

CITY OF NEBRASKA CITY, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
February 21, 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 21, 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 6:01 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: Ron Osovski, Vic Johns, Gloria Glover and Mayor Bequette. Absent: Wehling. The following City Officials were present: City Administrator Lou Leone, Police Chief David Lacy, Fire Chief Rob Schreiner, Utilities Director Jeff Kohrs, Utilities Treasurer Mona Kuhlenengel, Utilities Operations Superintendent Stuart 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 February 7, 2022 City Council Meeting.

Approve the BPW recommendation to purchase a replacement Locator & Transmitter for Horizontal Boring Machine in the amount of \$24,381.00.

Approve the BPW recommendation to trade in truck #31, a 2005 Chevy 2500HD 2WD Pickup towards a purchase of a 2022 1 ½ Ton Ford 4X4 Crew cab and Chassis for a total of \$62,795.00 plus tax. Motion seconded by Commissioner Johns. Upon roll call the following voted YES: Osovski, Glover, Johns and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette proclaimed March as Problem Gambling Awareness Month.

Treasurer's Monthly report was given, as of January 31, 2022, Total Nebraska City funds of \$8,134,741.33. Total Cash and Reserve for Nebraska City Utilities of \$13,244,793.61. Total City of Nebraska City and Utility funds \$21,379,534.94.

Council acknowledged receipt of City Administrator Report. Lou Leone spoke regarding his report.

Council acknowledged receipt of Utility Financial Report for September - December 2021.

Council acknowledged receipt of Utility Claims for period ending January 2022.

Matt Meyers from KPMG gave the Nebraska City Utilities Annual Audit Report for Fiscal Year 20-21.

Chris Lindner from BKD gave the Nebraska City Annual Audit Report from BKD for Fiscal Year 20-21.

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 February 8, 2022 to February 21, 2022. Upon roll call the following voted YES: Osovski, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Claims List					
February 21, 2022					
NE Dept of Revenue	Sales Tax	\$54.12	Dave Lacy	Reimb	\$71.92
Wex Health, Inc	Benefits	\$686.65	Landis Engine Company, Inc.	Rep/maint	\$1,185.93
Payroll	Salaries	\$119,858.59	Larson Motors	Rep/maint	\$289.13
1ST CLASS PLUMBING HEATING	Donation Purchase	\$1,355.00	LEACH INVESTMENT PROPERTIES	TIF	\$237.18
ACCESS SYSTEMS LEASING	Contract Serv	\$419.67	Lifeguard Auto Service Center	Rep/maint	\$89.95
ADVANCED EXTERIORS, LLC	Grant Purchase	\$4,405.00	MADSEN ELECTRIC, LLC	Rep/maint	\$1,277.40
AKRS Equipment	Rep/maint	\$293.85	Matheson Tri-Gas, Inc.	Supplies	\$437.11
AMERICAN NATIONAL BANK	Loan	\$142,150.82	Mercer's Do-It-Best	Rep/maint	\$239.86
Devin Anderson	Referee	\$90.00	MID AMERICA PEST CONTROL	Pest Control	\$125.00
Arbor Mart, Inc	Fuel	\$2,013.48	Midwest Service and Sales	Rep/maint	\$255.00
Arbor Outdoor Power	Rep/maint	\$104.00	Miller & Sons Golf Cars	Lease	\$13,112.88
Arbor Valley Animal Clinic	Animal Expense	\$51.60	Miller Monroe Farrell	Ins	\$444.00
AT&T MOBILITY	Phone/Internet	\$92.56	MOLLY MCNEELY DENTISTRY	TIF	\$6,126.25
Benefiel Truck Repair	Rep/maint	\$487.64	Mullenax Auto Supply	Rep/maint	\$53.74
BLUE RIVER AREA AGENCY ON AGIN	Donation	\$2,000.00	NAPA AUTO PARTS	Rep/maint	\$1,120.70
Christian Blum	Referee	\$270.00	NATIONWIDE BONDS	Bond	\$50.00
Robert Moyer	Rep/maint	\$1,380.02	Nationwide Trust Contributions	Retirement Plan	\$2,146.00
Bohl Plumbing and Heating	Rep/maint	\$1,083.50	NC Clerk - Treasurer	Reimb	\$220.00
Bound Tree Medical LLC	Medical Supplies	\$1,016.16	Nebraska City Utilities	Utilities	\$28.10
Brown Glass Company	Rep/maint	\$377.00	NDEE	Permit Fee	\$40.00
JAMES BUCHHOLZ	Refund	\$200.00	NE Liquor Control Commission	Liquor License Fee	\$45.00
Callaway Golf Sales Company	Resale	\$1,812.45	NOVA FITNESS EQUIPMENT	Equipment	\$256.57
Capital Business Systems	Contract Serv	\$354.29	O'Reilly Auto Parts	Rep/maint	\$19.99
Card Services	Multiple	\$1,665.35	Odey's Inc.	Grounds	\$10,234.85
Creative Product Source	DARE Supplies	\$2,341.13	OMNI ENGINEERING	Asphalt	\$621.22
Creighton University Medical	Training	\$935.00	Otoe County Clerk	Dispatch	\$4,987.50
CSG FORTE PAYMENTS, INC	Equipment	\$381.48	Otoe County Mutual Aid	Dues	\$20.00
Kurt Curtis	Referee	\$90.00	Pinpoint Communications	Phone/Internet	\$1,288.66
DAS STATE ACCTG - CENTRAL	Radio Systems Fee	\$290.00	QUADIENT FINANCE USA, INC	Postage	\$400.00
Nathan Dille	Referee	\$150.00	QUICK MED CLAIMS	Ground Services	\$5,639.84
Douglas Tire Co.	Rep/maint	\$25.00	Ragland Painting	Rep/maint	\$1,200.00
Eakes Office Solutions	Supplies	\$447.41	Thomas C Ragland	Referee	\$240.00

