

PLATTSMOUTH BOARD OF ADJUSTMENT AND EQUALIZATION

April 2, 2012

7:00 p.m.

- 1 Meeting Called to Order by Chairman Michael C. Bowman
- 2 Announce Location of Open Meeting Act and Documents to be discussed at the Meeting
- 3 Pledge of Allegiance
- 4 Roll Call
- 5 Public Hearing: Imposition of a special assessment on real estate at 1908 Lincoln Ave. Plattsmouth, Nebraska 68048 That part of lot 4 in porter place, an addition to the city of Plattsmouth, Cass county, Nebraska, described as follows: commencing at a point in the north line thereof 526 feet west of the northeast corner, thence running west along the north line 404.73 feet, thence south 172 feet to the south line of said lot 4, thence east along the south line of said lot 4, 404.73 feet, thence north parallel with the east line of said lot 4, 172 feet to the place of beginning. together with a permanent easement for ingress and egress to said tract over a strip 20 feet wide adjacent to and south of the north line of said lot 4, commencing at Lincoln avenue and running to the northwest corner of the tract hereby conveyed. a fractional part of lot 4, porter place addition to the city of Plattsmouth, Nebraska, lying in section 24-t12n-r13e and section 19-512n-414e of the 6th p.m., Cass county, being more fully described as follows: referring to sw corner of the nw $\frac{1}{4}$ of the sw $\frac{1}{4}$ of said section 19-12-14, (also the se corner of the ne $\frac{1}{4}$ of the se $\frac{1}{4}$ of said section 24-12-13); thence north 0 degrees e, (assumed bearing), along the section line common to said sections, 750.80 feet to a point on the south line of lot 4 and the true point of beginning; thence n 9 degrees 56 minutes 36 seconds w, along the south line of lot 4, 27.46 feet; thence n 1 degrees 48 minutes 06 seconds e, more or less along an existing fence line, 172.08 feet to a point on the north line of lot 4; thence s 89 degrees 56 minutes 36 seconds e 25.29 feet to a point 3.24 feet east of the section line common to said sections 19 and 24; thence s 0 degrees w parallel with the 3.24 feet east of said common section line 172.00 feet; thence n 89 degrees 56 minutes 36 seconds w, 3.24 feet to the point of beginning and containing 0.11 acres, more or less. said tract also subject to any easements of record resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
- 6 Public Hearing: Imposition of a special assessment on real estate at 315 N 9th Street Plattsmouth, Nebraska 68048 LOTS 5 AND 6 IN BLOCK 9, CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011

- 7 Public Hearing: Imposition of a special assessment on real estate at 314 Avenue B Plattsmouth, Nebraska 68048 LOT 9, BLOCK 14, CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
- 8 Public Hearing: Imposition of a special assessment on real estate at 1100 Block of 17th Avenue Plattsmouth, Nebraska 68048 Lot 12, Hutton's Subdivision, City of Plattsmouth, Cass County, Nebraska resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
- 9 Public Hearing: Imposition of a special assessment on real estate at 429 Main Street Plattsmouth, Nebraska 68048 Lot 4, The West 102 feet of the North half of Lot 5 and all of Lots 8, 9 and 10, Block 31, in the City of Plattsmouth, Cass County, Nebraska resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
- 10 Public Hearing: Imposition of a special assessment on real estate at 209 South 9th Street Plattsmouth, Nebraska 68048 S ½ Lots 5 and 6, Block 41, City of Plattsmouth, Cass County, Nebraska resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
- 11 Adjourn

PLATTSMOUTH CITY COUNCIL

April 2, 2012

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 Mayor Proclamations

6 **CONSENT AGENDA**

A Consider approval of March 19, 2012 City Council Meeting Minutes

B Karen Mier, Director of the Plattsmouth Public Library requests authorization and consent to apply for a grant from the Nebraska State Board of Records for the digitization of The Journal on microfilm

C Consider the Mayor's recommendation of the appointment of John Williams to the Park Board to fill the vacancy created when Jeanie Brookhouser was appointed to the Plattsmouth City Council

D Consider recommendation for approval of a Special Designated License filed by the Knights of the Roundtable for an event at 502 South 18th Street, Plattsmouth NE on May 26, 2012 from 6:00 p.m. to 11:00 p.m.

