

PLATTSMOUTH CITY COUNCIL

April 15, 2013

7:00 p.m.

- 1 Meeting Called to Order by Plattsmouth City Council President Pat Dugan
- 2 Announce Location of Open Meetings Act and Documents to be Discussed at the Meeting
- 3 Roll Call
- 4 Citizens Delegation
- 5 Mayor Proclamations
 - A April 14 - 20, 2013 National Library Week
- 6 **CONSENT AGENDA**
 - A Consider approval of March 18, 2013 CORRECTED City Council Meeting Minutes
 - B Consider approval of the April 1, 2013 City Council Meeting Minutes
 - C Consider recommendation of approval of a Special Designated License filed by KRT Land Co. for a Chamber of Congress Business Expo being held at the St. John the Baptist School gym, 520 South 18th Street, Plattsmouth on May 15, 2013 from 12:00 p.m. to 11:59 p.m.
 - D Consider approval of claims
- 7 **UNFINISHED BUSINESS**
 - A Consider approval of Pay Application No. 3-Final submitted by Layne Christensen for the Well No. 8 Construction Project in the amount of \$1,000.00 and authorize the Council President to execute Pay Application No. 3-Final
- 8 **NEW BUSINESS**
 - A Consider a request for Budget Amendment for Community Development Block Grant (CDBG) #09-DTR-101: Downtown Revitalization Phase II and authorize the City Council President to execute the Budget Amendment
 - B Consider a request for a Contract Extension for Community Development Block Grant (CDBG) #09-DTR-101: Downtown Revitalization Phase II and authorize the City Council President to execute the Contract Extension

- C Consider approval of the Plattsmouth CDBG Program Grant No. 12-HO-6046 Housing Rehabilitation Management Services Contract by and between the City of Plattsmouth, Nebraska and the Southeast Nebraska Development District and authorize the City Council President to execute the contract
- D Consider approval of the Professional Services Contract Between the City of Plattsmouth, Nebraska and The Southeast Nebraska Development District (SEND) for “Lead Paint Hazards-Screen and Clearance Examination” and authorize the City Council President to execute the contract
- E PUBLIC HEARING: Hear public comments regarding an application submitted by Doug Keeler for rezoning from GC (General Commercial) to PUD 1-R3 (Planned Unit Development 1/Urban Residential High-Density) on property located southeast of the intersection of Highway 75 and First Avenue, legally described as Tax Lot 83, except Sublot 1 of Tax Lot 83, and Plattsmouth City Outlots 74 West of Railroad
- F Consider first reading of **ORDINANCE NO. 1858: AN ORDINANCE TO AMEND THE CITY OF PLATTSMOUTH LAND DEVELOPMENT ORDINANCE BY CHANGING CERTAIN BOUNDARIES FROM GENERAL COMMERCIAL DISTRICT (GC) TO URBAN RESIDENTIAL HIGH DENSITY DISTRICT (R-3) SUBJECT TO PLANNED UNIT DEVELOPMENT 1 OVERLAY (PUD-1); TO AMEND THE CITY’S OFFICIAL ZONING MAP; TO REPEAL ALL ORDINANCES OF THE CITY IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE**
- G PUBLIC HEARING: Hear public comments regarding an application submitted by Doug Keeler for rezoning from GC (General Commercial) to PUD 2-R3 (Planned Unit Development 2/Urban Residential High-Density) on property located southeast of the intersection of Highway 75 and First Avenue, legally described as Tax Lot 83, except Sublot 1 of Tax Lot 83, and Plattsmouth City Outlots 74 West of Railroad
- H Consider first reading of **ORDINANCE NO. 1859: AN ORDINANCE TO AMEND THE CITY OF PLATTSMOUTH LAND DEVELOPMENT ORDINANCE BY CHANGING CERTAIN BOUNDARIES FROM GENERAL COMMERCIAL DISTRICT (GC) TO URBAN RESIDENTIAL HIGH DENSITY DISTRICT (R-3) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY (PUD-2); TO AMEND THE CITY’S OFFICIAL ZONING MAP; TO REPEAL ALL ORDINANCES OF THE CITY IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE**
- I PUBLIC HEARING: Hear public comments regarding an application submitted by Doug Keeler for a Special Use Permit for General Offices in a R3 Zoning District on property located southeast of the intersection of Highway 75 and First Avenue, legally

described as Tax Lot 83, except Sublot 1 of Tax Lot 83, and Plattsmouth City Outlots 74 West of Railroad

