

CITY OF NEBRASKA CITY, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
November 6, 2023

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 November 6, 2023. 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, Joe Chaney, Cole Sharp and Mayor Bequette. Absent: None. The following City Officials were present: City Administrator Perry Mader, Interim City Attorney Drew Graham, Police Chief David Lacy, Fire Chief Rob Schreiner, Building Inspector Keith Morrison, City Treasurer Katie Drake-Heng, Utilities Director Jeff Kohrs, Utilities Operations Superintendent Stuart Abbott and City Clerk Randy Dunster.

Mayor Bequette moved to approve the following consent items:

Approve the report of new claims and approving disposition of claims set for the period of October 17, 2023 to November 6, 2023.

Approve the BPW EWO #592 to build a 14.4 kv 3 phase riser to serve 63720 736th Road Brock, NE with the customer share of \$12,896.59 and the NCU share of \$10,661.81 for a total of \$23,558.40.

Approve the BPW EWO #594 to build a 14.4 kv 3 phase riser for a car charging station at Larson motors with the customer share of \$15,267.16 and the NCU share of \$16,160.59 for a total of \$31,427.75.

Motion seconded by Commissioner Osovski. Upon roll call the following voted YES: Osovski, Wehling, Sharp, Chaney and Mayor Bequette. Voting NO: None. Motion carried.

Claims List					
November 6, 2023					
Henry Motors	Capital	\$48,350.00	KanEquip	Rep/Maint	\$130.38
ZIRMED	CC Fees	\$60.58	KEMZ SERVICE, LLC	Rep/Maint	\$278.77
World Pay Integrated Payments	CC Fees	\$497.62	Anna Kent	Referee	\$120.00
Lincoln Financial	Benefits	\$7,441.03	Tristan Kingery	Referee	\$60.00
Ameritas Vision & Dental	Benefits	\$9,617.32	KNUTSON REMODELING, LLC	Refund	\$25.00
Medica	Benefits	\$59,777.40	Jackson Kreifel	Referee	\$60.00
Nebraska City VMB	Contract	\$15,000.00	Landis Engine Company, Inc.	Rep/Maint	\$42.20
Payroll	Salaries	\$315,041.13	LANT HARDWARE, INC	Supplies	\$506.15
3E GENERATOR SHOP	Rep/Maint	\$728.78	Larson Motors	Rep/Maint	\$1,120.08
ACCESS SYSTEMS LEASING	Contract Serv	\$163.23	League of Nebr. Municipalities	Training	\$535.00
Action Technology Services	Contract Serv	\$400.00	LINCOLN MARRIOT CORNHUSKR	Training	\$220.00
AKRS Equipment	Rep/Maint	\$84.56	Loveland Grass Pad	Rep/Maint	\$1,140.06
American Recycling &	Trash	\$4,356.14	Brendan Maddox	Referee	\$270.00
ANDEL BUILDING CORP	Refund	\$200.00	MAINELLI MECHANICAL CONTRACTOR	Rep/Maint	\$1,993.76
Animal Hospital	Animal Expense	\$503.89	Matheson Tri-Gas, Inc.	Supplies	\$389.48
Arbor Mart, Inc	Fuel	\$7,974.06	Mead Lumber	Supplies	\$1,133.11
REBECCA ARCHER	Refund	\$25.00	MERZ INK	Rec	\$2,523.41
ARROW MANUFACTURING INC.	Rep/Maint	\$605.00	MIDWEST CONCRETE, LLC	Concrete	\$3,150.00
ASSOC OF STATE FLOODPLAIN MANG	Dues	\$180.00	MPPC, LLC	Rental	\$325.00
AT&T MOBILITY	Wireless Service	\$89.72	Mullenax Auto Supply	Rep/Maint	\$121.92
TODD BENTON	Refund	\$25.00	NAPA AUTO PARTS	Rep/Maint	\$686.20
Bill Walters & Son Shop, Inc.	Rep/Maint	\$410.95	NC Clerk - Treasurer	Filing Fees	\$80.00
Christian Blum	Referee	\$90.00	Nebraska City Museum Assoc.	City Curator	\$2,416.67
Bohl Plumbing and Heating	Rep/Maint	\$9,748.00	Nebraska City Rotary Club	Dues	\$125.00
Bound Tree Medical LLC	Medical Supplies	\$71.95	Nebraska City Utilities	Utilities	\$641.05
Brown's Shoe Fit Company	Uniforms	\$225.25	NC Tourism & Commerce	Tourism	\$7,437.50
Capital Business Systems	Contract Serv	\$396.84	NDEE	Dues	\$115.00
CHI HEALTH ST. MARY'S	Background Screenings	\$363.00	Otoe County Clerk	County	\$1,463.50
COLUMN SOFTWARE, PBC	Adv	\$65.83	Pinpoint Communications	Phone/Internet	\$893.29
Concrete Industries, Inc.	Concrete	\$854.18	QUADIENT FINANCE USA, INC	Postage	\$98.82
COUNTRYSIDE BANK	Loan	\$978.09	Ragland Painting	Rep/Maint	\$4,000.00
Danko Emergency Equipment Co.	Rep/Maint	\$55.03	River View Pest Control	Pest Control	\$207.00
DAS STATE ACCTG - CENTRAL	Radio Systems Fee	\$290.00	ROSANNA M JONE-THURMAN, Ph. D.	Background Screenings	\$960.00
DIAMOND VOGEL	Road Markings	\$306.78	RICHARD SCHMIDT	Refund	\$100.00
Douglas Tire Co.	Rep/Maint	\$1,181.08	BRANDIE SCOTT-HILL	REfund	\$200.00
Eakes Office Solutions	Supplies	\$136.45	Casey Smith	Referee	\$150.00
Emergency Repair Service	Rep/Maint	\$171.31	SMITH, GEORGE	Refund	\$100.00
FELD FIRE	Rep/Maint	\$226.25	Southeast Plumbing & Heating	Rep/Maint	\$99.00
Greyson Flash	Referee	\$210.00	CRAIG STEVENSON	Refund	\$200.00
Trevor Flash	Referee	\$270.00	Stryker Medical	Supplies	\$204.00
FORVIS, LLP	Audit	\$15,000.00	SVEHLA LAW OFFICES	Legal Services	\$4,400.00
FRANCISCAN SISTERS	Refund	\$299.99	Titan Machinery	Rep/Maint	\$36.90
GREAT PLAINS UNIFORMS	Uniforms	\$1,147.91	Trade Well Pallet, Inc.	Grounds	\$2,200.00
Seth Hawkins	Legal Services	\$2,600.00	TY'S OUTDOOR POWER & SERVICE	Capital	\$19,906.56
Hireright GIS Intermediate Cor	Background Screenings	\$602.25	Unifirst Corporation	Contract Serv	\$327.84
John Hodges	Referee	\$270.00	VERIZON WIRELESS	Phone/Internet	\$687.80
Industrial Sales Company, Inc.	Rep/Maint	\$838.80	WESTLAKE ACE HARDWARE	Supplies	\$619.69
JEO Consulting Group, Inc.	Const	\$31,349.50	WEX BANK	Fuel	\$648.50
JOHNSON CONTROLS SECURITY SOL	Contract Serv	\$303.21			