E Consider approval of claims

7 **UNFINISHED BUSINESS**

A Consider adopting on second reading or consider suspending the statutory requirement for readings on three separate days and adopting on third and final reading: **Ordinance No. 1844- AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA TO AMEND THE PLATTSMOUTH REVISED MUNICIPAL ORDINANCES 2011, BY AMENDING CHAPTER 2, ARTICLE 12, SECTION 2-1202 ENTITLED "MEMBERS; VACANCIES; MEETINGS" AS THE SAME RELATES TO THE CITIZEN ADVISORY REVIEW COMMITTEE OF THE ECONOMIC DEVELOPMENT PROGRAM; TO REPEAL ALL ORDINANCES IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE.**

- B Consider the request of the Plattsmouth Main Street Association for closure of Main Street from 3rd Street to 7th Street and adjacent streets including 4th, 5th, and 6th from Avenue A to 1st Avenue for the purpose of conducting the Fourth Annual Motorcycles on Main Show and Shine and the Second Annual Rhino Run Safety Rally on Saturday, May 19, 2012 between the hours of 10:00 a.m. to 11:00 p.m.
- C Consider **RESOLUTION NO. 12-004: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA AUTHORIZING THE TEMPORARY USE OF THE STATE HIGHWAY SYSTEM FOR A SPECIAL EVENT SUBJECT TO THE REQUIREMENTS OF THE NEBRASKA DEPARTMENT OF ROADS**
- D Consider **RESOLUTON NO. 12-010: OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA (CITY) TO AUTHORIZE AMENDMENTS TO THE PLATTSMOUTH MAIN STREET FAÇADE IMPROVEMENT PROGRAM FOR COMMERCIAL PROPERTIES WITHIN THE PLATTSMOUTH MAIN STREET HISTORIC DISTRICT FUNDED BY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS GRANTED TO THE CITY BY THE NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT (NDED)**
- E Consider for approval Amendment No. 2 to Task Order No. 1-Plattsmouth Flood Control Study increasing the contract by a not to exceed amount of \$11,400.00 for the amendment, with a total contract amount not to exceed \$97,771.00 and authorize the Mayor to execute the Amendment
- F Consider for approval Amendment No. 2 to Task Order No. 2-Plattsmouth Flood Control Study increasing the contract by a not to exceed amount of \$11,400 for the amendment, with a total contract amount not to exceed \$112,230.00 and authorize the Mayor to execute the Amendment

8 NEW BUSINESS

- A Discussion with Steven W. Perry, PE of Olmsted & Perry Consulting Engineers Inc., City Engineer, regarding the Westside Commercial Subdivision Sewage Pumping Station Project and consider authorizing the publication of a notice for sealed bids.
- B Public Hearing: Concerning a Engineering Report for construction of **Sewer Separation Phase 2** as required for State Revolving Loan Funding from the Nebraska Department of Environmental Quality and other funding Agencies. The purpose of this public hearing is to discuss the Preliminary Engineering Report and the potential impact to the existing sewer rates and debt service. All local citizens and any other interested parties, governmental agencies or groups are encouraged to comment.
- C Discussion with Chris Koenig, Consulting Engineer, HDR Inc., regarding the construction of Sewer Separation Phase 2, and consider authorizing the publication of a notice for sealed bids

- D Consider **RESOLUTION NO. 12-005: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 1908 LINCOLN AVENUE, PLATTSMOUTH, NEBRASKA**
- E Consider **RESOLUTION NO. 12-006: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 315 NORTH 9TH STREET, PLATTSMOUTH, NEBRASKA**
- F Consider **RESOLUTION NO. 12-007: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 1100 BLOCK OF 17TH AVENUE, PLATTSMOUTH, NEBRASKA**
- G Consider **RESOLUTION NO. 12-008: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 429 MAIN STREET, PLATTSMOUTH, NEBRASKA**
- H Consider **RESOLUTION NO. 12-009: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 209 SOUTH 9TH STREET, PLATTSMOUTH, NEBRASKA**
- I Charles Jones, Plattsmouth Main Street Association Executive Director-presentation on the Entertainment Plaza Events that are currently on the calendar and possible funding sources
- J Consider a Closed Session for the protection of the public interest to discuss property negotiations for storm drainage in the area of U.S. Highway 75 and Avenue B; to discuss negotiations with the Rural Fire Board; negotiations with Cass County Rural Water District 1; and notice of Tort Claim submitted on behalf of Cass County Bank regarding property located at 1003 Chicago Avenue, Plattsmouth, NE
- K Receive Notice of a Tort Claim submitted on behalf of Cass County Bank regarding property located at 1003 Chicago Avenue, Plattsmouth, NE

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