

PLATTSMOUTH CITY COUNCIL

January 18, 2021

A meeting of the City Council of the City of Plattsmouth, Nebraska was convened in open and public session at 7:00 o'clock p.m. on January 18, 2021 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Mayor R. Paul Lambert and Council Members: Steve Riese, Morgan Muller, Sean Minahan, Terry Kerns, Bryan Clark, Doug Derby, James Forrest and Jeanie Brookhouser. Council Members Absent: None. Also present: City Administrator Ervin Portis, Assistant City Administrator Emily Bausch, City Clerk Sandra J. Meyer and City Attorney Stephen Q. Preston.

This is a regular meeting of the Mayor and City Council of Plattsmouth. Notice of meeting was published on January 7, 2021 and January 14, 2021 in the Plattsmouth Journal. Proof of publication along with the Mayor and Council's Acknowledgment of Receipt of Notice are on file. The Open Meetings Act is posted on the bulletin board in the City Council Chambers. A copy of the agenda and all documents to be discussed is available to the public. All proceedings hereafter shown were taken while the convened meeting was open to the public. We will follow the agenda that was made available to the public. Please silence cell phones.

ITEM 5-CITIZEN DELEGATION

No one spoke at citizen delegation.

ITEM 6-MAYORAL PROCLAMATION

There was no Mayoral Proclamation.

ITEM 7-CONSENT AGENDA

Motion by Brookhouser seconded by Derby to approve the consent agenda with the amended claims list:

- A Consider approval of the January 4, 2021 City Council Meeting Minutes
- B Receive Treasurer's Report
- C Consider approval of claims

Claims Register Report as of 1/18/21

Pay Date: 1/15/21                      134615.79

Com Ctr 4490.4  
EMS 21276.77  
General 17086.5  
Library 7771.57

Parks and Cemetery 5154.73  
Police 42913.89  
Senior Center 2140.33  
Street 15325.05  
Water and Sewer 18456.55

Various

Vendor Name

AMERITAS 17393.88  
COLLECTION SERVICES CENTER 208.8  
EYE MED VISION CARE 384.3  
FIRST STATE BANK NEBRASKA 136.16  
FRATERNAL ORDER OF POLICE 180  
INTERNAL REVENUE SERVICE 30040.33  
NEBRASKA CHILD SUPPORT PAYMENT CENTER 173.08  
NEBRASKA DEPARTMENT OF REVENUE 4798.09  
PLATTSMOUTH COMMUNITY CENTER 2114.36

Department : 01 - GENERAL ADMINISTRATION

BLACK HILLS ENERGY 741.67  
CASS COUNTY TREASURER 1505.2  
CHARTER BUSINESS 71.41  
F S I AGENCY LLC 84390  
IDEAL PURE WATER 13.6  
IRINA A HARRINGTON 75  
KONICA MINOLTA BUSINESS SOLUTIONS 124.58  
MELVEN SUDBECK HOMES INC 1406.08  
MENARDS 333.4  
MICROFILM IMAGING SYSTEMS 75  
NEBRASKA DEPARTMENT OF CORRECTIONAL SERVICES 935  
NEBRASKA PUBLIC POWER DISTRICT 182.41  
OXEN TECHNOLOGY 2075  
STEPHEN Q PRESTON 4800  
STERICYCLE SHRED IT 55.72  
THE PITNEY BOWES BANK INC 2015  
VERIZON WIRELESS 82.24  
WASTE CONNECTIONS OF NEBRASKA INC 75.68  
WINDSTREAM 250.75

Department : 02 - HUMANE/CODE ENFORCEMENT

NEBRASKA HUMANE SOCIETY 175  
NEBRASKA PUBLIC POWER DISTRICT 198.18  
SHELL FLEET PLUS 65.68  
VERIZON WIRELESS 40.05

Department : 03 - EMS

BOUND TREE MEDICAL LLC 140.95  
CHARTER BUSINESS 18.26

JARED CORNELL 159.99  
KONICA MINOLTA BUSINESS SOLUTIONS 17.62  
MATHESON TRI-GAS INC 120.05  
METRO BILLING SERVICES LLP 1166  
NEBRASKA PUBLIC POWER DISTRICT 237.98  
PREMIER HEALTH CARE SERVICES INC 2500  
ROLLINS INC 27.5  
SHELL FLEET PLUS 420.61  
VERIZON WIRELESS 167.91  
WALKERS INC 16.38  
WASTE CONNECTIONS OF NEBRASKA INC 22.9  
WINDSTREAM 184.03

