

CITY OF NEBRASKA CITY, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
December 18, 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 December 18, 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 6:01 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. The Mayor also informed the public that the meeting was 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, Police Captain Lonnie Neeman, Fire Chief Rob Schreiner, Construction and Facility Manager Marty Stovall, Utilities Director Jeff Kohrs, Utilities Electrical Superintendent Logan Crunk and Deputy Clerk-Treasurer Patty Moore.

Mayor Bequette moved to approve the following consent items:

Approve minutes from the December 4, 2023 City Council Meeting.

Approve the report of new claims and approving disposition of claims set for the period of December 5, 2023 to December 18, 2023.

Approve the BPW EWO #600 to build a single-phase 25kv riser pole to serve Little Rivers Edge RV Park at 2671 J Road Syracuse with a customer cost of \$8,654.78, NCU cost of \$8,382.04 for a total cost of \$17,036.82.

Approve the BPW EWO #602 to build a 25kv riser pole to serve Volitant Technology Solutions west of 5123 I Road with a customer cost of \$7,990.67, NCU cost of \$8,291.37 for a total cost of \$16,282.04.

Approve the BPW EWO #606 to build a single-phase riser pole to serve houses on S 13th St & 16th Corso for a total cost of \$22,072.90.

Approve the BPW EWO #608 to build a three-phase riser to serve as a secondary feed to the St. Mary's Hospital from S. 63rd Rd to Grundman Blvd for a total cost of \$57,886.56. Mayor Bequette moved for passage of consent items, motion seconded by Commissioner Osovski. Upon roll call the following voted YES: Sharp, Chaney, Wehling, Osovski, and Mayor Bequette. Voting NO: None. Motion carried.

Claims List					
December 18, 2023					
Kuhn Construction	Grant	\$6,917.09	Hopkins Automotive Inc.	Supplies	\$12.95
gWorks	Computer	\$13,900.00	Hourly CIO	Computer	\$1,944.00
NE Dept of Revenue	Sales Tax	\$159.78	Ideal Pure Water	Supplies	\$54.00
Wex Health, Inc	Benefits	\$664.15	JEO Consulting Group, Inc.	Const	\$27,972.00
Adkins Signs	Road Mark-ings	\$30.00	KEMZ SERVICE, LLC	Rep/Maint	\$855.79
ALTEC INDUSTRIES INC	Rep/Maint	\$10,177.30	LANT HARDWARE, INC	Rep/Maint	\$156.66
American Recycling &	Trash	\$1,511.12	Matheson Tri-Gas, Inc.	Supplies	\$375.57
Animal Hospital	Animal Exp	\$136.96	Miller Monroe Farrell	Insurance	\$270.00
Arbor Mart, Inc	Fuel	\$3,474.83	Missoula Children's Theatre	MCT	\$500.00
BAUER INFRASTRUCTURE, LLC	Const	\$419,364.44	NAPA AUTO PARTS	Rep/Maint	\$611.04
HELEN BECCARD	Refund	\$25.00	Nationwide Trust Contributions	Retirement Plan	\$2,146.00
Beelner Service, Inc.	Rep/Maint	\$850.00	NC Area Econ Development Corp	Creative Dist Flower Basket	\$225.00
BETTER LIFE CHIROPRACTIC	Reimb	\$114.51	Nebraska City Utilities	Utilities	\$7,500.93
Bohl Plumbing and Heating	Rep/Maint	\$264.94	NeFSMA	Dues	\$70.00
Bound Tree Medical LLC	Supplies	\$4,365.49	OMNI ENGINEERING	Asphalt	\$351.75
Brown Glass Company	Rep/Maint	\$142.25	Otoe County Clerk	Dispatch	\$4,987.50
Card Services	Supplies	\$1,917.16	Paper Tiger Shredding, Inc.	Shredding	\$40.00
Charles M Bishop	Rep/Maint	\$274.10	QUADIENT FINANCE USA, INC	Postage	\$400.00
ROBERT COLLET	Refund	\$25.00	Quill Corporation	Supplies	\$135.90
COLUMN SOFTWARE, PBC	Adv	\$74.05	Tag's One Stop	Fuel	\$33.01
Douglas Tire Co.	Rep/Maint	\$61.95	Time Warner Cable	Phone/Internet	\$153.03
FARMERS & MERCHANTS BANK	Loan	\$4,017.02	Unifirst Corporation	Contract Serv	\$163.92
Fastenal Company	Rep/Maint	\$1,753.84	GARY URZENDOWSKI	Refund	\$100.00
FORVIS, LLP	Audit	\$15,000.00	VAIRKKO	Computer	\$98.00
FRONTIER COOPERATIVE	Rep/Maint	\$70.00	Vander Haags, Inc.	Rep/Maint	\$284.24
MATT GRAHAM	Refund	\$25.00	VASA CONSTRUCTION	Refund	\$100.00
GREAT PLAINS UNIFORMS	Uniforms	\$1,820.37	WESTLAKE ACE HARDWARE	Supplies	\$148.47
DAVID GRONENTHAL	Refund	\$25.00	Windstream, Inc.	Phone/Internet	\$581.69
HENRY MOTORS SERVICE	Rep/Maint	\$21.00	Zoll Medical Corporation GPO	Computer	\$552.50

Mayor Bequette administered the Oath of Office to Joshua Briley and William Barnes as new Police Officers. Captain Neeman provided an introduction. Joshua and William introduced their family members who were present at the meeting.

