morrison as Plumbing Inspector.**
- **Re-appoint JEO Consulting Group, Inc. as the City Engineer.**
- **Re-appoint Evan Wickersham as the Street Superintendent.**
- **Re-appoint Brenda Baumann to the Citizens Advisory Review Committee.**
- **Appoint Phil Silvius, Neal Deremer and Bob Cline to the Nebraska City Airport Authority Board.**
- **Announcement of the BNSF Railway resuming operations January 2021.**
- **Honoring the memory of Former Nebraska City Chief of Police Kent Roumpf.**

CONSENT

1. **Approve the application for Electricians Registration to Work for Michael Panebianco DBA Bianco Electric LLC.**
2. **Discussion/action to consider approval of a new Employment Agreement with City Administrator Lou Leone.**

PUBLIC HEARINGS

3. **Public Hearing to consider an amendment to the Redevelopment Plan for the Nebraska City Senior Patio Homes Phase II Redevelopment Project regarding development of property identified as Parcel IDs 999554285 and 999554284 and legally described as follows: Lot C-5, Arbor Village Addition, Nebraska City, Otoe County, Nebraska and Lot Two (2), Arbor Village Replat 1 of Lots**

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

C-3 and C-4 Arbor Village Addition, Nebraska City, Otoe County, Nebraska.

4. **Public Hearing on a request for a final plat known as Studio One Townhomes Subdivision. The site is located at 1212 12th Avenue.**
5. **Public Hearing on the intent to use Nebraska City Growth Funds from the Economic Development Plan for Nebrara Investments, LLC as a grant in the amount of \$275,000.00 to assist in covering construction costs related to exterior upgrades to the townhouses Nebrara Investments, LLC is proposing to construct at 1212 N 12th Avenue, Nebraska City, Nebraska.**

NEW BUSINESS

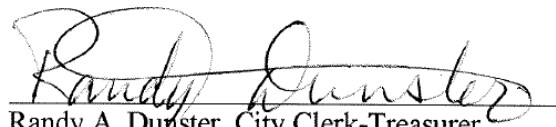
6. **Resolution 2864-20** to Amend the Redevelopment Plan for the Nebraska City Senior Patio Homes Phase II Redevelopment Project.
7. **Resolution 2865-20** to approve Redevelopment Agreement for the Nebraska City Senior Patio Homes Phase II Redevelopment Project.
8. **Resolution 2866-20** on a request for a final plat known as Studio One Townhomes Subdivision. The site is located at 1212 12th Avenue.
9. **Resolution 2867-20** on the intent to use Nebraska City Growth Funds from the Economic Development Plan for Nebrara Investments, LLC as a grant in the amount of \$275,000.00 to assist in covering construction costs related to exterior upgrades to the townhouses Nebrara Investments, LLC is proposing to construct at 1212 N 12th Avenue, Nebraska City, Nebraska.
10. Discussion/action to approve the request to submit an application for use of Keno funds for the Sports Complex Project to Otoe County.
11. Discussion/action to approve new rates for the Wildwood Golf Course for 2021.
12. Discussion/action to approve new rates for the Steinhart Aquatic Center for 2021.
13. Discussion/action regarding the proposed rate changes for shelter reservation fees beginning in 2021.
14. Discussion/action to Award Bid to Sheele-Kayton Construction in the amount of \$233,000 for the Nebraska City Fire Station Renovation project.
15. Discussion/action to consider approval of a new agreement with JEO Consulting as City Engineer.
16. Discussion/action to consider approval of a new agreement with Evan Wickersham as the City Street Superintendent.
17. **Resolution 2868-20** for the Year End Certification of the City Street Superintendent.
18. Discussion/action to authorize Mayor to sign Right of Way agreements with landowners adjacent to 6th Street Bridge Bank Stabilization project. Parcel #003119500 & #003121000.
19. Approve Contract with Brad Yost Construction - PRR House 1117 3rd Avenue.
20. Discussion/action to approve JEO Task Order #20-04 for Preliminary Engineering for 11th Street Trail, North Table Creek Bridge to Athletic Complexes.
21. Discussion/action to consider adopting two policies for the City employees: "Extreme Scheduling Needs Due to COVID Policy" and "COVID-19 Rapid Test Policy".
22. 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 **December 7, 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

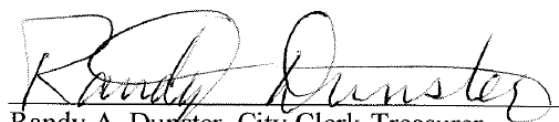
Premier Bank

U. S. Post Office

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

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




Randy A. Dunster, City Clerk-Treasurer

for the
requested a