Department : 04 - POLICE

ARROWHEAD SCIENTIFIC INC 340.91  
CASS COUNTY REGISTER OF DEEDS 30  
DISCOVERY BENEFITS INC 50  
EVA PETERSEN 35.95  
H & H SALES INC 32.65  
INTERNATIONAL ASSOCIATION FOR PROPERTY AND EVIDENCE INC 50  
KONICA MINOLTA BUSINESS SOLUTIONS 96.89  
MULLENAX AUTO SUPPLY 299.97  
OFFICE DEPOT INC 52.05  
PROTECH COMMERCIAL VEHICLE OUTFITTERS 175  
REID RICHTER 48.36  
VERIZON WIRELESS 161.46  
WINDSTREAM 341.38  
SHELL FLEET PLUS 1515.69

Department : 05 - STREET

ACCELERATED GRAPHX LLC 286.75  
BLACK HILLS ENERGY 487.37  
CORNHUSKER INTERNATIONAL TRUCKS INC 427.12  
FIRST STATE BANK NEBRASKA 476533.62  
IMPACT MANUFACTURING 92.86  
MENARDS 77.51  
MICHAEL TODD & COMPANY INC 1638.82  
MULLENAX AUTO SUPPLY 22.48  
NEBRASKA DEPT OF TRANSPORTATION 1252359.39  
NEBRASKA PUBLIC POWER DISTRICT 5541.32  
OREILLY AUTOMOTIVE INC 19.15  
ROSE EQUIPMENT INC 7723.35  
SHELL FLEET PLUS 330.1  
VERIZON WIRELESS 82.24  
WASTE CONNECTIONS OF NEBRASKA INC 191.05  
WESTOVER ROCK & SAND INC 5484.74  
WINDSTREAM 120.42

Department : 06 - LIBRARY

BAKER & TAYLOR BOOKS 690.02  
BLACK HILLS ENERGY 277.47  
CHARTER BUSINESS 65  
DEMCO 285.84  
KONICA MINOLTA BUSINESS SOLUTIONS 60.92  
NEBRASKA LIBRARY COMMISSION 544.96  
NEBRASKA PUBLIC POWER DISTRICT 277.4  
OCLC ONLINE COMPUTER LIBRARY CENTER INC 167.57  
WASTE CONNECTIONS OF NEBRASKA INC 22.91  
WINDSTREAM 146.78

Department : 07 - PARKS

AGRIVISION EQUIPMENT GROUP LLC 2191.89  
BLACK HILLS ENERGY 191.42  
MULLENAX AUTO SUPPLY 34.91  
NEBRASKA PUBLIC POWER DISTRICT 261.08  
SHELL FLEET PLUS 211.29  
VERIZON WIRELESS 82.24  
WASTE CONNECTIONS OF NEBRASKA INC 165

Department : 08 - CEMETERY

BLACK HILLS ENERGY 158.65  
MULLENAX AUTO SUPPLY 13.49  
SHELL FLEET PLUS 90.55  
VERIZON WIRELESS 41.12  
WASTE CONNECTIONS OF NEBRASKA INC 78.5  
WINDSTREAM 140.21

Department : 10 - FIRE

CHARTER BUSINESS 18.27  
KONICA MINOLTA BUSINESS SOLUTIONS 17.62  
NEBRASKA PUBLIC POWER DISTRICT 237.97  
ROLLINS INC 27.5  
WALKERS INC 16.37  
WASTE CONNECTIONS OF NEBRASKA INC 22.91  
WINDSTREAM 184.03

Department : 11 - SENIOR CITIZEN CTR

BLACK HILLS ENERGY 125.36  
NEBRASKA PUBLIC POWER DISTRICT 454.81  
REINHART FOODSERVICE LLC 1394.95  
SHELL FLEET PLUS 55.43  
STEPHEN C WARGA 80

Department : 17 - COMMUNITY CENTER

BLACK HILLS ENERGY 1128.25

FIRE GUARD INC 309  
KONICA MINOLTA BUSINESS SOLUTIONS 22.01  
NEBRASKA PUBLIC POWER DISTRICT 4093.29  
OFFICE DEPOT INC 54.2  
THE WALDINGER CORPORATION 1660.07  
WALKERS INC 80  
WASTE CONNECTIONS OF NEBRASKA INC 146.18

