

CITY OF NEBRASKA CITY, NEBRASKA  
MINUTES OF CITY COUNCIL REGULAR MEETING  
February 7, 2022

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 February 7, 2022. Notice of the meeting was given in advance thereof by publication in the local paper and 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. When you speak, please first state your name and address. Mayor Bequette then led in the Pledge of Allegiance. Upon roll call the following answered present: Patrick Wehling, Vic Johns, Gloria Glover and Mayor Bequette. Absent: None. The following City Officials were present: City Administrator Lou Leone, Police Chief David Lacy, Fire Chief Rob Schreiner, Utilities Director Jeff Kohrs, Utilities Operations Superintendent Carl Abbott, Construction and Facility Manager Marty Stovall and City Clerk-Treasurer Randy Dunster.

Mayor Bequette moved to approve the following consent items:

Approve minutes from the January 17, 2022 City Council Meeting.

Approve the Application for Electricians Registration to Work for Madsen Electric, LLC – Eric Madsen. Motion seconded by Commissioner Wehling. Upon roll call the following voted YES: Wehling, Glover, Johns and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette to appoint Ron Osovski as Commissioner of Public Works. He will fill the vacancy created by the departure of Commissioner Davis and will fill the remainder of Davis’ term. Upon roll call the following voted YES: Johns, Wehling, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette administered the Oath of Office to Ron Osovski as Commissioner of Public Works. Ron Osovski spoke to explain his career background working for OPPD and to thank the Council for this opportunity.

Moved by Mayor Bequette to appoint Michelle Kaiser to the Wildwood Board. She will fill the vacancy created by the departure of Brenda Baumann and will fill the remainder of Baumann’s term. Upon roll call the following voted YES: Osovski, Johns, Wehling, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette introduced Troy James Gorham as a Volunteer Firefighter. Chief Schreiner explained that Troy was unable to be present for the introduction.

Mayor Bequette opened the Public Hearing a request for a property rezone of 218 North 14th Street from R-2 to R-O. Vic Johns recused himself and spoke to explain the request. Marty Stovall spoke to explain the item as well. No comments were made by the public. Vic Johns stepped out of the room prior to the roll call vote. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Wehling. Upon roll call the following voted YES: Osovski, Wehling, Glover and Mayor Bequette. Voting NO: None. Absent: Johns. Motion carried.

Moved by Commissioner Glover and seconded by Johns to accept the report of new claims and approving disposition of claims set for the period of January 18, 2022 to February 7, 2022. Upon roll call the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Claims List					
February 7, 2022					
Wex Health, INC	Multiple	\$675.10	Ag Solutions Group LLC	Rep/Maint	\$2,850.00
Farmers and Merchant Bank	Loan/Lease	\$7.00	Landis Engine Company, Inc.	Rep/Maint	\$77.89
Wex Bank	Fuel	\$2,034.46	Larson Motors	Rep/Maint	\$1,079.99
Blue Cross Blue Shield	Employee Benefits	\$54,467.79	League of Nebr. Municipalities	Training	\$1,131.00
Reed Company	Capital Outlays	\$49,750.00	Lou Leone	Reimb	\$240.00
Payroll	Multiple	\$137,400.27	Mead Lumber	Rep/Maint	\$114.05
Lincoln Financial Group	Employee Benefits	\$7,246.11	Mercer's Do-It-Best	Rep/Maint	\$142.32
Ameritas	Employee Benefits	\$9,672.16	MERZ INK	Uniforms	\$60.00
AKRS Equipment	Rep/Maint	\$802.66	Keith Morrison	Reimb	\$240.00
AMERICAN NATIONAL BANK	Loan	\$3,085.67	NAPA AUTO PARTS	Rep/Maint	\$668.30
American Recycling &	Trash	\$254.08	NATIONWIDE BONDS	Bond	\$200.00
Devin Anderson	Referee	\$90.00	NC Clerk - Treasurer	Postage	\$29.52
Arbor Mart, Inc	Fuel	\$2,910.69	Nebraska City Museum Assoc.	City Curator	\$2,416.66
ASPEN BUILDERS	Refund	\$200.00	Nebraska City Rotary Club	Dues	\$375.00
AT&T MOBILITY	Tablet Service	\$93.56	Nebraska City Utilities	Utilities	\$14,168.66
BENNETT'S MOBILE MECHANIC	Fuel	\$1,265.00	NC Tourism & Commerce	Tourism	\$7,083.33
Christian Blum	Referee	\$90.00	NE DEPT OF TRANSPORTATION	4th Corso Viaduct	\$40,526.52
Robert Moyer	Rep/Maint	\$50.00	NSG Logistics, LLC	Chemicals	\$7,129.65
Bound Tree Medical LLC	Medical Supplies	\$1,994.37	O'Reilly Auto Parts	Rep/Maint	\$15.92
Brown's Shoe Fit Company	Uniforms	\$252.00	Otoe County Clerk	Refund	\$5,226.50
Callaway Golf Sales Company	Resale	\$4,559.30	Pinpoint Communications	Phone/Internet	\$1,277.66
KENNETH CAMPBELL	Refund	\$200.00	Prestige Flag & Banner	Supplies	\$516.08
CITY OF SYRACUSE	Medical Supplies	\$388.04	QUADIENT, INC	Postage	\$238.55
Commercial State Bank	TIF	\$23,282.23	Quill Corporation	Supplies	\$143.21
DAVIS, DENISE	Reimb	\$240.00	Ragland Painting	Rep/Maint	\$1,205.00
Nathan Dille	Referee	\$90.00	Thomas C Ragland	Referee	\$120.00

