

CITY OF NEBRASKA CITY, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
June 20, 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 June 20, 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, Fire Chief Rob Schreiner, Utilities Director Jeff Kohrs, Electric Superintendent Stuart Abbott, Utilities Assistant Office Manager Lori Neeman, Construction and Facility Manager Marty Stovall, Paramedic Manager Andrew Snodgrass and City Clerk-Treasurer Randy Dunster.

Mayor Bequette moved to approve the following consent items:

Approve minutes from the June 7, 2022 City Council Meeting.

Approve the Board of Public Works recommendation of EWO#560 to bury a three-phase loop feed to serve a new 12-plex, 8-plex and Cottage at Arbor Links Golf Course with a customer share of \$40,669.43, NCU share of \$28,624.17 for a total cost of \$69,293.60. Motion seconded by Commissioner Johns. 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 an application to use \$50,000.00 of Growth funds as a grant to Hypercolor, LLC for assist in covering expenses related to the production of a feature film to be filmed in Nebraska City. Dan Mauk, Adam Rehmeier and Jordan Folley 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.

Treasurer's Monthly report was given, as of May 31, 2022, Total Nebraska City funds of \$10,549,382.03. Total Cash and Reserve for Nebraska City Utilities of \$14,573,671.56. Total City of Nebraska City and Utility funds \$25,123,053.59.

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

Council acknowledged receipt of Utility Financial Report for period ending April 2022.

Council acknowledged receipt of Utility Claims for period ending May 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 June 8, 2022 to June 20, 2022. Upon roll call the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Claims List					
June 20, 2022					
Knapp Time	20-82-5942	\$10,000.00	Kreifels Electric L.L.C.	Rep/Maint	\$160.00
NE Dept of Revenue	Sales Tax	\$3,420.68	Ag Solutions Group LLC	Rep/Maint	\$62.32
Wex Health, Inc	Benefits	\$654.75	Landis Engine Company, Inc.	Rep/Maint	\$4.48
Quality Brands of Lincoln	Resale	\$580.95	Larson Motors	Rep/Maint	\$362.81
K&Z Distributing	Resale	\$83.85	M. E. COLLINS CONTRACTING	Const	\$141,820.91
Republic National	Resale	\$168.00	Matheson Tri-Gas, Inc.	Supplies	\$598.04
Payroll	Salaries	\$160,595.52	MD Aquatics, LLC	Grounds	\$1,208.00
ACCESS SYSTEMS LEASING	Contract Serv	\$268.79	Todd Meadows	Mileage	\$173.16
AKRS Equipment	Rep/Maint	\$156.27	Mercer's Do-It-Best	Rep/Maint	\$214.71
AQUA-CHEM, INC	Chemicals	\$1,423.65	MID AMERICA PEST CONTROL	Pest Control	\$125.00
Arbor Mart, Inc	Fuel	\$5,846.91	Midwest Turf and Irrigation	Rep/Maint	\$448.48
Arbor Valley Animal Clinic	Animal Expense	\$32.90	Miller Monroe Farrell	Ins.	\$11,168.34
AT&T MOBILITY	Tablet Wireless Service	\$179.84	MPPC, LLC	Rental	\$315.00
Benefiel Truck Repair	Rep/Maint	\$2,347.51	NAPA AUTO PARTS	Rep/Maint	\$321.18
BENNETT'S MOBILE MECHANIC	Rep/Maint	\$180.00	Nationwide Trust Contributions	Retirement Plan	\$2,146.00
Richard D. Bennett, Jr.	Rock	\$2,166.00	NC Clerk - Treasurer	Filing Fees Fuel	\$86.23
Bohl Plumbing and Heating	Rep/Maint	\$186.41	Nebraska City Utilities	Utilities	\$15,393.94
Bound Tree Medical LLC	Medical Supplies	\$1,014.52	NE Law Enforcement Training Ct	Training	\$1,205.00
Brown Glass Company	Rep/Maint	\$510.00	NEBRASKA PUBLIC POWER DISTRICT	Equipment	\$2,500.00
BSN Sports	Ballfields	\$1,076.02	O'Reilly Auto Parts	Rep/Maint	\$123.16
Capital Business Systems	Contract Serv	\$356.07	Otoe County Clerk	Dispatch	\$4,987.50
Card Services	Multiple	\$4,240.18	CHRISTI PAULSON	Refund	\$200.00
Charles M Bishop	Rep/Maint	\$618.98	Pepsi-Cola of Lincoln	Resale	\$1,289.06
Cherry Road Media Inc.	Adv	\$173.39	Pinpoint Communications	Phone/Internet	\$1,286.11
CHI HEALTH ST. MARY'S	Health Screening	\$376.00	QUICK MED CLAIMS	Ground Services	\$3,895.83
Consolidated Management Co	Training	\$16.37	SANDRY FIRE SUPPLY, LLC	Equipment	\$388.50
DAS STATE ACCTG - CENTRAL	Radio Systems	\$290.00	Southeast Nebr. Develop. Dist.	CDBG	\$25,000.00
Douglas Tire Co.	Rep/Maint	\$640.32	SOUTHEAST NE TOURISM COUNCIL	Adv	\$100.00
Eakes Office Solutions	Supplies	\$1,388.86	Sysco Lincoln	Resale	\$2,716.59
Glen Edmisten	Mileage	\$135.72	THIELE GEOTECH, INC	Const	\$3,450.00
ENGEL, TIM	Grounds	\$302.81	Time Warner Cable	Phone/Internet	\$131.17
Fareway Stores, Inc.	Resale	\$1,329.91	TREE TOP PRODUCTS	Equipment	\$320.01
FARMERS & MERCHANTS BANK	Loans	\$804.62	Unifirst Corporation	Contract Serv	\$153.77
FRONTIER COOPERATIVE	Supplies	\$709.24	VAIRKKO	Computer	\$98.00
GREAT PLAINS UNIFORMS	Uniforms	\$270.98	WESTLAKE ACE HARDWARE	Rep/Maint	\$449.11
GT DISTRIBUTORS, INC.	Equipment	\$739.00	WEX BANK	Fuel	\$3,305.50
Hopkins Automotive Inc.	Rep/Maint	\$15.49	Windstream,Inc.	Phone/Internet	\$1,115.93

