

PLATTSMOUTH CITY COUNCIL

January 20, 2025  
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 Pledge of Allegiance to the Flag of the United States of America
- 4 Roll Call
- 5 CITIZENS DELEGATION
- 6 MAYORAL PROCLAMATION
- 7 **CONSENT AGENDA**
  - A Consider approval of the January 6, 2025 City Council Meeting Minutes
  - B Consider approval of the Application for Mobile Home License submitted by Jeff and Traci Henry for The Pines Mobile Home Park, 1715 South 15th Street, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2025 through February 28, 2026
  - C Consider approval of the Application for Mobile Home License submitted by Jeff and Traci Henry for Cottonwood Mobile Home Park, 2405 South 15th Street, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2025 through February 28, 2026
  - D Consider approval of the Application for Mobile Home License submitted by Tim Podraza for Morning Star Mobile Home Community, 1018 Avenue H and authorize the issuance of a Mobile Home License for a period March 1, 2025 through February 28, 2026
  - E Consider approval of the Application for Mobile Home License submitted by John Jungers, Three Parks LLC for Hill City Mobile Home Park, 504 North 22nd Street, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2025 through February 28, 2026
  - F Consider approval of the Application for Mobile Home License submitted by Rob Church for Mac-Church Properties LLC d/b/a South Side Mobile Home Park, 1904 Lincoln Avenue, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2025 through February 28, 2026
  - G Consider approval of the Application for Mobile Home License submitted by Mickey Gordon for Gordon's Court & Apts., 1105 Avenue D, Plattsmouth and

authorize the issuance of a Mobile Home License for a period March 1, 2025 through February 28, 2026

- H Consider approval of the Application for Mobile Home License submitted by Hillside Pointe 2021 MHC, LLC for Hillside Pointe, 1023 N 9th St Lot 74 Plattsmouth, NE 68048 and authorize the issuance of a Mobile Home License for a period March 1, 2025 through February 28, 2026
- I Consider approval of the Application for Mobile Home License submitted by Summer Grove 2021 MHC, LLC for Summer Grove, 2425 S 15th St, Plattsmouth, NE 68048 and authorize the issuance of a Mobile Home License for a period March 1, 2025 through February 28, 2026
- J Consider Contractor's Application for Payment No. 20 submitted by Strand Associates on behalf of Hawkins Construction Company in the amount of \$1,508,169.44 for work completed from December 1 to 31, 2024 for the New Wastewater Treatment Plant Contract 2 (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Contractor's Application for Payment No. 20
- K Consider approval of Change Order No. 7 submitted by Strand Associates on behalf of Hawkins Construction Company which includes two (2) items for a total increase of \$70,630.00 for the New Wastewater Treatment Plant Contract 2 (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Change Order No. 7
- L Consider Contractor's Application for Payment No. 15 submitted by Strand Associates on behalf of Valley Corporation in the amount of \$482,435.00 for work completed from December 3, 2024 to January 1, 2025 for the New Wastewater Treatment Plant Contract 3-Raw Wastewater Force Mains (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Application for Payment No. 15
- M Consider Contractor's Application for Payment No. 2 submitted by Strand Associates on behalf of Neuvirth Construction Inc. in the amount of \$244,950.79 for work completed from October 1 to December 31, 2024 for the New Wastewater Treatment Plan Contract 4-Lift Stations & Force Mains (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Application for Payment No. 2
- N Consider Contractor's Application for Payment No. 5 submitted by Strand Associates on behalf of Valley Corporation in the amount of \$55,683.64 for work completed from December 3, 2024 to January 1, 2025 for the Sanitary Sewer Rehabilitation-Lincoln Avenue Project and authorize the Mayor to execute Application for Payment No. 5

- O Consider Contractor's Application for Payment No. 3 submitted by Olsson on behalf of Lobato Construction in the amount of \$144,936.86 for 2024 Street Improvement Projects and authorize the Mayor to execute Application for Payment No. 3
- P Consider recommendation of approval of Special Designated License application submitted by Church of the Holy Spirit for a Fundraiser being held at St. John the Baptist School, 520 S. 18<sup>th</sup> Street on April 25, 2025 from 6:00 p.m. to 10:00 p.m. and April 26, 2025 from 4:00 p.m. to 11:00 p.m.
- Q Consider recommendation of approval of Special Designated License application submitted by Holy Spirit Church of Plattsmouth for the Parish Fish Fry being held at St. John the Baptist Gymnasium, 508 S. 18<sup>th</sup> Street on March 7, March 14, March 21, March 28, April 4 and April 11, 2025 from 4:00 p.m. to 9:00 p.m.
- R Consider approval of the appointment of the following proposed new member to the Plattsmouth Volunteer Fire Department: Jeremy White and the addition of his name to the Plattsmouth Fire Membership Roster
- S Receive Treasurer's Report
- T Consider approval of claims