Mayor Bequette re-appointed Brenda Baumann as a member of the Citizen's Advisory Review Board. Upon roll call the following voted YES: Chaney, Wehling, Sharp, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Mayor Bequette opened the Public Hearing on the purchase of a lot on 1210 N. 12th Street in the amount of \$30,000.00 for rural Workforce Housing Development. Marty Stovall spoke to explain the item. Dan Mauk spoke in favor of the item. 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: Osovski, Chaney, Sharp, Wehling and Mayor Bequette. Voting NO: None. Motion carried.

Treasurer's Monthly report was given, as of November 30, 2023, Total Nebraska City funds of \$12,585,076.29. Total Cash and Reserve for Nebraska City Utilities of \$15,947,213.97. Total City of Nebraska City and Utility funds \$28,532,290.26. Council acknowledged receipt of City Administrator Report. Perry Mader spoke regarding the report. Council acknowledged receipt of Utility Claims for period ending November 30, 2023.

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: Sharp, Chaney, Osovski, Wehling 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 Chaney for final passage of **Ordinance 3111-23** to purchase a lot on 1210 N. 12th Street in the amount of \$30,000.00 for Rural Workforce Housing Development. Upon roll call the following voted YES: Osovski, Wehling, Chaney, Sharp, and Mayor Bequette. Voting NO: None. Motion carried.

ORDINANCE NO. 3111-23

AN ORDINANCE AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY, LOCATED IN LOT SEVEN (7) AND LOT A, MURRELL STARR SUBDIVISION AND THE SOUTH HALF (S1/2) OF THE VACATED ALLEY, IN BLOCK THIRTY-FOUR (34), GREGGSPORT ADDITION TO NEBRASKA CITY, OTOE COUNTY, NEBRASKA, BY PURCHASE; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Jim Kuhn provided an update on the Veterans Memorial Building including the new kitchen and stage and advised those projects should be completed by May, 2024. Grants and donations have financed most of the cost.

Moved by Commissioner Osovski and seconded by Mayor Bequette to accept a bid from Danko Emergency Equipment in the amount of \$407,899.33 for construction and delivery, Spring 2026, of a new EMS Demers Ambulance and authorized the Mayor to sign the proposal and sales agreement. Perry Mader spoke on the item. \$75,000 of State ARPA funds are expected to be utilized to apply towards the purchase; \$190,000 has been set aside for the purchase of an Ambulance; the balance to be paid at time of delivery. Upon roll call, the following voted YES: Sharp, Chaney, Wehling, Osovski, and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Wehling and seconded by Commissioner Osovski to approve a rental agreement for the Wildwood Period House Apartment with Dean Shissler for \$600.00 per month. Marty Stovall spoke on the matter. Upon roll call, the following voted YES: Sharp, Chaney, Wehling, Osovski, and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Sharp and seconded by Chaney to approve to Point C Administrative Agreement for COBRA Services as well as the Business Associate Agreement. Patty Moore spoke on 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 Commissioner Sharp to approve BPW EWO #598 to build a three-phase loop for phase 1 in the Kreifels Hills Subdivision with a customer cost of \$135,969.09, NCU cost of \$64,821.89 for a total cost of \$200,790.98. Jeff Kohrs and Logan Crunk spoke about the project. Upon roll call, the following voted YES: Wehling, Chaney, Sharp, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Osovski and seconded by Commissioner Wehling to approve BPW EWO #604 to replace one mile of rural distribution line with underground line northeast of Talmage from Hwy 67 east ½ mile on S 50th Road for a total cost of \$120,041.68. Logan Crunk spoke about the project. Upon roll call, the following voted YES: Sharp, Chaney, Wehling, Osovski, and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Osovski and seconded by Commissioner Chaney to approve BPW GWO #524 to purchase a new Heath RMLD-CS Remote Methane Leak Detector for a total cost of \$17,808.01. Jeff Kohrs spoke on the project. Upon roll call, the following voted YES: Wehling, Sharp, Chaney, Osovski and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Commissioner Sharp to approve the new Attorney hourly rate increase to \$300 per hour, (previously \$250 per hour) effective 1.1.2024. Perry Mader spoke on the matter. Upon roll call, the following voted YES: Osovski, Wehling, Chaney, Sharp and Mayor Bequette. Voting NO: None. Motion carried.

Table offer action regarding the settlement offer from the Nebraska City Railroad-museum.

Per recommendation of the City Attorney, Drew Graham, there was unanimous consent by Council to do a complete title search of all parcels related to this matter.

Meeting Adjourned at 7:25 P.M.

AFFIDAVIT

I, the undersigned Deputy Clerk-Treasurer 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.

Patricia Moore, Deputy Clerk-Treasurer