Ideal Pure Water	Supplies	\$251.50	Zimco Supply Co.	Chemicals	\$4,982.90
J WINDLE DISTRIBUTING, INC	Resale	\$641.00			

Moved by Commissioner Wehling and seconded by Johns to approve **Resolution 2902-22** to approve use of \$50,000.00 of Growth funds as a grant to Hypercolor, LLC for assist in covering expenses related to the production of a feature film to be filmed in Nebraska City. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Osovski to approve the Grant Agreement for the use of \$50,000.00 of Growth funds as a grant to Hypercolor, LLC for assistance in covering expenses related to the production of a feature film to be filmed in Nebraska City. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Lonnie Neeman, Fred Heuck and Marty Stovall discussed with the Council the need for additional speed limit signs westbound from 11th Street to Railroad tracks on 11th Corso and enforcement of the 25-mph speed limit. Commissioner Johns said that the issue would be addressed.

Moved by Commissioner Johns and seconded by Wehling to approve the request from Pam Maybee to renew the current lease for the riverfront parcel of land and increase the term to three years with payment of \$600.00 for all three years. Pam Maybee and Sheila Neeman spoke regarding their request. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Johns to approve the second request from NCTC for the Treestock Event to be held at Steinhart Park on July 2nd – July 4th 2022. Amy Allgood spoke to explain the request. 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 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 four 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 3086-22** to Request for Rezone 2709 Sylvan Road from R-1 zoning district to R-O (second reading). Upon roll call the following voted YES: Johns, Wehling, Glover, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

ORDINANCE NO. 3086-22

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 R-1, RESIDENTIAL DISTRICT, TO R-O, RESIDENTIAL/OFFICE DISTRICT; TO PROVIDE FOR INCORPORATION INTO THE OFFICIAL ZONING MAP; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Moved by Commissioner Osovski and seconded by Wehling to approve the Board of Public Works recommendation for WWO#508 to raise well houses #1 through #7 in the amount of \$454,900.00 with \$22,745.00 as the NCU share, \$22,745.00 as the NEMA share and \$409,410.00 as the FEMA share. Jeff Kohrs 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 Osovski and seconded by Mayor Bequette to approve the Board of Public Works recommendation of the Nebraska City Utilities 2022 Integrated Resource Plan. Jeff Kohrs spoke to explain the item. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Council discussed the Employee Position List of June 1, 2022 and determined that no action would be necessary.

Moved by Mayor Bequette and seconded by Wehling to authorize the EMS Manager to hire an EMS Billing Clerk position, with a pay range between \$20.00 - \$24.00 and to move ahead with the timeline to begin with the new fiscal year. Andrew Snodgrass spoke to explain the request. 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 Johns for the Council to go into closed session for the purpose of discussing negotiations to establish a price of possible land to purchase under the ARPA Program and to protect the public interest and to be joined by the City Administrator Lou Leone, Director of Economic Development Dan Mauk and Construction and Facilities Manager Marty Stovall.

Council began the closed session at 8:41 PM.

Council came out of closed session and resumed the Open Session at 9:06 PM.

Moved by Commissioner Johns and seconded by Wehling to allow staff to conduct a public hearing at the next Council meeting for the consideration to purchase land using ARPA funds. Upon roll call, the following voted YES: Osovski, Wehling, Johns, Glover and Mayor Bequette. Voting NO: None. Motion carried.

Meeting Adjourned at 9:07 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