

PLATTSMOUTH CITY COUNCIL

April 3, 2017

7:00 p.m.

1 Meeting Called to Order by Mayor R. Paul Lambert

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 March 20, 2017 City Council Meeting Minutes

B Consider approval of claims

7 **UNFINISHED BUSINESS**

A **PUBLIC HEARING:** All persons interested may appear and be heard with respect to the redevelopment plan entitled **“Redevelopment Plan Plattsmouth Missouri Riverfront Commercial Campground Redevelopment Area 2016”** which has been prepared for redevelopment of the following described real estate: **Lots 2-23, Castaway Cottages, A Subdivision in Cass County, Nebraska; Lot 1, Castaway Cottages, A Subdivision in Cass County, Nebraska; Lots 1-7 Inclusive and Lots 9 and 10 and Outlot 1, Castaway Estates, A Subdivision in Section 17 and 18, Township 12 North, Range 14 East of the 6th P.M., Cass County, Nebraska; Lot 3 and that part of Lot 2 Morehead Island Riverfront Development Subdivision Not Platted into Castaway Villas, Cass County, Nebraska; and Commercial Lot 9, Morehead Island Development, a subdivision in Cass County, Nebraska (the “Project Area)**

B Consider **RESOLUTION NO. 17-003: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA APPROVING A REDEVELOPMENT PLAN ENTITLED “REDEVELOPMENT PLAN PLATTSMOUTH MISSOURI RIVERFRONT COMMERCIAL CAMPGROUND REDEVELOPMENT AREA 2016”**

C **PUBLIC HEARING:** All persons interested may appear and be heard with respect to a proposed amendment to the City of Plattsmouth Land Development Ordinance: **AN ORDINANCE TO AMEND PORTIONS OF THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF PLATTSMOUTH FOUND AT CHAPTER 11 OF THE PLATTSMOUTH MUNICIPAL CODE TO CREATE RECREATIONAL VEHICLE CAMPGROUNDS AS A COMMERCIAL USE TYPE CONDITIONALLY PERMITTED WITHIN A GENERAL COMMERCIAL DISTRICT AND ESTABLISH REGULATIONS APPLICABLE THERETO**

D PUBLIC HEARING: All persons interested may appear and be heard with respect to the rezoning of land: **AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN REAL PROPERTY WITHIN THE ZONING JURISDICTION OF THE CITY OF PLATTSMOUTH, NEBRASKA, FROM GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL MEDIUM-DENSITY DISTRICT (R-2) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL HIGH-DENSITY DISTRICT (R-3) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2), AGRICULTURAL DISTRICT (AG) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2), AND AGRICULTURAL DISTRICT (AG) TO GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT 1 OVERLAY DISTRICT (PUD-1) AND FLOOD PLAIN/FLOODWAY OVERLAY DISTRICT (FP/FW); TO AMEND THE ZONING DISTRICT BOUNDARIES AND OFFICIAL ZONING MAP OF THE CITY OF PLATTSMOUTH;**

Property legally described as:

COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY COTTAGES LOT 1-23 AND CASTAWAY LANE, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE AS EXTENDED NORTH OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHEAST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE; THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE; THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT THREE (3) CALLS; A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET; A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET; A BEARING OF N79°01'53"E, A DISTANCE OF 591.02 FEET TO THE NORTHWEST CORNER OF LOT 1 CASTAWAY VILLAS A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE CONTINUING ALONG THE LOT LINES OF LOT 1 CASTAWAY VILLAS FOR THE NEXT SIX (6) CALLS; A BEARING OF S10°50'11"E, A DISTANCE OF 45.04 FEET; A BEARING OF N79°06'49"E, A DISTANCE OF 28.79 FEET; A BEARING OF S52°38'00"E, A DISTANCE OF 160.67 FEET; A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A LENGTH OF

37.75 FEET, A CHORD BEARING OF N40°38'32"E, AND A CHORD DISTANCE OF 37.73 FEET; A BEARING OF N43°55'09"E, A DISTANCE OF 27.34 FEET; A BEARING OF N46°04'18"W, A DISTANCE OF 153.95 FEET; THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTHEAST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT; THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER; THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS; A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET; A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET; A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET; A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 189 OF SAID SECTION; THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.44 ACRES (16,430,892.92 SQUARE FEET), MORE OR LESS

- E PUBLIC HEARING: All persons interested may appear and be heard with respect to a special use permit for a Recreational Vehicle Campground on property located south and east of East Main Street and west of the Missouri River, legally described as:

COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY COTTAGES LOT 1-23 AND CASTAWAY LANE, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE AS EXTENDED NORTH OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHEAST CORNER OF SAID SECTION A

BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE; THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE; THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT THREE (3) CALLS; A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET; A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET; A BEARING OF N79°01'53"E, A DISTANCE OF 591.02 FEET TO THE NORTHWEST CORNER OF LOT 1 CASTAWAY VILLAS A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE CONTINUING ALONG THE LOT LINES OF LOT 1 CASTAWAY VILLAS FOR THE NEXT SIX (6) CALLS; A BEARING OF S10°50'11"E, A DISTANCE OF 45.04 FEET; A BEARING OF N79°06'49"E, A DISTANCE OF 28.79 FEET; A BEARING OF S52°38'00"E, A DISTANCE OF 160.67 FEET; A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A LENGTH OF 37.75 FEET, A CHORD BEARING OF N40°38'32"E, AND A CHORD DISTANCE OF 37.73 FEET; A BEARING OF N43°55'09"E, A DISTANCE OF 27.34 FEET; A BEARING OF N46°04'18"W, A DISTANCE OF 153.95 FEET; THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTHEAST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT; THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER; THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS; A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET; A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET; A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET; A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 189 OF SAID SECTION; THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.44 ACRES (16,430,892.92 SQUARE FEET), MORE OR LESS

- F PUBLIC HEARING: All persons interested may appear and be heard with respect to a preliminary plat of land located south and east of East Main Street and west of the Missouri River, legally described as:

COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY COTTAGES LOT 1-23 AND CASTAWAY LANE, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA FURTHER DESCRIBED AS FOLLOWS:

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- H Consider ORDINANCE NO. 1920: AN ORDINANCE TO AMEND PORTIONS OF THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF PLATTSMOUTH FOUND AT CHAPTER 11 OF THE PLATTSMOUTH MUNICIPAL CODE TO CREATE RECREATIONAL VEHICLE CAMPGROUNDS AS A COMMERCIAL USE TYPE CONDITIONALLY PERMITTED WITHIN A GENERAL COMMERCIAL DISTRICT AND ESTABLISH REGULATIONS APPLICABLE THERETO
- I Consider RESOLUTION NO. 17-004: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF PLATTSMOUTH, NEBRASKA TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PLATTSMOUTH**

AND ONE SCHMORE, L.L.C., FOR CERTAIN REAL PROPERTY LEGALLY DESCRIBED AS COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY COTTAGES LOT 1-23 AND CASTAWAY LANE, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA

J Consider ORDINANCE NO. 1921: AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN REAL PROPERTY WITHIN THE ZONING JURISDICTION OF THE CITY OF PLATTSMOUTH, NEBRASKA, FROM GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL MEDIUM-DENSITY DISTRICT (R-2) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL HIGH-DENSITY DISTRICT (R-3) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2), AND AGRICULTURAL DISTRICT (AG) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2) TO GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT 1 OVERLAY DISTRICT (PUD-1) AND FLOOD PLAIN/FLOODWAY OVERLAY DISTRICT (FP/FW); TO AMEND THE ZONING DISTRICT BOUNDARIES AND OFFICIAL ZONING MAP OF THE CITY OF PLATTSMOUTH; TO CONDITION APPROVAL UPON COMPLIANCE WITH THE DEVELOPMENT AGREEMENT; TO EXPAND BASE DISTRICT REGULATIONS FOR THIS OVERLAY DISTRICT TO INCLUDE PROVISIONS OF THE DEVELOPMENT AGREEMENT AND RESTRICTIVE COVENANTS; TO REPEAL ALL ORDINANCES IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE

K Consider ORDINANCE NO. 1922: AN ORDINANCE DIRECTING THE SALE AND CONVEYANCE OF REAL ESTATE TO ONE SCHMORE, LLC, TO WIT:

COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY COTTAGES LOT 1-23 AND CASTAWAY LANE, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE AS EXTENDED NORTH OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHEAST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE; THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE; THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND

EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT THREE (3) CALLS; A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET; A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET; A BEARING OF N79°01'53"E, A DISTANCE OF 591.02 FEET TO THE NORTHWEST CORNER OF LOT 1 CASTAWAY VILLAS A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE CONTINUING ALONG THE LOT LINES OF LOT 1 CASTAWAY VILLAS FOR THE NEXT SIX (6) CALLS; A BEARING OF S10°50'11"E, A DISTANCE OF 45.04 FEET; A BEARING OF N79°06'49"E, A DISTANCE OF 28.79 FEET; A BEARING OF S52°38'00"E, A DISTANCE OF 160.67 FEET; A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A LENGTH OF 37.75 FEET, A CHORD BEARING OF N40°38'32"E, AND A CHORD DISTANCE OF 37.73 FEET; A BEARING OF N43°55'09"E, A DISTANCE OF 27.34 FEET; A BEARING OF N46°04'18"W, A DISTANCE OF 153.95 FEET; THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTHEAST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT; THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER; THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS; A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET; A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET; A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET; A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 189 OF SAID SECTION; THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.44 ACRES (16,430,892.92 SQUARE FEET), MORE OR LESS.

ESTABLISHING THE MANNER AND TERMS OF SUCH CONVEYANCE; PROVIDING FOR PUBLICATION OF NOTICE OF SALE AND OF REMONSTRANCE;

REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR PUBLICATION OF THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

8 NEW BUSINESS

- A Review and consider approval of the Scope of Work for the Waste Water Treatment Plant Repair Project
- B Consider authorizing publication of Notice and Solicitation of sealed bids for the Waste Water Treatment Plant Repair Project
- C Consider authorizing the purchase of equipment to be installed as part of the Waste Water Treatment Plant Repair Project
- D Discussion/Action regarding unpaid Emergency Management Services (EMS) billings and the option of sending to collection

9 City Administrator Communication

10 Mayor and City Council Communication

11 Adjourn