

CITY OF NEBRASKA CITY, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
January 4, 2021

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 January 4, 2021. 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, Gloria Glover and Mayor Bequette. Absent: Vic Johns. The following City Officials were present: City Administrator Lou Leone, City Attorney Drew Graham, Police Chief David Lacy, Utilities Director Jeff Kohrs, Construction and Facility Manager Marty Stovall and City Clerk-Treasurer Randy Dunster.

Mayor Bequette opened the Public Hearing on the Citizen's Advisory Review Committee's report as to the status, progress, findings, and suggestions of the Economic Development Program and Growth Fund. Dan Mauk spoke to explain the request. No comments were made by the public. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Wehling. Upon roll call the following voted YES: Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette opened the Public Hearing on the intent to use Nebraska City Growth Funds from the Economic Development Plan for the Nebraska City Museum Association as a grant in the amount of \$20,000.00 to assist in covering expenses related to the Nebraska City Museums' Resident Admission Program. Dan Mauk spoke to explain the request. During the Public Hearing it came to the attention of the City Council that the zoom meeting was the generic zoom meeting and not the same zoom meeting ID that was published. After investigating, it was discovered that the published zoom meeting was missing as the scheduled reoccurrences had expired, so the zoom meeting was changed to the Board of Health Zoom Meeting and the Council agreed to hold the public hearings again at the following meeting since people were unable to attend via the zoom meeting as published. The accompanying action items were tabled as well.

Moved by Commissioner Glover and seconded by Wehling to Approve minutes from the December 21, 2020 City Council Meeting. Upon roll call, the following voted YES: Davis, Wehling, Glover 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 December 22, 2020 to January 4, 2021. Upon roll call the following voted YES: Davis with abstention to any claims pertaining to West Lake Ace Hardware, Wehling, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Claims List					
January 4, 2021					
Yott, Bruce	12-12-5250	\$ 200.00	Gatehouse Media NE Holdings	Adv	\$ 109.62
Ameritas Life Ins	Multiple	\$ 10,030.87	Hopkins Automotive Inc.	Supplies	\$ 7.99
Lincoln Financial Group	Multiple	\$ 7,023.39	Infinity Aviation	Interlocal Agreement	\$ 4,382.67
Blue Cross Blue Shield	Multiple	\$ 143,264.12	JEO Consulting Group, Inc.	Multiple	\$ 6,962.50
WorldPay CC Fees	Multiple	\$ 156.41	Jerad Sornson	Rep/Maint	\$ 103.15
Nebrara Investments, LLC	20-82-5943	\$ 137,500.00	Kreifels Electric L.L.C.	Rep/Maint	\$ 230.00
Hanna Keelan Associates	20-82-5943	\$ 1,420.00	Ag Solutions Group LLC	Rep/Maint	\$ 205.17
Payroll	Multiple	\$ 155,639.27	Matheson Tri-Gas, Inc.	Supplies	\$ 368.08
A-1 Locksmith	Rep/Maint	\$ 195.00	Mullenax Auto Supply	Supplies	\$ 38.63
Adkins Signs	Adv	\$ 80.00	NAPA AUTO PARTS	Multiple	\$ 491.71
AMERICAN NATIONAL BANK	Loan	\$ 5,999.90	NC Clerk - Treasurer	Multiple	\$ 15.00
Arbor Mart, Inc	Fuel	\$ 878.17	Nebraska City Museum Assoc.	City Curator	\$ 2,416.66
Bill Walters & Son Shop, Inc.	Rep/Maint	\$ 258.27	Nebraska City Utilities	Utilities	\$ 115.29
Robert Moyer	Multiple	\$ 118.50	NC Tourism & Commerce	Tourism	\$ 7,083.33
Bohl Plumbing and Heating	Rep/Maint	\$ 102.02	PAINTER, MICHELLE	Rep/Maint	\$ 14.96
Bound Tree Medical LLC	Medical Supplies	\$ 711.46	Lumberjack Company	Rep/Maint	\$ 1,000.00
Card Services	Supplies	\$ 337.06	VERIZON WIRELESS	Phone/Internet	\$ 650.64
Consolidated Management Co	Training	\$ 90.34	WESTLAKE ACE HARDWARE	Multiple	\$ 28.58
Fastenal Company	Supplies	\$ 11.32			

