

CITY OF NEBRASKA CITY, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
November 2, 2020

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Nebraska City was conducted in the Gary White Memorial Room of the Rowe Safety Complex, 1518 Central Avenue and by video conference on the Zoom meeting platform, on November 2, 2020. 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. The agenda was made available via the City Website and communicated in advance to the media, Mayor and Commissioners of this proceeding and said meeting was open to the public.

Mayor Bryan 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 Bequette then led in the Pledge of Allegiance. Upon roll call the following answered present: Paul Davis, Patrick Wehling, Vic Johns, Gloria Glover and Mayor Bequette. Absent: None. The following City Officials were present: Interim City Administrator Marty Stovall, City Attorney Drew Graham, Police Chief David Lacy, Building Inspector Keith Morrison, Utilities Director Jeff Kohrs, Director of Parks and Recreation Scooter Edmisten, Park Foreman Raymond Doiel and City Clerk-Treasurer Randy Dunster.

Mayor Bequette moved to approve the following consent items:

Approve minutes from the October 19, 2020 City Council Meeting.

Approve application for Electricians Registration to work for TR Electrical Contractor, LLC. Motion seconded by Commissioner Johns. Upon roll call the following voted YES: Davis, Wehling, Glover, Johns and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette recognized Tristan Egri as an Honorary Police Officer of the Nebraska City Police Department. Chief Lacy presented Tristan with a plaque from the Police Department. Sgt. Holman presented Tristan with a Certificate of Recognition exemplifying his will and determination in his continued fight against an autoimmune disease known as KCND3.

Mayor Bequette appointed Lou Leone as City Administrator. Upon roll call the following voted YES: Davis, Wehling, Glover, Johns and Mayor Bequette. Voting NO: None. Motion carried. Lou Leone spoke to accept the appointment and thank the Council for the opportunity to serve the Community of Nebraska City.

Mayor Bequette proclaimed November 11, 2020 to recognize Veterans and to note the observance of Veteran's Day.

Mayor Bequette opened the Public hearing on the intent of the City to purchase property at 1419 N 19th Street, Nebraska City, NE in the amount of \$600,000, for the purpose of developing a municipal sports complex. Patrick Wehling, Doug Friedli, Derek Brown and Darin Huss spoke in favor of the proposal. No comments were made in opposition to the proposal. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Wehling. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Glover and seconded by Davis to accept the report of new claims and approving disposition of claims set for the period of October 20, 2020 to November 2, 2020. Upon roll call the following voted YES: Davis with abstention to any claims pertaining to West Lake Ace Hardware, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Claims List					
November 2, 2020					
Fareway Food Store	TIF Reim/Pass Through	\$8,175.10	Blue Cross Blue Shield	Multiple	\$139,240.68
K&Z Distributing	Resale	\$38.30	Payroll	Multiple	\$139,549.28
Quality Brands Lincoln	Resale	\$144.70	Lincoln Financial	Multiple	\$6,829.34
Gregory Welding, Inc	EDRLF	\$18,512.00	Ameritas Dental	Multiple	\$9,738.34
AMERICAN AMBULANCE ASSOCIATION	Dues	\$525.00	Mead Lumber	Rep/Maint Bldg	\$957.80
AMERICAN FENCE COMPANY	Donation Purchase	\$15,251.96	Mercer's Do-It-Best	Multiple	\$251.86
AMERICAN NATIONAL BANK	Loan	\$3,754.72	MIDWEST CONCRETE, LLC	Concrete	\$2,832.50
American Response Vehicles	Rep/Maint Veh	\$310.10	MIDWEST CUSTOM COATINGS	Capital Improvements	\$6,980.00
Arbor Mart, Inc	Fuel	\$1,415.32	Mullenax Auto Supply	Rep/Maint Veh	\$23.15
Barrett Construction Company	Concrete	\$820.00	MUNICIPAL EMERGENCY SERV	Multiple	\$2,603.43
Benefiel Truck Repair	Rep/Maint Veh	\$220.00	NAPA AUTO PARTS	Multiple	\$404.62
Bill Walters & Son Shop, Inc.	Rep/Maint Veh	\$51.69	NATIONWIDE BONDS	Bond Ins	\$100.00
Bohl Plumbing and Heating	Rep/Maint Veh	\$145.91	Nebraska City Museum Assoc.	City Curator	\$2,416.66
BOKF, NA	Bond Payment	\$682,237.50	NC Tourism & Commerce	Tourism	\$7,083.33
Bound Tree Medical LLC	Medical Supplies	\$997.63	O'Reilly Auto Parts	Multiple	\$29.97
Card Services	Rep/Maint Equip	\$276.49	Otoe County Clerk	County	\$460.50
CHARTER TITLE & ESCROW SERVICE	CDBG	\$75,956.40	PAGE COUNTY ENGINEER'S OFFICE	Asphalt	\$592.84
Concrete Industries, Inc.	Road Patch	\$94.50	QUADIENT, INC	Postage Machine Rental	\$98.82
Consolidated Management Co	Training	\$326.54	QUICK MED CLAIMS	Group Trips/Revenue	\$5,003.30
Douglas Tire Co.	Rep/Maint Veh	\$40.00	River View Pest Control	Pest Control	\$378.00
DUKE & ASSOCIATES	Refund	\$100.00	Southeast Nebr. Develop. Dist.	CDBG	\$26,734.39
Eakes Office Solutions	Multiple	\$631.99	Shelter Home Service LLC	Refund	\$25.00