Department : 18 - AQUATIC  
BLACK HILLS ENERGY 31.29  
NEBRASKA PUBLIC POWER DISTRICT 87.25

Department : 20 - WATER  
ACCELERATED GRAPHX LLC 181.25  
BLACK HILLS ENERGY 411.34  
CORE & MAIN LP 552.59  
DISCOVERY BENEFITS INC 50  
DPC INDUSTRIES INC 365  
ECHO GROUP INC 310.21  
MENARDS 21.54  
MUNICIPAL SUPPLY INC 100.8  
NEBRASKA DEPARTMENT OF CORRECTIONAL SERVICES 767.5  
NEBRASKA GENERATOR SERVICE LLC 1341.56  
NEBRASKA PUBLIC POWER DISTRICT 79.7  
NEBRASKA RURAL WATER 275  
ONE CALL CONCEPTS INC 30.4  
PETTY CASH WATER DEPARTMENT 504.78  
SHELL FLEET PLUS 430.93  
STEPHEN Q PRESTON 1600  
TRANSWOOD LOGISTICS INC 957.57  
VERIZON WIRELESS 162.26  
WINDSTREAM 189.14

Department : 24 - DRUG FORFEITURE  
VERIZON WIRELESS 41.14

Department : 30 - SEWER  
ACCELERATED GRAPHX LLC 181.25  
AMERICAN WATER WORKS ASSOC 210  
BLACK HILLS ENERGY 1934.61  
H & H SALES INC 372.17  
HD SUPPLY CONSTRUCTION & INDUSTRIAL WHITE CAP 164.99  
MIDWEST LABORATORIES INC 451  
NEBRASKA DEPARTMENT OF CORRECTIONAL SERVICES 767.5  
NEBRASKA GENERATOR SERVICE LLC 939.1  
NEBRASKA PUBLIC POWER DISTRICT 51.05  
ONE CALL CONCEPTS INC 30.39  
OREILLY AUTOMOTIVE INC -18

RAILROAD MANAGEMENT COMPANY III LLC 717.63  
SARGENT DRILLING 2733.71  
SHELL FLEET PLUS 130.43  
STEPHEN Q PRESTON 1600  
VERIZON WIRELESS 67.17  
WASTE CONNECTIONS OF NEBRASKA INC 69.73  
WINDSTREAM 51.24

Department : 40 - PLATTSMOUTH KENO  
NEBRASKA DEPARTMENT OF REVENUE CHARITABLE GAMING DIVISION 12187

ROLL CALL: Yes-Minahan, Kerns, Muller, Clark, Riese, Derby, Forrest and Brookhouser. No-None. Absent-None. Abstain-None. MOTION CARRIED.

#### ITEM 8-UNFINISHED BUSINESS

##### ITEM 8 A

Steve Perry, Olmsted & Perry Consulting Engineers Inc. joined the meeting via ZOOM Meetings and reviewed Contractor's Application for Payment No.10 (Final) submitted by Building Crafts Inc. for the 2019 Flood Recovery Waste Water Treatment Plant Repair Project (PW#88688) in the amount of \$114,263.60. This represents completion of their contract, final inspection has been completed and the facility is operational but will require minor adjustments as the treatment processes become fully functional. Mr. Perry recommended approval. Motion by Riese seconded by Muller to approve Contractor's Application for Payment No.10 (Final) submitted by Building Crafts Inc. for the 2019 Flood Recovery Waste Water Treatment Plant Repair Project (PW#88688) in the amount of \$114,263.60 and authorize the Mayor to execute Pay Application No. 10. Following discussion, ROLL CALL: Yes-Brookhouser, Clark, Minahan, Riese, Forrest, Muller, Kerns and Derby. No-None. Absent-None. Abstain-None. MOTION CARRIED.

#### ITEM 9-NEW BUSINESS

##### ITEM 9 A

Pursuant to publication, Mayor Lambert opened a public hearing at 7:08 p.m. to hear public comment regarding the consideration of levying a special assessment against each of the real estate parcels listed in the published notice in the amount listed for each parcel. Each of the parcels has outstanding bills against them for nuisance abatement conducted by the City in accordance with the Plattsmouth Municipal Code. James Brooks, 402 Avenue C spoke in opposition to the proposed levying of a special assessment on his property at 402 Avenue C for the expense of nuisance abatement work. No one else spoke in favor, opposition or of a neutral nature. Mayor Lambert closed the public hearing at 7:20 p.m.

##### ITEM 9 B

Stephen Q. Preston, City Attorney stated Attachment A (list of properties) to RESOLUTION NO. 21-001 is shorter than the published Public Hearing list as a number of them were paid prior

to the meeting. Motion by Kerns seconded by Minahan to adopt RESOLUTION NO. 21-001: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, LEVYING THE COST AND EXPENSE OF NUISANCE ABATEMENT WORK AS A SPECIAL ASSESSMENT ON THE REAL ESTATE PARCELS LISTED ON THE CITY'S "SUMMARY ABATEMENT OF NUISANCES WORK REPORT – THROUGH OCTOBER 31, 2020" INCLUDED AS ATTACHMENT "A" TO THIS RESOLUTION by title only. Following discussion, Stephen Q. Preston, City Attorney read RESOLUTION NO. 21-001 in to the record by title only. ROLL CALL: Yes-Muller, Minahan, Kerns, Brookhouser, Derby, Forrest, Riese and Clark. No-None. Absent-None. Abstain-None. MOTION CARRIED.

