

PLATTSMOUTH CITY COUNCIL  
September 2, 2014  
7:00 p.m.

- 1 Meeting Called to Order by Mayor Michael C. Bowman
- 2 Announce Location of Open Meetings Act and Documents to be Discussed at the Meeting
- 3 Roll Call
- 4 Citizens Delegation
- 5 Mayoral Proclamations
- 6 **CONSENT AGENDA**
  - A Consider approval of the August 18, 2014 City Council Meeting Minutes
  - B Consider ratifying the Cruizin Main alternate date of October 10, 2014 for the street closing request and Special Designated License (October 11, 2014 was put on the Application for Special Designated License which was approved at the August 18, 2014 Council meeting)
  - C Consider recommendation of approval of a Special Designated License filed by Mayden Layne Enterprises d/b/a DC's Waterhole for a Beer Garden during Cruizin Main (car show) being held on Main Street-Richey to 7<sup>th</sup> Street and the side streets as indicated on the diagram attached to the application, Plattsmouth on October 3, 2014 (alternate date of October 10, 2014) from 2:00 p.m. to 11:00 p.m.
  - D Consider recommendation of approval of a Special Designated License filed by Veterans of Foreign Wars Post 2543 for a Beer Garden during Cruizin Main (car show) being held on Main Street-Richey to 7<sup>th</sup> Street and the side streets as indicated on the diagram attached to the application, Plattsmouth on October 3, 2014 (alternate date of October 10, 2014) from 2:00 p.m. to 11:00 p.m.
  - E Consider recommendation of approval of a Special Designated License filed by Eric Burns Inc. dba Main Street Bar & Grill for a Beer Garden during Cruizin Main (car show) being held on Main Street-Richey to 7<sup>th</sup> Street and the side streets as indicated on the diagram attached to the application, Plattsmouth on October 3, 2014 (alternate date of October 10, 2014) from 2:00 p.m. to 11:00 p.m.
  - F Consider recommendation of approval of a Special Designated License filed by Grass is Always Greener dba Cigar Factory for a Beer Garden during Cruizin Main (car show) being held on Main Street-Richey to 7<sup>th</sup> Street and the side streets as indicated on the diagram attached to the application, Plattsmouth on October 3, 2014 (alternate date of October 10, 2014) from 2:00 p.m. to 11:00 p.m.

G Consider approval of claims

7 **UNFINISHED BUSINESS**

- A Consider final reading of ORDINANCE NO. 1880: **AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA ANNEXING CERTAIN LANDS ADJACENT TO THE CITY OF PLATTSMOUTH, NEBRASKA AND DEFINING THE BOUNDARIES THEREOF AS FOLLOWS: A PARCEL OF LAND BEING SITUATE IN PART OF THE SOUTHWEST 1/4 (SW 1/4) OF THE NORTHWEST 1/4 (NW1/4) OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24, THENCE N89°56'03" E (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE NW 1/4 A DISTANCE OF 378.00 FEET TO A POINT ON THE EASTERLY RIGHT -OF-WAY LINE OF STATE HIGHWAY 34/75; THENCE N51°0'08"E A DISTANCE OF 949.40 FEET ALONG THE SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N51°0'08"E A DISTANCE OF 381.81 FEET; THENCE S89°54'09"E A DISTANCE OF 458.03 FEET; THENCE S50°8'48"W ALONG THE WEST RIGHT-OF-WAY LINE OF 2<sup>ND</sup> AVENUE A DISTANCE OF 381.81 FEET; THENCE N89°54'09"W A DISTANCE OF 458.18 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING SUBLLOT 1 OF TAXLOT 73 CONTAINING 4.00 ACRES, MORE OR LESS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM AND TO PROVIDE AN EFFECTIVE DATE**
- B Consider second reading of ORDINANCE NO. 1881: **AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA TO ENACT CHAPTER 4, ARTICLE 1, SECTION 4-144 OF THE PLATTSMOUTH MUNICIPAL ORDINANCES 2011, PROHIBITING NOISES MADE BY MECHANICAL DEVICES OPERATED BY COMPRESSED AIR AND USED TO ASSIST BRAKING ON ANY SEMITRACTOR, STRAIGHT TRUCK OR DUMP TRUCK; TO REPEAL ALL ORDINANCES IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM AND TO PROVIDE AN EFFECTIVE DATE.**
- C Consider approval and authorize payment of Pay Application No. 1 submitted by Pioneer Excavating for the New Public Works Utility Building concrete floor located at 444 13<sup>th</sup> Avenue in the amount of \$20,611.00 and authorize the Mayor to execute Pay Application No. 1
- D Consider approval and authorize payment of Pay Application No. 2 submitted by ISC Dynamics for the New Public Works Utility Building Project located at 444 13<sup>th</sup> Avenue in the amount of \$76,950.00 and authorize the Mayor to execute Pay Application No. 2

- E Consider approval and authorize payment of Pay Application No. 3 submitted by TAB Construction Co. for the 2014 Street Repair and Overlay Project in the amount of \$157,124.61 and authorize the Mayor to execute Pay Application No. 3

