

CITY OF NEBRASKA CITY, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
May 16, 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 16, 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. This meeting is also being recorded. 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, Police Chief David Lacy, Fire Chief Rob Schreiner, Utilities Director Jeff Kohrs, Utilities Operations Superintendent Carl Abbott, Electric Superintendent Stuart Abbott, Library Director Donna Kruse, 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 May 2, 2022 City Council Meeting.

Approve the SDL Request from NCTC for the TreeStock Independence Day Celebration to be held on Saturday July 2, 2022 from 10:00am to 10:00pm in Steinhart Park.

Approve the SDL Request from NCTC for the Farm to Fork Dinner to be held on Sunday August 21, 2022 from 4:00pm to 9:00pm on Central Avenue between 7th and 8th Streets.

Approve the BPW recommendation #506 to purchase a new vCam-6 Sewer Inspection Camera for \$10,694.00.

Approve the BPW recommendation #558 to install primary 4160 volt and three transformers for \$21,372.26 with the NCU share of \$10,812.43 and the customer share of \$10,559.83. Motion seconded by Commissioner Osovski. Upon roll call the following voted YES: Osovski, Wehling, Glover, Johns and Mayor Bequette. Voting NO: None. Motion carried.

Fire Chief Schreiner introduced the newly elected Officers of the Volunteer Fire Department as Chris Griepenstraw as President, Dan Griepenstraw as Secretary, Bud Briley as Captain, Cory Swanson as Training Officer, Jeff Wallman as Captain, Brian Emke as Second Assistant Chief and Dennis Marshall as First Assistant Chief.

Fire Chief Schreiner introduced Mariah Bantz as a new Volunteer Firefighter.

Moved by Mayor Bequette to re-appoint Stephanie Shrader to the Board of Public Works. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette opened the Public Hearing on the use of \$10,000.00 of Growth Funds as a forgivable loan to Knapp Time for a new daycare located at 417 Central Ave. Dan Mauk and Ann Knapp spoke to explain the request. No other 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: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette opened the Public Hearing on the use of \$24,500.00 of Growth Funds for the purpose of providing a Museum Pass program for 2022. Dan Mauk and Dean Schissler spoke to explain the request. No other comments were made by the public. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Osovski. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Treasurer's Monthly report was given, as of April 30, 2022, Total Nebraska City funds of \$10,223,600.89. Total Cash and Reserve for Nebraska City Utilities of \$14,491,469.52. Total City of Nebraska City and Utility funds \$24,715,070.41.

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

Council acknowledged receipt of Utility Financial Report for period ending March 31, 2022.

Council acknowledged receipt of Utility Claims for period ending April 30, 2022.

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 May 3, 2022 to May 16, 2022. Upon roll call the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Claims List					
May 16, 2022					
World Pay Integrated	CC Fees	\$90.33	Ideal Pure Water	Supplies	\$51.00
CSG Forte Payments	CC Fees	\$36.08	J WINDLE DISTRIBUTING, INC	Resale	\$46.92
Nebraska Vegetable & Protein, LLC	ECDGF Fees	\$200,000.00	Jones Automotive, Inc.	Rep/Maint	\$1,008.91
Quality Brands of Lincoln	Resale	\$772.20	Kreifels Electric L.L.C.	Rep/Maint	\$681.43
K&Z Distributing	Resale	\$152.55	Landis Engine Company, Inc.	Rep/Maint	\$228.34
NE Dept of Revenue	Multiple	\$1,729.85	Larson Motors	Rep/Maint	\$318.80
NC Clerk Treasurer	Petty Cash-Pool	\$400.00	League of Nebr. Municipalities	Training/Conf	\$629.00
Payroll	Salaries	\$141,199.12	LIND LAWN SERVICES INC	Rep/Maint	\$1,400.00
ACCESS SYSTEMS LEASING	Contract Serv	\$469.55	M. E. COLLINS CONTRACTING	Const	\$116,269.65
Action Technology Services	Contract Serv	\$400.00	Brendan Maddox	Reim	\$85.95
American Recycling &	Trash	\$904.91	MANHATTAN LIFE INSURANCE	Refund	\$92.27
ANDERSON AUTO GROUP	Capital Outlays	\$60,440.00	Matheson Tri-Gas, Inc.	Supplies	\$627.69
Animal Hospital	Animal Expense	\$110.65	Mercer's Do-It-Best	Rep/Maint	\$244.20
AQUA-CHEM, INC	Chemicals	\$666.55	MERZ INK	Rec Supplies	\$1,100.73
Arbor Mart, Inc	Fuel	\$5,408.42	Mullenax Auto Supply	Rep/Maint	\$16.88
Arbor Valley Animal Clinic	Animal Expense	\$88.80	NAPA AUTO PARTS	Rep/Maint	\$796.41
B.C. MEYER CONSTRUCTION	Refund	\$200.00	NATIONWIDE BONDS	Bond	\$100.00