Council member Derby asked if all the Mobile Home License Renewals not being questioned could be approved in one motion. Yes, but need to be specific as to which ones you want to approve in the motion.

ITEM 9 C, D, E, F, G, I, J

Motion by Derby seconded by Forrest to approve ITEM 9 C, ITEM 9 D, ITEM 9 E, ITEM 9 F, ITEM 9 G, ITEM 9 I and ITEM 9 J as presented:

- C Consider approval of the Application for Mobile Home License submitted by Jeff and Traci Henry for The Pines Mobile Home Park, 1715 South 15<sup>th</sup> Street, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2021 through February 28, 2022
- D Consider approval of the Application for Mobile Home License submitted by Jeff and Traci Henry for Cottonwood Mobile Home Park, 2405 South 15<sup>th</sup> Street, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2021 through February 28, 2022
- E 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, 2021 through February 28, 2022
- F Consider approval of the Application for Mobile Home License submitted by Mothership Master PropCo KB, LLC, for Mothership Master PropCo KB, LLC (Plattsmouth MHP), 2425 South 15<sup>th</sup> Street, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2021 through February 28, 2022
- G Consider approval of the Application for Mobile Home License submitted by Mothership Master PropCo KB, LLC (HiVue) for Mothership Master PropCo KB, LLC (HiVue), 1023 North 9<sup>th</sup> Street, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2021 through February 28, 2022

- I 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, 2021 through February 28, 2022
- J 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, 2021 through February 28, 2022

ROLL CALL: Yes-Forrest, Riese, Muller, Minahan, Kerns, Clark, Derby and Brookhouser. No-None. Absent-None. Abstain-None. MOTION CARRIED.

#### ITEM 9 H

Council discussed the condition of the property and the actions being taken by the property owner to improve the property. Steve Preston, City Attorney stated the permit could be approved and if the property becomes non-compliant the permit can be revoked. After further discussion, Motion by Kerns seconded by Brookhouser to table consideration of the Application for Mobile Home License submitted by John Jungers, Three Parks LLC for Hill City Mobile Home Park, 504 North 22<sup>nd</sup> Street, Plattsmouth for a period March 1, 2021 through February 28, 2022 until the February 15, 2021 regular City Council meeting giving City Staff time to make contact with the owner and review the situation. ROLL CALL: Yes-Brookhouser, Derby, Clark, Kerns, Minahan, Muller, Riese and Forrest. No-None. Absent-None. Abstain-None. MOTION CARRIED.

#### ITEM 9 K

Motion by Brookhouser seconded by Muller to approve a Memorandum of Understanding (MOU) by and between the City of Plattsmouth and the Sarpy Cass Health Department (SCHD) to permit use of the City of Plattsmouth Emergency Medical Services Department (EMS) to assist SCHD in providing COVID-19 vaccinations at vaccination clinics in Plattsmouth facilities at such times and such locations as may be deemed necessary by SCHD; and authorize the Mayor to execute the MOU. Following discussion, ROLL CALL: Yes-Riese, Clark, Brookhouser, Minahan, Forrest, Derby, Muller and Kerns. No-None. Absent-None. Abstain-None. MOTION CARRIED.

Council member Kerns stated he would be abstaining from any discussion or action on ITEM 9 L and ITEM 9 M due to a Conflict of Interest.

#### ITEM 9 L

Motion by Brookhouser seconded by Riese to approve Invoice #16108 submitted by Kerns Excavating Company in the amount of \$1,250.00 for Water Treatment Plant Lime Lift on 12/28/2020 and authorize payment. ROLL CALL: Yes-Muller, Derby, Brookhouser, Minahan, Clark, Forrest and Riese. No-None. Absent-None. Abstain-Kerns. MOTION CARRIED.



ITEM 9 M

Motion by Forrest seconded by Brookhouser to approve Invoice #16132 submitted by Kerns Excavating Company in the amount of \$850.00 for Snow Hauling for December 2020 and authorize payment. ROLL CALL: Yes-Minahan, Clark, Derby, Forrest, Riese, Muller and Brookhouser. No-None. Absent-None. Abstain-Kerns. MOTION CARRIED.

ITEM 12

8:10 p.m. Motion by Brookhouser seconded by Forrest to adjourn. MOTION CARRIED, on a voice vote.

/s/R. Paul Lambert, Mayor

ATTEST:

/s/Sandra J. Meyer, City Clerk