Fareway Stores, Inc.	Multiple	\$73.20	SIGNATURE PROMOTIONAL GRP	Donation Purchase	\$1,191.00
Gatehouse Media NE Holdings	Adv	\$567.64	SPIRAL COMMUNICATIONS	Phone/Internet	\$1,171.11
GREAT PLAINS UNIFORMS	Uniforms	\$1,611.47	Titan Machinery	Rep/Maint Equip	\$1,828.72
Grimm's Gardens	Flower Baskets	\$1,427.33	TWIN CREEK ANIMAL HOSPITAL	Donation Purchase	\$237.76
Corporate Risk Holding III, Inc	Background Screenings	\$307.43	TY'S OUTDOOR POWER & SERVICE	Rep/Maint Equip	\$239.04
Infinity Aviation	Interlocal	\$4,382.67	Unifirst Corporation	Contract Serv	\$132.39
Inland Truck Parts	Rep/Maint Veh	\$63.00	UNION PACIFIC RAILROAD CO	Const	\$5,000.00
JEO Consulting Group, Inc.	Multiple	\$8,975.00	Van Wall Turf & Irrigation	Rep/Maint Veh	\$115.98
Ag Solutions Group LLC	Rep/Maint Veh	\$4.46	VERIZON WIRELESS	Phone/Internet	\$650.08
Landis Engine Company, Inc.	Rep/Maint Veh	\$294.58	VIVIAL MEDIA	Adv	\$16.75
Loveland Grass Pad	Rep/Maint Grounds	\$168.45	WESTLAKE ACE HARDWARE	Equip	\$334.45
MACQUEEN EQUIPMENT	Rep/Maint Equip	\$732.62	Windstream, Inc.	Phone/Internet	\$515.85
MAINELLI MECHANICAL CONTRACTOR	Rep/Maint Equip	\$1,433.28	Phil or Sally Wredt	Refund	\$25.00
Matheson Tri-Gas, Inc.	Supplies	\$105.38			

Moved by Mayor Bequette and seconded by Johns that the statutory rule requiring reading on three different days be suspended. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried. Mayor Bequette declared that the motion adopted by three fifths vote of the council and the statutory rule suspended for the consideration of said ordinance.

Moved by Mayor Bequette and seconded by Wehling for final passage of **Ordinance 3058-20** to correct textual errors in Ordinance 3048-20 and Ordinance 3051-20. Drew Graham spoke to explain the Ordinance. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

ORDINANCE 3058-20

AN ORDINANCE TO CORRECT TEXTUAL ERRORS IN ORDINANCE 3048-20 AND ORDINANCE 3051-20; AND TO DECLARE AN EFFECTIVE DATE.

Moved by Mayor Bequette and seconded by Johns that the statutory rule requiring reading on three different days be suspended. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried. Mayor Bequette declared that the motion adopted by three fifths vote of the council and the statutory rule suspended for the consideration of said ordinance.

