

CITY OF NEBRASKA CITY, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
July 5, 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 July 5, 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 Captain Lonnie Neeman, 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 made the following announcements: Marvin Penning, a city golf course employee passed away. Erv Friesen, former City Commissioner from 2000 to 2008 also passed away.

Mayor Bequette moved to approve the following consent items:

Approve minutes from the June 30, 2022 Special City Council Meeting.

Approve the hiring of a new Police Officer.

Approve a Facility Use Agreement with River City Athletics.

Approve a proposed Facility Use Agreement with Hypercolor for use of the basement level of the Veterans Memorial Building for three months. Motion seconded by Commissioner Osovski. Upon roll call the following voted YES: Osovski, Wehling, Glover, Johns and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette opened the Public Hearing on the purchase of a portion of real property located at Lots 1-3, Block 68, Greggspport Addition, Nebraska City, Otoe County, Nebraska. Lou Leone and Marty Stovall spoke to explain the item. No comments were made by the public. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Johns. 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 purchase of a portion of real property located in Section 17, Township 8 North, Range 14 East of the 6th P.M., Otoe County, Nebraska, (near the hospital). Lou Leone and Dan Mauk spoke to explain the item, Jim Kuhn, Brenda Baumann and Tracy Wiekhorst spoke in favor and Nick Shimell and Dave Richards asked questions about the project. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Johns. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

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 June 21, 2022 to July 5, 2022. Upon roll call the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Claims List					
July 5, 2022					
BOK Financial	Bond Int Payment	\$11,222.65	J WINDLE DISTRIBUTING, INC	Resale	\$240.84
CEDE & Co	Bond Int Payment	\$31,145.00	JEO Consulting Group, Inc.	Const	\$4,182.50
Blue Cross Blue Shield	Benefits	\$53,652.63	Kreifels Electric L.L.C.	Rep/Maint	\$789.00
Lincoln Financial Group	Benefits	\$6,974.30	Ag Solutions Group LLC	Rep/Maint	\$417.78
Ameritas Dental	Benefits	\$9,679.45	Landis Engine Company, Inc.	Rep/Maint	\$10.93
World Pay	CC Fees	\$1,254.05	LASER ETCHED 4 U	Printing	\$160.00
Quality Brands of Lincoln	Resale	\$653.95	Lou Leone	Training/Conf	\$246.18
K&Z Distributing	Resale	\$277.25	MAINELLI MECHANICAL CONTRACTOR	Rep/Maint	\$1,276.92
Hypercolor, LLC	Econ. Dev. Grant	\$50,000.00	Matheson Tri-Gas, Inc.	Supplies	\$177.49
Payroll	Salaries	\$190,734.33	MD Aquatics, LLC	Chemicals	\$1,208.00
3E GENERATOR SHOP	Rep/Maint	\$702.75	Mercer's Do-It-Best	Rep/Maint	\$130.21
A-1 Locksmith	Rep/Maint	\$40.00	MPPC, LLC	Rental	\$400.00
ADVANCED EXTERIORS, LLC	Rep/Maint	\$4,940.00	Mullenax Auto Supply	Rep/Maint	\$31.68
Animal Hospital	Animal Exp	\$273.00	MUNICIPAL EMERGENCY SERV	Uniforms	\$32.00
AQUA-CHEM, INC	Chemicals	\$1,852.25	NAPA AUTO PARTS	Rep/Maint	\$360.35
Arbor Mart, Inc	Fuel	\$6,414.50	NC Clerk - Treasurer	Multiple	\$68.50
B & D DIAMOND PRO, INC	Rep/Maint	\$3,125.00	Nebraska City Museum Assoc.	City Curator	\$2,416.67
Benefiel Truck Repair	Rep/Maint	\$434.71	NC Tourism & Commerce	Tourism	\$7,083.33
Bishop Plumbing & Heating	Rep/Maint	\$1,303.28	NE Department of Agriculture	Animal Exp	\$125.00
Robert Moyer	Rep/Maint	\$85.00	NEBRASKA CITY T.N.R.	T.N.R	\$440.00
Bohl Plumbing and Heating	Rep/Maint	\$257.50	NeFSMA	Conf	\$100.00
Bound Tree Medical LLC	Medical Supplies	\$1,972.39	NOVA FITNESS EQUIPMENT	Equipment	\$420.38

BSN Sports	Rep/Maint	\$74.75	Odey's Inc.	Equipment	\$713.95
Card Services	Multiple	\$500.80	Otoe County Clerk	County	\$2,445.50
Charles M Bishop	Rep/Maint	\$125.00	Pepsi-Cola of Lincoln	Beverages	\$1,416.10
Cherry Road Media Inc.	Adv	\$152.15	PREMIER FAMILY MEDICINE	Screening	\$260.00
Citizen Printing Company	Printing	\$115.00	River View Pest Control	Pest Control	\$374.00
Concrete Industries, Inc.	Rep/Maint	\$1,388.70	Southeast Plumbing & Heating	Rep/Maint	\$248.00
Danko Emergency Equipment Co.	Rep/Maint	\$109.60	Sysco Lincoln	Resale	\$3,444.65
Douglas Tire Co.	Rep/Maint	\$548.95	THIELE GEOTECH, INC	Material Testing	\$1,240.00
Eakes Office Solutions	Supplies	\$219.43	Unifirst Corporation	Contract Serv	\$671.60
Fareway Stores, Inc.	Resale	\$1,316.11	Valentino's	Resale	\$180.00
FLAGSHIP PUBLISHING, INC	Adv	\$450.00	VERIZON WIRELESS	Phone/Internet	\$776.42
FRONTIER COOPERATIVE	Chemicals	\$285.00	WESTLAKE ACE HARDWARE	Rep/Maint	\$245.94
GREAT PLAINS UNIFORMS	Uniforms	\$120.25	Sarah Wiltse	Legal Services	\$1,000.00
Hireright GIS Intermediate Cor	Background Screenings	\$29.60	Windstream, Inc.	Phone/Internet	\$528.05

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 Osovski for final passage of **Ordinance 3087-22** to purchase a parcel of land located at Lots 1-3 Block 68 Greggspport Addition, Nebraska City during the Sheriff's tax sale for \$746.78. Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

ORDINANCE 3087-22

AN ORDINANCE AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY, LOCATED IN LOTS ONE, TWO, AND THREE, BLOCK SIXTY-EIGHT, GREGGSPORT ADDITION, OTOE COUNTY, NEBRASKA, BY PURCHASE; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Mayor Bequette introduced **Ordinance 3088-22** to purchase property located near the Hospital for \$460,000.00, for the purposes of a residential development project and called for the Ordinance to be read for the first of three readings.

Mayor Bequette postponed acting on the lease agreement with the Nebraska City Veterans Memorial Building Project until a legal review has been completed. Lou Leone and Jim Kuhn spoke to explain the item.

Mayor Bequette postponed acting on the request to vacate and purchase the alley between blocks 114 & 115, Greggspport Addition to Nebraska City until further research can be done on the land parcel. Pam Maybee spoke to explain the item.

Lou Leone led the discussion regarding utilization of the American Recovery Plan Act (ARPA) Funds.

Meeting Adjourned at 7:21 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