Mayor Bequette tabled Resolution 2869-21 on the intent to use Nebraska City Growth Funds from the Economic Development Plan for the Nebraska City Museum Association as a grant in the amount of \$20,000.00 to assist in covering expenses related to the Nebraska City Museums' Resident Admission Program until after the next Public Hearing.

Mayor Bequette tabled the Grant Agreement with the Nebraska City Museum Association for a \$20,000 grant. until after the next Public Hearing.

Moved by Commissioner Wehling and seconded by Davis to a Donation Agreement with Grand Hotel Company for the donation of a strip of property for use as a sports complex. Upon roll call, the following voted YES: Davis, Wehling, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Davis to approve amendments to the Purchase Agreement, Promissory Note, and Deed of Trust for the purchase of 1419 N 19th Street, Nebraska City, NE. Upon roll call, the following voted YES: Davis, Wehling, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Glover to approve an offer of purchase for a vacated portion of 12th Street between 12th Avenue and 13th Avenue for \$250.00. Upon roll call the following voted YES: Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Wehling that the statutory rule requiring reading on three different days be suspended. Upon roll call the following voted YES: 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 3064-21** directing the sale and conveyance of a portion of vacated street right-of-way on 12th Street adjacent to Block 35, Greggspport Addition to Nebrara Investments, LLC, and directing notice of said sale by publication. Upon roll call the following voted YES: Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

ORDINANCE 3064-21

AN ORDINANCE DIRECTING THE SALE AND CONVEYANCE OF A PREVIOUSLY VACATED PORTION OF 12th STREET, NEBRASKA CITY, NEBRASKA, MORE PARTICULARLY DESCRIBED IN SECTION 1 HEREOF, TO NEBRARA INVESTMENTS, LLC; DIRECTING NOTICE OF SALE BY PUBLICATION; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Moved by Mayor Bequette and seconded by Glover to approve the form of a Quitclaim Deed for the sale and conveyance of a portion of vacated street right-of-way on 12th Street adjacent to Block 35, Greggspport Addition to Nebrara Investments, LLC. Upon roll call the following voted YES: Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Davis and seconded by Wehling to approve Grant Application to FEMA for Hazard Mitigation for the Wastewater Treatment Facility Flood Resiliency Plan in the amount of \$77,000.00. Jeff Kohrs spoke to explain the request. Upon roll call the following voted YES: Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Wehling to approve Change Order #1 with Cheever Construction for the Veterans Memorial Building Restroom, Mechanical, Electrical Upgrades and New Elevator project. Marty Stovall spoke to explain the item. Upon roll call the following voted YES: Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Mayor Bequette to approve Change Order #1 with Brad Yost Construction for the 16-CD-204 PRR House at 1117 3rd Avenue. Marty Stovall spoke to explain the request. Upon roll call the following voted YES: Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Glover to approve contract and sign Notice to Proceed with Yost Excavating Inc. in the amount of \$108,605.00 and for the 6th Street Bank Stabilization project. Upon roll call the following voted YES: Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Council discussed the procurement of various services provided to the City and directed Lou Leone and Jeff Kohrs to design the request for bids of the City's auditing services.

Mayor Bequette requested the second reading of **Ordinance 3063-21** (formerly 3063-20) to add new sections to the Nebraska City Municipal Code regarding the parking and storage of railroad cars and locomotives within the City limits of Nebraska City.

Mayor Bequette gave a report on the Covid-19 situation as discussed by the earlier Board of Health Meeting. Council approved by unanimous consent to continue to offer 80 hours of paid leave time through 2021 for employees who have not yet used the hours provided in 2020 to quarantine due to Covid-19.

Meeting Adjourned at 7:38 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