Beelner Service, Inc.	Rep/Maint	\$1,250.00	Nationwide Trust Contributions	Retirement Plan	\$2,146.00
Benefiel Truck Repair	Rep/Maint	\$125.00	NC Clerk - Treasurer	Title/Reg	\$86.00
Richard D. Bennett, Jr.	Rock	\$5,764.80	Nebraska City Utilities	Utilities	\$11,846.34
Blum's Custom Frames	Supplies	\$32.25	NC Tourism & Commerce	Tourism	\$250.00
Robert Moyer	Rep/Maint	\$97.50	NE MENTAL HEALTH CENTERS	Screening	\$350.00
Bohl Plumbing and Heating	Rep/Maint	\$80.00	O'Reilly Auto Parts	Rep/Maint	\$45.98
Bound Tree Medical LLC	Medical Supplies	\$2,530.36	Otoe County Clerk	Dispatch	\$4,987.50
SCOTT E BRANDT	Mileage	\$52.65	Pepsi-Cola of Lincoln	Beverages	\$310.41
Capital Business Systems	Contract Serv	\$320.30	QUADIENT FINANCE USA, INC	Postage	\$400.00
Card Services	Multiple	\$1,997.98	QUICK MED CLAIMS	Ground Trips/Revenue	\$2,815.90
Cherry Road Media Inc.	Adv	\$182.13	REAMS Sprinkler Supply Co.	Rep/Maint	\$574.88
CLINE WILLIAMS WRIGHT JOHNSON	Legal Services	\$53.00	Southeast Plumbing & Heating	Refund	\$200.00
CM'S OUTDOOR SOLUTIONS GROUP	Rep/Maint	\$1,712.00	SUNPRO SOLAR	Refund	\$200.00
Douglas Tire Co.	Rep/Maint	\$1,092.24	THIELE GEOTECH, INC	Const	\$2,094.00
Eakes Office Solutions	Supplies	\$201.53	Time Warner Cable	Cable	\$131.17
ENGEL, TIM	Reim	\$92.52	TY'S OUTDOOR POWER & SERVICE	Equipment	\$903.99
Fareway Stores, Inc.	Resale	\$185.91	Unifirst Corporation	Contract Serv	\$152.03
FARMERS & MERCHANTS BANK	Loans	\$804.62	VAIRKKO	Computer	\$98.00
FRONTIER COOPERATIVE	Supplies	\$1,543.93	Video Home Theater	Equipment	\$38.00
GALLS, LLC	Uniforms	\$80.76	WESTLAKE ACE HARDWARE	Rep/Maint	\$700.89
GREAT PLAINS UNIFORMS	Uniforms	\$260.48	Sarah Wiltse	Legal Services	\$1,000.00
John Hincapie	Refund	\$25.00	Windstream, Inc.	Phone/Internet	\$738.28
Hireright GIS Intermediate Cor	Background Screenings	\$57.43	Zimco Supply Co.	Chemicals/Grounds	\$3,551.35
Hopkins Automotive Inc.	Rep/Maint	\$57.99			

Moved by Mayor Bequette and seconded by Wehling to approve **Resolution 2898-22** on the use of \$10,000.00 of Growth Funds as a forgivable loan to Knapp Time for a new daycare located at 417 Central Ave and that interest will accrue as of the date the Promissory Note is signed. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Osovski to approve **Resolution 2899-22** on the use of \$24,500.00 of Growth Funds for the purpose of providing a Museum Pass program for 2022. Commissioner Glover announced that she would abstain from the vote because she is an Officer with the Historical Society that received funds for two of the museums. Upon roll call the following voted YES: Johns, Wehling, Osovski and Mayor Bequette. Voting NO: None. Abstain: Glover. Motion carried.

Moved by Commissioner Wehling and seconded by Osovski to approve JEO Task Order #22-04 for the 11th Street Trail, North Table Creek Bridge to Softball Complex in the amount of \$79,460.00 and allow the Mayor to sign. Marty Stovall and Doug Friedli spoke to explain the item. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Commissioner Wehling and Tammy Partsch explained the grant funding that was awarded by the Steinhart Foundation for the Pickle Ball Court project.

Moved by Commissioner Johns and seconded by Wehling to approve the Purchase Agreement for the sale of the Purchase, Rehab, Resell (PRR), House located at 1117 3rd Ave for \$109,000. Marty Stovall spoke to explain the item. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Osovski to approve the Second Deed of Trust for a lien in the amount of \$21,000.00 for the sale of the Purchase, Rehab, Resell (PRR), House located at 1117 3rd Ave. Marty Stovall spoke to explain the item. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover 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: 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 3085-22** to direct the sale and conveyance of the real estate located at 1117 3rd Ave. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

ORDINANCE 3085-22

AN ORDINANCE DIRECTING THE SALE AND CONVEYANCE OF THE REAL ESTATE LOCATED AT 1117 3RD AVENUE, NEBRASKA CITY, NEBRASKA, MORE PARTICULARLY DESCRIBED IN SECTION 1 HEREOF, TO CHELSEA FAUST; DIRECTING NOTICE OF SALE BY PUBLICATION; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Moved by Commissioner Johns and seconded by Mayor Bequette to approve JEO Task Order #22-02, Morton-James Public Library Westside Exiting Design Options in the amount of \$13,200.00 and allow the Mayor to sign. Donna Kruse spoke to explain the item. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Lou Leone, Marty Stovall and Jim Kuhn led a discussion regarding the Veterans Memorial Building Lease Agreement with the Veterans Memorial Building Project.

Moved by Commissioner Johns and seconded by Wehling to approve moving three PPWII positions to three PPWIII positions. Marty Stovall spoke to explain the item. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Wehling to change the PPWIV position to a PPWIII. Marty Stovall spoke to explain the item. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Johns and seconded by Wehling to allow the Street Department to offer the candidate to start at a PPWIII position at step three. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Commissioner Johns departed the meeting at 8:26pm and returned at 8:28pm.

Moved by Mayor Bequette and seconded by Wehling for the Council to go into closed session for the purpose of discussing residential development land prices which would lead to negotiations for the protection of the City's interests and to be joined by the, City Administrator, Construction Manager and the Director of the Economic Development Corporation. Upon roll call, the following voted YES: Glover, Wehling, Johns, Osovski and Mayor Bequette. Voting NO: None. Motion carried. Council went into Closed Session at 8:42 PM.

Council came out of closed session and resumed the Open Session at 9:17 PM stating that direction was provided to the City Administrator and that no action was taken during closed session. No further action was taken.

Meeting Adjourned at 9:18 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