Robert Earll	Training	\$265.95	ROUNDHOUSE BUNKER GEAR REPAIR	Rep/maint	\$161.60
Jason Edmisten	Referee	\$90.00	SVEHLA LAW OFFICES	Legal Services	\$5,558.50
FAREWAY FOOD STORE	TIF	\$407.56	James Thurman	Referee	\$240.00
FARMERS & MERCHANTS BANK	Loan	\$87,916.05	Tom's Radio	Tower Rent	\$1,035.00
FLAGSHIP PUBLISHING, INC	Adv	\$450.00	TREE TOP PRODUCTS	Rep/maint	\$246.14
GALLS, LLC	Uniforms	\$6.80	Tree Worx Tree Service, LLC	Tree Removal	\$2,820.00
Gatehouse Media NE Holdings	Adv	\$34.66	Unifirst Corporation	Contract Serv	\$171.79
GREAT PLAINS UNIFORMS	Uniforms	\$200.99	Universal Publications	Adv	\$210.00
Grant Hallstrom	Referee	\$90.00	VAIRKKO	Computer	\$98.00
HART GOLF	Resale	\$323.00	WESTLAKE ACE HARDWARE	Rep/maint	\$16.93
Ideal Pure Water	Supplies	\$53.00	WEX BANK	Fuel	\$2,833.24
Tristan Kingery	Referee	\$60.00	Windstream, Inc.	Phone/Internet	\$939.57
Ag Solutions Group LLC	Rep/maint	\$506.99			

Moved by Commissioner Glover and seconded by Johns to award the contract to provide auditing services to the City and the Utilities for FY21/22, FY22/23, and FY23/24 to BKD CPAs. Lou Leone and Chris Lindner spoke to explain the item. Upon roll call the following voted YES: Osovski, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

The Council tabled the SDL Application from Backstage Bar, LLC at the submitter's request.

Moved by Commissioner Johns and seconded by Mayor Bequette to approve adjustments to the City Food Court pricing for Food Vendor Event Participation to option C application with the addition of another category to determine location by approval of the City Council. Randy Dunster, Lou Leone and Marty Stovall spoke to explain the item. Upon roll call the following voted YES: Osovski, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Council discussed the Equipment Reserve for FY 2022. Chris Lindner also spoke to explain some of the accounting of the reserve funds.

Moved by Commissioner Osovski and seconded by Johns to approve the BPW recommendation of EWO for the construction of two substations and upgrading a 24.9KV Distribution line in Bennet, NE in the amount of \$636,820.44. Jeff Kohrs spoke to explain the item. Upon roll call the following voted YES: Osovski, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Osovski and seconded by Johns to approve the BPW recommendation to purchase a 2023 Ford F-550 4X4 with single man aerial lift (ATM 41ME) in the amount of \$250,866.00. Stuart Abbott spoke to explain the item. Upon roll call the following voted YES: Osovski, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Glover and seconded by Johns to approve a Note Modification Agreement with City Tap House, LLC. Dan Mauk and Kenneth Campbell spoke to explain the item. Upon roll call the following voted YES: Osovski, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

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: Osovski, Glover, Johns 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 Johns for final passage of **Ordinance 3082-22** to approve the sale of the EMS house located at 1402 1st Corso. Upon roll call the following voted YES: Johns, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

ORDINANCE 3082-22

AN ORDINANCE DIRECTING THE SALE AND CONVEYANCE OF THE PROPERTY LOCATED AT 1402 1ST CORSO, NEBRASKA CITY, NEBRASKA, MORE PARTICULARLY DESCRIBED IN SECTION 1 HEREOF, TO JEREMY D. ULFERS; DIRECTING NOTICE OF SALE BY PUBLICATION; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Moved by Commissioner Johns and seconded by Glover to approve contract with M.E. Collins Contracting Co. Inc Wahoo, Ne and Notice to Proceed for the 2022 Street Improvements Asphaltic Concrete Overlay in the amount of \$406,339.79. Marty Stovall spoke to explain the item. Upon roll call the following voted YES: Osovski, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Meeting Adjourned at 7:39 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