8 **UNFINISHED BUSINESS**

- A Consider approval of Contract and Notice to Proceed with Yost Excavating Inc. for Plattsmouth Water Supply Contract W1 – Clearing & Grading (2019 FEMA Flood Recovery project #88690 – Water Supply System Project) and authorize the Mayor to execute the contract documents
- B Consider approval of plans, specifications, and engineers cost estimate for the New Water Supply System Contract W2 – Water Booster Station (2019 Flood Recovery Project PW#88690 – Water Supply System Project)
- C Consider authorizing the solicitation of bids for the New Water Supply System Contract W2 – Water Booster Station (2019 Flood Recovery Project PW# 88690 – Water Supply System Project) in accordance with plans and specifications
- D Consider approval of plans, specifications, and engineers cost estimate for the New Water Supply System Contract W3 – Water Transmission Main (2019 Flood Recovery Project PW#88690 – Water Supply System Project)
- E Consider authorizing the solicitation of bids for the New Water Supply System Contract W3 – Water Transmission Main (2019 Flood Recovery Project PW# 88690 – Water Supply System Project) in accordance with plans and specifications
- F Consider Contractor's Application for Payment No. Four (4) in the amount of \$202,581.15 submitted by Olmsted & Perry Consulting Engineers Inc. on behalf of

Kerns Excavating Co. for the Osage Ranch Lift Station Project and authorize the Mayor to execute Application for Payment No. Four (4)

9 **NEW BUSINESS**

A Public Hearing: Hear and consider public comments on the acquisition of the following easements, each to be acquired pursuant to the terms of a purchase agreement with the property owner and in connection with the City's 2019 FEMA Flood Recovery project #88690 – Water Supply System Project:

1. A temporary construction easement located on the north 10 feet of Lot 8B, Buccaneer Bay Subdivision, Cass County, Nebraska
2. A permanent water main easement and a temporary construction easement located on part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 14, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. City of Plattsmouth, Cass County, Nebraska
3. A temporary construction easement located on the North 10 feet of Lots 6 and 7 and the North 30 feet of Lots 3, 4, and 5 all in block 12 of Duke's Addition. City of Plattsmouth, Cass County, Nebraska
4. A temporary construction easement located on the East 25 feet of the South 25 feet of the North 85 feet of Tax Lot 7 in NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 4 Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. Cass County, Nebraska
5. A temporary construction easement located on the South 30 feet of Lots 14 and 15, all in Block 5 of Duke's Addition. City of Plattsmouth, Cass County, Nebraska

B Consider approval of the following agreements for the acquisition of certain easements, each agreement having been negotiated and prepared by Midwest Right of Way Services, Inc. as directed by the City pursuant to the terms of the Right of Way Acquisition Services Agreement between the City and Midwest and in connection with the City's 2019 FEMA Flood Recovery project #88690 – Water Supply System Project, and authorize the Mayor to execute the agreements and such other documents as may be necessary to close each of the real estate purchase transactions described therein:

1. Purchase Agreement between the City of Plattsmouth and Alice J. Bobenhouse for the acquisition of a temporary construction easement located the north 10 feet of Lot 8B, Buccaneer Bay Subdivision, Cass County, Nebraska
2. Purchase Agreement between the City of Plattsmouth and Charles and Beverly Stoehr for the acquisition of a permanent water main easement and a temporary construction easement located on part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 14, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. City of Plattsmouth, Cass County, Nebraska

3. Purchase Agreement between the City of Plattsmouth and Ronald Ballinger for the acquisition of a temporary construction easement located on the North 10 feet of Lots 6 and 7 and the North 30 feet of Lots 3, 4, and 5 all in block 12 of Duke's Addition. City of Plattsmouth, Cass County, Nebraska
4. Purchase Agreement between the City of Plattsmouth and Jacob E. Wimer and Carrie A. Brown for the acquisition of a temporary construction easement located on the East 25 feet of the South 25 feet of the North 85 feet of Tax Lot 7 in NE ¼ of the NE ¼ of Section 4 Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. Cass County, Nebraska
5. Purchase Agreement between the City of Plattsmouth and Martin G. Dearden for the acquisition of a temporary construction easement located on the South 30 feet of Lots 14 and 15, all in Block 5 of Duke's Addition. City of Plattsmouth, Cass County, Nebraska

C Consider approval of Invoice #18375 submitted by Kerns Excavating Company in the amount of \$4,279.00 for extending sewer service from 2005 Northridge Drive to the manhole NW of property and authorize payment

D Consider approval of Invoice #18383 submitted by Kerns Excavating Company in the amount of \$4,680.00 for Covering the Water Main at Hwy 75 South of 1<sup>st</sup> Ave and authorize payment

E Consider authorizing the purchase of an OMNTEC Proteus-X Tank Gauging and Leak Detection System from Midwest Petroleum Equipment for \$12,742.33 for the Plattsmouth Volunteer Fire Department and authorize the Mayor to execute all documents pertaining to the purchase (Not a budgeted item – Rural Fire Board will pay 25.5% of the total cost)

F Consider **RESOLUTION NO. 25-002: A RESOLUTION OF THE MAYOR AND CITY COUNCIL TO ADOPT THE LOWER PLATTE SOUTH NATURAL RESOURCES DISTRICT 2025 MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN**

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