## 8 NEW BUSINESS

- A Public Hearing: Hear public comment on the acquisition by exchange of the following described real estate: Commercial Lot 9, Morehead Island Riverfront Development, a subdivision in Cass County, Nebraska
- B Consider ORDINANCE NO. 1887: AN ORDINANCE DIRECTING THE CONVEYANCE OF REAL ESTATE, LOT 1, CASTAWAY VILLAS, A SUBDIVISION IN CASS COUNTY, NEBRASKA, TO MOREHEAD ISLAND, LLC; ESTABLISHING THE MANNER AND TERMS OF SUCH CONVEYANCE; PROVIDING FOR PUBLICATION OF NOTICE; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE.
- C Consider RESOLUTION NO. 14-040: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, TO PROVIDE FOR NOTICE OF SALE AND CONVEYANCE OF REAL ESTATE DESCRIBED AS LOT 1, CASTAWAY VILLAS, A SUBDIVISION IN CASS COUNTY, NEBRASKA
- D Public Hearing: All persons interested may appear and be heard with respect to the redevelopment plan entitled “**Redevelopment Plan Next Generation Properties of Nebraska, LLC, U.S. Highway 75 Redevelopment Area 2014**” which has been prepared for redevelopment of the following described real estate:  
**Sublot One (1) of Tax Lot Seventy-Three (73), an Administrative Subdivison of all of Tax Lot Seventy-Three (73), located in the Southwest Quarter of the Northwest Quarter of Section Twenty-Four (24), Township Twelve (12) North, Range Thirteen (13) East o the 6<sup>th</sup> PM, Cass County Nebraska (the “Project Area).**  
Said plan provides for the Project Area to be redeveloped by the development of commercial property. Grant assistance from the City’s Community Development Agency, financed by the issuance of tax increment revenue bonds of the City’s Community Development Agency, is proposed to be applied to pay a portion of the costs of such project, including public improvements and grants in aid of construction. At such time and place, all interested parties will have an opportunity to be heard and express their views with respect to the proposed redevelopment plan.
- E Consider RESOLUTION NO. 14-038: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, APPROVING A REDEVELOPMENT PLAN ENTITLED “REDEVELOPMENT PLAN NEXT GENERATION PROPERTIES OF NEBASKA, LLC U.S. HIGHWAY 75 REDEVELOPMENT AREA 2014”.
- F Consider RESOLUTION NO. 14-037: NDOR Project No. URB-6404(1)-City of Plattsmouth as a sub-recipient of Federal-Aid funding is charged with the responsibility of expending said funds in accordance with Federal, State and local laws, rules,

- regulations, policies and guidelines applicable to the funding of the Federal-Aid project; City of Plattsmouth and Alfred Benesch & Company enter in to a Professional Construction Engineering Services Agreement to provide construction engineering services for a Federal-aid project; and authorize the Mayor to sign the contract(s)
- G Consider a Street Closing or Event Permit Application submitted by Plattsmouth Volunteer Firefighters Association for October 9, 2014 North 5<sup>th</sup> Street from the alley to Avenue A, for National Fire Prevention Week-Annual Spaghetti Feed from 1:00 p.m. to 10:00 p.m.
- H Consider authorizing payment of a Statement submitted by Kerns Excavating in the amount of \$220.00 for services and labor to pump the Lift Station by HyVee, Westside Drive, Plattsmouth
- I Consider ORDINANCE NO. 1888: **AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA TO ESTABLISH THE EMOLUMENTS AND REIMBURSEMENT OF EXPENSES FOR THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH; TO REPEAL ALL ORDINANCES IN CONFLICT AS OF THE EFFECTIVE DATE; AND TO PROVIDE AN EFFECTIVE DATE**
- J Presentation of the Fiscal Year October 1, 2014 through September 30, 2015 City of Plattsmouth Proposed Budget
- K Public Hearing: Hear support, opposition, criticism, suggestions or observations of taxpayers relating to setting the final tax request at a different amount than the prior year tax request (Fiscal Year October 1, 2014 through September 30, 2015)
- L Consider RESOLUTION NO. 14-039: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA TO AUTHORIZE THE PLATTSMOUTH AIRPORT AUTHORITY TO BUDGET FOR THE AIRPORT GENERAL FUND \$40,280.00 AND FOR THE AIRPORT BOND FUND \$52,712.74, WITH LEVIES OF .014596 AND .019101 RESPECTIVELY**
- M Consider first reading of ORDINANCE NO. 1886: **AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA, TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL FOR FISCAL YEAR BEGINNING OCTOBER 1, 2014 THROUGH SEPTEMBER 30, 2015 ; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE FOR AN EFFECTIVE DATE**
- N Consider first reading of ORDINANCE NO. 1883: **AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA TO ESTABLISH FEES FOR CITY SERVICES; TO REPEAL ALL ORDINANCES AND RESOLUTIONS IN**

**CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE**

- O Consider first reading of ORDINANCE NO. 1884: **AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA TO ESTABLISH WAGES, SALARIES AND BENEFITS FOR NON-UNION CITY EMPLOYEES AND APPOINTED OFFICIALS OCTOBER 1, 2014; TO REPEAL ORDINANCE NO. 1875 AND ALL ORDINANCES IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE**

- 9 City Administrator Communication
- 10 Mayor and City Council Communication
- 11 Adjourn