

CITY OF NEBRASKA CITY, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
May 2, 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 May 2, 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 and stated that the meeting was being conducted under the Open Meetings Act. Mayor Bequette then led in the Pledge of Allegiance. Upon roll call the following answered present: Ron Osovski, Patrick Wehling, Vic Johns, Gloria Glover and Mayor Bequette. Absent: None. The following City Officials were present: City Administrator Lou Leone, Interim City Attorney Drew Graham, (via zoom), Police Chief David Lacy, Fire Chief Rob Schreiner, Construction and Facility Manager Marty Stovall, Utilities Director Jeff Kohrs, Utilities Operations Superintendent Carl Abbott, Electric Superintendent Stuart Abbott and City Clerk-Treasurer Randy Dunster.

Mayor Bequette moved to approve the following consent items:

Approve minutes from the April 18, 2022 City Council Meeting.

Approve the 2022 Sludge Application Permit for the City of Omaha Department of Public Works.

Approve the Manager Liquor License Application from James Waldron for Fareway Stores Inc.

Approve the Manager Liquor License Application from Rosalind Sells for Kwik Shop #649. Motion seconded by Commissioner Glover. Upon roll call the following voted YES: Osovski, Wehling, Glover, Johns and Mayor Bequette.

Voting NO: None. Motion carried.

Mayor Bequette introduced Donald Roberts and Kolton Bohac as Volunteer Firefighters. Donald was present to introduce himself to the Council.

Mayor Bequette proclaimed May 15th thru May 21st, 2022 as National EMS Week. Fire Chief Schreiner was present to receive the proclamation on behalf of the department.

Mayor Bequette proclaimed May 15th thru May 21st, 2022 as National Police Week. Police Chief Lacy was present to receive the proclamation on behalf of the department.

Moved by Commissioner Glover and seconded by Osovski to accept the report of new claims and approving disposition of claims set for the period of April 19, 2022 to May 2, 2022. Upon roll call the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Claims List					
May 2, 2022					
K & Z Distributing	Resale	\$149.10	JEO Consulting Group, Inc.	Const	\$32,620.00
NCTC	Tourism	\$7,083.33	Ag Solutions Group LLC	Rep/Maint	\$1,165.13
NC Museum Association	City Curator	\$2,416.66	LEACH INVESTMENT PROPERTIES	TIF Reimb	\$9,618.26
Otoe County Clerk	Dispatch	\$4,987.50	Mead Lumber	Rep/Maint	\$156.80
Nationwide Trust	Pension	\$2,146.00	Mercer's Do-It-Best	Rep/Maint	\$315.24
Farmers & Merchant Bank	Loan	\$230.00	MERZ INK	Resale	\$240.45
Payroll	Salaries	\$138,140.42	MIDLAND CONSTRUCTION, INC	Refund	\$200.00
Ameritas Life Insurance Corp	Benefits	\$9,629.96	MIKE'S WINDOW SERVICE	Window Cleaning	\$75.00
Lincoln Financial Group	Benefits	\$7,140.13	Howard Bebout	Rep/Maint	\$4,920.00
Blue Cross Blue Shield	Benefits	\$53,652.63	MOLLY MCNEELY DENTISTRY	TIF Reimb	\$147.28
Quality Brands of Lincoln	Resale	\$459.75	Keith Morrison	Reimb - Fuel	\$46.11
World Pay Integrated Payments	Credit Card Fees	\$951.24	NAPA AUTO PARTS	Rep/Maint	\$316.49
Adkins Signs	Street Signs	\$200.00	Nebraska City Museum Assoc.	City Curator	\$2,416.67
Arbor Mart, Inc	Fuel	\$3,385.92	NC Tourism & Commerce	Tourism	\$7,083.33
AT&T MOBILITY	Wireless Tablet Service	\$92.76	NEBRASKA CITY T.N.R.	T.N.R Program	\$240.00
Bill Walters & Son Shop, Inc.	Rep/Maint	\$322.07	NORTHWEST BANK & TRUST CO	TIF Reimb	\$1,690.12
Robert Moyer	Rep/Maint	\$838.70	NOVA FITNESS EQUIPMENT	Equipment	\$9,643.25
Bohl Plumbing and Heating	Rep/Maint	\$284.00	Odey's Inc.	Rep/Maint	\$683.30
Card Services	Multiple	\$424.47	Otoe County Clerk	County	\$3,223.00
Cherry Road Media Inc.	Adv	\$1,109.00	Pepsi-Cola of Lincoln	Beverages	\$193.03
CITY OF NC	DARE	\$438.00	Pinpoint Communications	Phone/Internet	\$1,286.11
Continuum Employee Assistance	EAP Services	\$1,750.00	QUADIENT, INC	Postage	\$98.82
Douglas Tire Co.	Rep/Maint	\$25.00	River View Pest Control	Pest Control	\$333.00
Eakes Office Solutions	Supplies	\$97.18	Rural Water District #1	Water	\$1,487.66
FAREWAY FOOD STORE	TIF Reimb	\$407.56	Solution Computer Sales & Serv	Supplies	\$99.96
Fareway Stores, Inc.	Resale	\$304.15	Unifirst Corporation	Contract Serv	\$152.03
FLAGSHIP PUBLISHING, INC	Adv	\$450.00	VERIZON WIRELESS	Phone/Internet	\$1,015.62
GENESIS CONTRACTING	Refund	\$200.00	WESTLAKE ACE HARDWARE	Rep/Maint	\$519.95
HART GOLF	Resale	\$426.00	NATHAN WESTON	Refund	\$25.00
HORIZON BANK	TIF Reimb	\$371.68	Windstream, Inc.	Phone/Internet	\$712.41
Int'l Inst. of Municipal Clerk	Dues	\$175.00	Zimco Supply Co.	Chemicals	\$4,207.40