- J Consider directing the preparation of a resolution for the approval or denial of the request for a special use permit by Doug Keeler for General Offices in a R3 Zoning District on property located southeast of the intersection of Highway 75 and First Avenue, legally described as Tax Lot 83, except Sublot 1 of Tax Lot 83, and Plattsmouth City Outlots 74 West of Railroad, with specified findings of fact based on the evidence as applied to the zoning ordinance guidelines
- K PUBLIC HEARING: Hear public comments regarding an application submitted by Doug Keeler for a Special Use Permit for Corporate Offices in a R3 Zoning District on property located southeast of the intersection of Highway 75 and First Avenue, legally described as Tax Lot 83, except Sublot 1 of Tax Lot 83, and Plattsmouth City Outlots 74 West of Railroad
- L Consider directing the preparation of a resolution for the approval or denial of the request for a special use permit by Doug Keeler for Corporate Offices in a R3 Zoning District on property located southeast of the intersection of Highway 75 and First Avenue, legally described as Tax Lot 83, except Sublot 1 of Tax Lot 83, and Plattsmouth City Outlots 74 West of Railroad
- M PUBLIC HEARING: Hear public comments regarding a redevelopment plan entitled **“Redevelopment Plan U.S. Highway 75 and Osage Ranch Road Redevelopment Area 2013”** which has been prepared for redevelopment of the following described real estate: **Tax Lot 74, an Administrative Subdivision of a part of the SW ¼ of the NE ¼ of Section 24-T12N-R13E of the 6th P.M., Cass County, Nebraska**, as surveyed, platted, and recorded (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
- N Consider RESOLUTION NO. 13-020: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, APPROVING A REDEVELOPMENT PLAN ENTITLED “U.S. HIGHWAY 75 AND OSAGE RANCH ROAD REDEVELOPMENT AREA 2013.”
- O Consider the request of Russ and Kimberly Kathol for a 150 day extension on the June 25, 2012 Main Street Façade Improvement Program Loan/Grant Agreement by and between the City of Plattsmouth and Russell and Kimberly Kathol
- P Consider a request to obligate Community Development Block Grant (CDBG) 09-DTR-101 funds as a conditional loan and/or grant for 122 South 6th Street for \$55,000.00

- Q Consider a request to obligate Community Development Block Grant (CDBG) 09-DTR-101 funds as a conditional loan and/or grant for 522 and 526 Main Street for \$55,000.00
- R Consider a request to obligate Community Development Block Grant (CDBG) 09-DTR-101 funds as a conditional loan and/or grant for 521 Main Street for \$44,745.00
- S Consider a request to obligate Community Development Block Grant (CDBG) 09-DTR-101 funds as a conditional loan and/or grant for 402 Main Street for \$44,860.00
- T Consider a request to obligate Community Development Block Grant (CDBG) 09-DTR-101 funds as a conditional loan and/or grant for 518/520 Main Street for \$43,550.00
- U PUBLIC HEARING: Hear public comments regarding an application for a Class C Liquor License submitted by Jeffery Orr II and Heather N. Orr dba Main Street Bar & Grill, 226 Main Street, Plattsmouth, Nebraska
- V Consider a recommendation to the Nebraska Liquor Control Commission regarding the Nebraska Liquor Control Commission Application for Class C Liquor License from Jeffery Orr II and Heather N. Orr dba Main Street Bar & Grill, 226 Main Street, Plattsmouth, Nebraska
- W Consider **RESOLUTION NO. 13-013: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 721 AVENUE E, PLATTSMOUTH, NEBRASKA**
- X Consider **RESOLUTION NO. 13-014: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 611 13th AVENUE, PLATTSMOUTH, NEBRASKA**
- Y Consider **RESOLUTION NO. 13-015: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 1002 LINCOLN AVENUE, PLATTSMOUTH, NEBRASKA**
- Z Consider **RESOLUTION NO. 13-016: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 1904 LINCOLN AVENUE #35, PLATTSMOUTH, NEBRASKA**
- AA Consider **RESOLUTION NO. 13-017: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 318 HILLCREST DRIVE, PLATTSMOUTH, NEBRASKA**
- BB Consider **RESOLUTION NO. 13-018: A RESOLUTION OF THE CITY COUNCIL**

**OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING
THE REAL ESTATE LOCATED AT 314 SOUTH 10th STREET,
PLATTSMOUTH, NEBRASKA**

- CC Consider **RESOLUTION NO. 13-019: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 611 13th AVENUE, PLATTSMOUTH, NEBRASKA**
- DD Consider authorizing publishing notice and soliciting sealed bids for the purchase of a portable emergency electric generator system primarily for water and wastewater systems, including sanitary sewer lift stations, and other uses
- EE Consider authorizing publishing notice and soliciting sealed bids for the repair and/or replacement of the roof at City Hall, 136 N. 5th Street, Plattsmouth NE
- FF Consider for approval an agreement between the City of Plattsmouth and Four Star Laundry, 1310 South 15th Street, Plattsmouth for the purpose of Janitorial Services at the Plattsmouth Community Center at a cost of \$45.00 per day (\$16,065.00 annually) plus \$15.00 per hour of additional labor for special events and authorize the City Council President to execute the agreement contingent on the City receiving proof of Four Star Laundry's insurance
- GG Consider approval of an Event Permit Application submitted by Shannon Gier-Captain for Relay for Life Team Thundering Herd to hold an event (Cass County Bark for Life) at Rhylander Park on Saturday, June 1, 2013 from 8:00 a.m. to 12:00 p.m. contingent on the Certificate of Liability Insurance naming the City of Plattsmouth as additionally Insured in the amount of \$1,000,000.00
- HH Consider approval of an Event Permit Application submitted by Charles Jones, Executive Director of Plattsmouth Main Street Association to hold the 5th Annual Motorcycles-On-Main on Saturday, June 8, 2013 from 3:00 p.m. to 10:00 p.m. contingent on the Certificate of Liability Insurance naming the City of Plattsmouth as additionally Insured in the amount of \$1,000,000.00
- II Receive with regrets the resignation of Robert Clancy from the Plattsmouth Bridge Commission
- JJ Receive with regrets the resignation of James J. Olmsted, P.E. as the City of Plattsmouth Street Superintendent
- 9 City Administrator Communication
- 10 Mayor and City Council Communication
- 11 Adjourn