

CITY OF NEBRASKA CITY, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING PART B
December 7, 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 December 7, 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 Bequette called the meeting to order at 6:17 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: Paul Davis, Patrick Wehling, Vic Johns, Gloria Glover and Mayor Bequette. Absent: None. The following City Officials were present: City Administrator Lou Leone, Utilities Director Jeff Kohrs, City Attorney Drew Graham, Police Chief David Lacy, Building Inspector Keith Morrison, Construction and Facility Manager Marty Stovall, Director of Parks and Recreation Scooter Edmisten, Golf Shop Manager Ashli Leyden and City Clerk-Treasurer Randy Dunster.

City Clerk-Treasurer Dunster administered the Oath of Office to Bryan Bequette, Patrick Wehling and Paul Davis as the newly re-elected Mayor, Parks and Recreation Commissioner and Public Works Commissioner respectively.

Mayor Bequette re-appointed Lou Leone as City Administrator, Randy Dunster as City Clerk – Treasurer, Patricia Moore as Deputy City Clerk–Treasurer, David Lacy as Chief of Police, Drew Graham as City Attorney, Dr. Brad Vasa as City Physician, Marty Stovall as City Traffic Engineer, Keith Morrison as Plumbing Inspector, JEO Consulting as City Engineer, Evan Wickersham from JEO Consulting Group, Inc. as the City Street Superintendent. Upon roll call the following voted YES: Davis, Johns, Wehling, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette administered the Oath of Office to Lou Leone as the City Administrator.

Mayor Bequette appointed Brenda Baumann to the Citizens Advisory Review Committee. Upon roll call the following voted YES: Davis, Johns, Wehling, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette appointed Phil Silvius, Neal Deremer and Bob Cline to the Nebraska City Airport Authority Board. Upon roll call the following voted YES: Davis, Johns, Wehling, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette announced the BNSF Railway resuming operations beginning in January 2021.

Mayor Bequette honored the memory of Former Nebraska City Chief of Police Kent Roumpf.

Mayor Bequette moved to approve the following consent items:

Approve the application for Electricians Registration to Work for Michael Panebianco DBA Bianco Electric LLC. Approve of a new Employment Agreement with City Administrator Lou Leone. 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 opened the 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 C-3 and C-4 Arbor Village Addition, Nebraska City, Otoe County, Nebraska. Alison Janicek from Kline Williams, Dan Mauk and Doug Friedli spoke in favor of the plan. None spoke in opposition to the plan. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Wehling. Upon roll call the following voted YES: Davis, Johns, Wehling, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette opened the Public Hearing on a request for a final plat known as Studio One Townhomes Subdivision. The site is located at 1212 12th Avenue. Mike Eckhart, Dan Mauk, Keith Morisson and Marty Stovall spoke in favor of the plan. Julie Wellington expressed concerns for the plan when Mayor Bequette invited opposing remarks. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Wehling. Upon roll call the following voted YES: Davis, Johns, Wehling, Glover 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 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. Dan Mauk, Ryan Funk, Mike Eckhart and Doug Friedli spoke in favor of the plan. None spoke in opposition to the plan. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Glover. 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 approve **Resolution 2864-20** to Amend the Redevelopment Plan for the Nebraska City Senior Patio Homes Phase II Redevelopment Project. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Johns to approve **Resolution 2865-20** to approve Redevelopment Agreement for the Nebraska City Senior Patio Homes Phase II Redevelopment Project. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Glover to approve a request for a final plat known as Studio One Townhomes Subdivision. The site is located at 1212 12th Avenue. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Johns to approve **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 12th Avenue, Nebraska City, Nebraska. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Davis to approve the request to submit an application for use of Keno funds for the Sports Complex Project to Otoe County. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Davis to approve new rates for the Wildwood Golf Course for 2021. Ashli Leyden spoke to explain the request. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Davis to approve new rates for the Steinhart Aquatic Center for 2021. Scooter Edmisten spoke to explain the request. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Davis to approve the proposed rate changes for shelter reservation fees beginning in 2021. Scooter Edmisten spoke to explain the request. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Mayor Bequette to award the bid to Sheele-Kayton Construction in the amount of \$233,000 for the Nebraska City Fire Station Renovation project. Marty Stovall spoke to explain the request. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Wehling to approve a new agreement with JEO Consulting as City Engineer. Drew Graham spoke to explain the request. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Wehling to approve a new agreement with Evan Wickersham as the City Street Superintendent. Marty Stovall spoke to explain the request. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Davis to approve **Resolution 2868-20** for the Year End Certification of the City Street Superintendent. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Glover to authorize Mayor to sign Right of Way agreements with landowners adjacent to 6th Street Bridge Bank Stabilization project. Parcel #003119500 & #003121000. Marty Stovall spoke to explain the project. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Wehling to approve Contract with Brad Yost Construction for the PRR House 1117 3rd Avenue in the amount of \$24,400. Marty Stovall spoke to explain the request. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Mayor Bequette to approve JEO Task Order #20-04 for Preliminary Engineering for 11th Street Trail, North Table Creek Bridge to Athletic Complexes. Marty Stovall and Doug Friedli spoke to explain the request. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Wehling to adopt two policies for the City employees: "Extreme Scheduling Needs Due to COVID Policy" and "COVID-19 Rapid Test Policy" with clarifications and amendments as provided by the City Attorney. Drew Graham spoke to explain the item. Upon roll call the following voted YES: Johns, Wehling, Glover, Davis 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.

Meeting Adjourned at 8:43 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