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, Osovski 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 3083-22** to approve a property rezone at 301 4th Corso. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

ORDINANCE NO. 3083-22

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 AS DESCRIBED MORE FULLY BELOW, FROM C-3, GENERAL COMMERCIAL, TO R-2, RESIDENTIAL (MODERATE TO HIGH DENSITY); TO PROVIDE FOR INCORPORATION INTO THE OFFICIAL ZONING MAP; AND TO PROVIDE FOR 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, Osovski 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 3084-22**, to approve a property rezone at 6543 J Road. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

ORDINANCE NO. 3084-22

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 AS DESCRIBED MORE FULLY BELOW, FROM AG, AGRICULTURAL, TO C-3, GENERAL COMMERCIAL; TO PROVIDE FOR INCORPORATION INTO THE OFFICIAL ZONING MAP; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Moved by Commissioner Wehling and seconded by Osovski to approve the final loan documents for a Nebraska City Growth Fund loan of \$200,000 to Nebraska Vegetable & Protein, LLC located at 750 S 64th Road as to form and content, and authorize the Mayor to execute as necessary. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Glover and seconded by Wehling to approve **Resolution 2896-22** to adopt the revised City of Nebraska City Personnel Manual with amendments pertaining to striking the 95% of training pay rate. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Glover to approve **Resolution 2897-22** to approve a Stop Sign to be Installed at 16th Street and 5th Corso. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Wehling to approve the Down Payment Assistance Grant for purchase of the Purchase Rehab Resell (PRR) House located at 1117 3rd Ave in the amount of \$21,000.00. Marty Stovall and Lou Leone spoke to explain the item. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Osovski to approve financing option #2 of the traditional loan hybrid as outlined in appendix A to approve the purchase and financing option of the Building and Zoning Vehicle. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Lou Leone led the discussion regarding proposals for utilizing the American Recovery Plan Act (ARPA) funds.

Meeting Adjourned at 7:12 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