Douglas Tire Co.	Rep/Maint	\$1,020.94	Recreation Supply Company	Equipment	\$1,432.60
Katie Drake-Heng	Refund	\$25.00	REGION 12 AMERICAN	Training	\$90.00
Eakes Office Solutions	Supplies	\$222.25	River View Pest Control	Pest Control	\$184.00
Jason Edmisten	Referee	\$120.00	Shelter Home Service LLC	Refund	\$50.00
FARMERS & MERCHANTS BANK	Loan	\$3,815.30	Shipley Flooring	Rep/Maint	\$1,588.00
Galeton Gloves	Supplies	\$419.73	Marty Stovall	Reimb	\$24.25
Gatehouse Media NE Holdings	Adv	\$332.82	James Thurman	Referee	\$120.00
GENERAL FIRE AND SAFETY	Supplies	\$2,301.25	Unifirst Corporation	Contract Serv	\$232.80
Grant Hallstrom	Referee	\$90.00	Van Wall Turf & Irrigation	Rep/Maint	\$1,842.75
Hireright GIS Intermediate Cor	Background Screenings	\$111.49	VERIZON WIRELESS	Phone/Internet	\$737.14
Hopkins Automotive Inc.	Rep/Maint	\$30.46	VIERREGGER ELECTRIC CO	Road Markings	\$487.50
JEO Consulting Group, Inc.	Const	\$2,323.75	WESTLAKE ACE HARDWARE	Rep/Maint	\$79.99
Jones Automotive, Inc.	Donation Purchase	\$121.19	Sarah Wiltse	Legal Services	\$1,000.00
Tristan Kingery	Referee	\$120.00	Windstream, Inc.	Phone/Internet	\$1,396.28
RICHARD KOCH	Refund	\$200.00	ZAHN CONSTRUCTION	Refund	\$100.00

Moved by Mayor Bequette and seconded by Glover that the statutory rule requiring reading on three different days be suspended. Commissioner Johns recused himself and left the room prior to the roll call. Upon roll call the following voted YES: Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Absent: Johns. 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 3081-22** to rezone a property located at 218 North 14<sup>th</sup> Street from R-2 to R-O. Upon roll call the following voted YES: Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Absent: Johns. Motion carried.

#### ORDINANCE NO. 3081-22

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, REFERRED TO IN SECTION 403 OF ORDINANCE NO. 3010-18, BY CHANGING THE CLASSIFICATION OF THE ZONING DISTRICT OF LOTS 5 AND 6, BLOCK 17, NEBRASKA CITY PROPER, NEBRASKA CITY, OTOE COUNTY, NEBRASKA, FROM R-2, RESIDENTIAL (MODERATE TO HIGH DENSITY), TO R/O, RESIDENTIAL-OFFICE DISTRICT; TO PROVIDE FOR INCORPORATION INTO THE OFFICIAL ZONING MAP; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Jim Kuhn spoke to explain the grant application for the Veterans Memorial Building to the Council and the progress of the project.

Jim Kuhn spoke to explain the SDL plans for the Veterans Memorial Building for a fundraising event.

Dan Mauk and Commissioner Wehling spoke to explain possible grants for the Sports Complex project.

Moved by Commissioner Johns and seconded by Wehling to order a 2022 Dodge Ram 1500 Tradesman Crew Cab and look at alternative methods approved by the Council to fund the additional cost from our budgeted \$24,000.00 as a vehicle replacement for the Building Inspector. Upon roll call the following voted YES: Osovski, Johns, Wehling, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Wehling for the Council to go into closed session with the City Administrator, Fire Chief and the Construction Manager for the purpose of protection of the City negotiations considering an offer that has been made regarding the sale of the EMS House located at 1402 1st Corso. Upon roll call, the following voted YES: Glover, Wehling, Johns, Osovski and Mayor Bequette. Voting NO: None. Motion carried. Closed session began at 6:58 PM. Open session resumed at 7:14 PM.

Moved by Mayor Bequette and seconded by Johns to accept the offer of \$100,000.00 for the property located at 1402 1st Corso and sell it as is and not honor the addendum. Upon roll call the following voted YES: Osovski, Johns, Wehling, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Meeting Adjourned at 7:15 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.

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Randy A. Dunster, City Clerk-Treasurer