Moved by Mayor Bequette and seconded by Wehling for final passage of **Ordinance 3059-20** to correct textual errors in Ordinance 3054-20. Drew Graham spoke to explain the Ordinance. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

ORDINANCE 3059-20

AN ORDINANCE TO CORRECT TEXTUAL ERRORS IN ORDINANCE 3054-20; AND TO DECLARE AN EFFECTIVE DATE

Moved by Mayor Bequette and seconded by Johns that the statutory rule requiring reading on three different days be suspended. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried. Mayor Bequette declared that the motion adopted by three fifths vote of the council and the statutory rule suspended for the consideration of said ordinance.

Moved by Mayor Bequette and seconded by Wehling for final passage of **Ordinance 3060-20** authorizing the purchase of property at 1419 N 19th Street, Nebraska City, NE in the amount of \$600,000, for the purpose of developing a municipal sports complex. Doug Friedli spoke to explain the Ordinance. The Council directed the City Attorney to redraft the MOU with the GREAT foundation. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

ORDINANCE 3060-20

AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY, LOCATED AT 1419 N 19th STREET, NEBRASKA CITY, NEBRASKA, BY PURCHASE; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Commissioner Johns departed from the meeting at 7:30 PM and returned to the meeting at 7:36 PM.

Moved by Commissioner Wehling and seconded by Johns to approve the draft Purchase Agreement for the purchase of 1419 N 19th Street, Nebraska City, NE with the amendments under paragraph 11 to state that contingent upon a survey of the enclosure of the property as well as the cemetery area along with paragraph 6 stating that anticipated intent to close November 30, 2020. Drew Graham spoke to explain the item. Upon roll call the following voted YES: Davis, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Glover to approve the Employment Agreement with Lou Leone to be the new City Administrator. Drew Graham spoke to explain the agreement.

Moved by Commissioner Johns and seconded by Glover to approve the application for Grant funding for the Veteran's Memorial Building Project to install a Fire Suppression Sprinkler system in the amount of \$125,000.00. Jim Kuhn spoke to explain the item. Upon roll call the following voted YES: Davis, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Wehling to approve the Supplement Services to include “Auditorium Lighting Design” of the Veterans Memorial Building in the amount of \$3,000.00. Jim Kuhn spoke to explain the item. Marty Stovall spoke to explain the item. Upon roll call the following voted YES: Davis, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Mayor Bequette to approve to advertise for bid the Nebraska City Fire Station Interior Renovation project. Marty Stovall spoke to explain the item. Upon roll call the following voted YES: Davis, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Wehling to approve/deny unsafe building declaration for the structure at 1014 South 3rd Street. Keith Morrison spoke to explain the item. Upon roll call the following voted YES: Davis, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Glover to approve the signing of closing documents related to the purchase of 1117 3rd Avenue for the PRR program. Drew Graham spoke to explain the item. Upon roll call the following voted YES: Davis, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Johns to file two Substitutions of Trustee related to two Trust Deeds for River City Investments located at 1009 7th Corso, Nebraska City, NE. Drew Graham spoke to explain the item. Upon roll call the following voted YES: Davis, Johns, Wehling, Glover, and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Johns to file Substitution of Trustee naming City Attorney as trustee for Deed of Trust for 111 East 12th Corso, Nebraska City, NE. Drew Graham spoke to explain the item. Upon roll call the following voted YES: Davis, Johns, Wehling, Glover, and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Wehling to approve the Release of Note for \$2,830.00 granted as a conditional grant for the rehabilitation of 111 East 12th Corso, Nebraska City, NE. Drew Graham spoke to explain the item. Upon roll call the following voted YES: Davis, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette gave a report on the Covid-19 situation as discussed by the earlier Board of Health Meeting. Moved by Mayor Bequette and seconded by Johns for the Council to draft two letters in conjunction with the Southeast District Health Department and CHI St Mary’s to the City Population as well as to our City Employees highlighting the need to follow guidelines to slow the spread of Covid. Upon roll call the following voted YES: Davis, Johns, Wehling, Glover, and Mayor Bequette. Voting NO: None. Motion carried.

Meeting Adjourned at 8:37 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