Mayor Bequette proclaimed November 11th as Veterans Day.

Council acknowledged receipt of Utility Financial Report for period ending August 31, 2023.

Council acknowledged receipt of Utility Claims for period ending September 30, 2023.

Moved by Mayor Bequette and seconded by Sharp to approve minutes from the October 16, 2023 City Council Meeting with the following amendments to the last item: "In reference to the discussion/action regarding Health Reimbursement Account (HRA) overpayments". Upon roll call the following voted YES: Chaney, Wehling, Sharp, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Osovski and seconded by Wehling to approve the BPW recommendation to upsize the water main from 8" to 12" to complete the tie in of a second feed loop for the hospital through the Kreifels Hills Subdivision project for an estimated NCU cost of approximately \$80,000. Jeff Kohrs spoke to explain the item. Upon roll call the following voted YES: Osovski, Wehling, Chaney, Sharp and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Osovski and seconded by Chaney to approve the electrical installation by Nebraska City Utilities for the Kreifels Hills Subdivision to repay NCU an estimated \$150,000.00 for materials from the lot sales. Stuart Abbott and Jeff Kohrs spoke to explain the item. Upon roll call the following voted YES: Osovski, Wehling, Chaney, Sharp and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette called for the first reading of **Ordinance 3109-23** directing the sale and conveyance of the Kreifels Hills Subdivision to the Nebraska City Community Development Agency, (CDA) and directed City Staff to amend the Ordinance.

Moved by Commissioner Chaney and seconded by Wehling to approve the contract with Thiele Geotech, Inc to provide material testing for the Kreifels Hills Subdivision in the amount of \$24,321.00 with payment to be made from the Street Department Funds. Upon roll call the following voted YES: Osovski, Wehling, Chaney, Sharp and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Chaney and seconded by Osovski to approve the JEO Task Order #23-05 for the Kreifels Hills Subdivision in the amount of \$130,110.00. Upon roll call the following voted YES: Osovski, Wehling, Chaney, Sharp and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Chaney and seconded by Osovski to approve vacating a portion of 13th Corso between the south side of block 75, (lots 4,5,6 & 7) and the north side of block 86, (lots 4,5,6 & 7). Dave Richards spoke to explain the request. Upon roll call the following voted YES: Osovski, Wehling, Chaney, Sharp and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Chaney and seconded by Wehling to approve **Resolution 2952-23** for Year-End Certification of City Street Superintendent 2023. Upon roll call the following voted YES: Osovski, Wehling, Chaney, Sharp and Mayor Bequette. Voting NO: None. Motion carried.

Perry led the discussion with the City Council regarding the Creative District Project and possible funding.

Moved by Mayor Bequette and seconded by Wehling to approve an exception to policy and that we upgrade Sargent Falk to Step 3 of the Step Pay Schedule at the beginning of the next pay period. Mayor Bequette and Chief Lacy spoke to explain the item. Upon roll call the following voted YES: Chaney, Wehling, Sharp, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Wehling to take from the General Funds Reserve to go into the Equipment Reserve Fund \$168,250.00 for the Pumper Truck and \$190,000.00 for the next Rescue Squad purchase. Perry Mader spoke to explain the item. Upon roll call the following voted YES: Chaney, Wehling, Sharp, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Osovski and seconded by Wehling to create a Resolution to create a Capital Improvement Fund and out of the \$170,177.97 and put the remainder in the Equipment Reserve Fund which has already been established. Upon roll call the following voted YES: Chaney, Wehling, Sharp, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Meeting Adjourned at 7:54 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