

PLATTSMOUTH CITY COUNCIL

April 21, 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 April 7, 2025 City Council Meeting Minutes
 - B Consider Contractor's Application for Payment No. 23 submitted by Strand Associates on behalf of Hawkins Construction Company in the amount of \$1,512,280.75 for work completed from March 1 to 31, 2025 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. 23
 - C Consider approval of Change Order No. 8 submitted by Strand Associates on behalf of Hawkins Construction Company which includes four (4) items for a total increase of \$20,341.75 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. 8
 - D Consider Contractor's Application for Payment No. 18 submitted by Strand Associates on behalf of Valley Corporation in the amount of \$270,172.22 for work completed from March 2 to April 2, 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. 18
 - E Consider Contractor's Application for Payment No. 8 submitted by Strand Associates on behalf of Valley Corporation in the amount of \$26,579.82 for work completed from March 2 to April 2, 2025 for the Sanitary Sewer Rehabilitation-Lincoln Avenue Project and authorize the Mayor to execute Application for Payment No. 8

- F Consider Contractor's Application for Payment No. 4 submitted by Olsson on behalf of Armodus LLC in the amount of \$55,563.75 for the AMI Water Meter Replacement Project and authorize the Mayor to execute Application for Payment No. 4
- G Consider Contractor's Application for Payment No. 4 submitted by Olsson on behalf of Lobato Construction in the amount of \$130,509.52 for 2024 Street Improvement Projects and authorize the Mayor to execute Application for Payment No. 4
- H Consider approval of Change Order No. 3 submitted by Olsson on behalf of Lobato Construction LLC for additional contract time and a total increase of \$183,725.50 for additional work completed on 7th St., 8th St., 15th St. and 22nd St. to the Plattsmouth 2024 Street Improvement Project and authorize the Mayor to execute Change Order No. 3
- I Consider Contractor's Application for Payment No. 5 submitted by Olsson on behalf of Lobato Construction in the amount of \$127,477.73 for 2024 Street Improvement Projects and authorize the Mayor to execute Application for Payment No. 5
- J Consider the Mayor's recommendation of the appointment of Nicole Clark to the Plattsmouth Housing Authority for a term running from May 1, 2025 to May 1, 2030, replacing George Eledge, whose term ends May 1, 2025
- K Accept the resignation of Ronald Haskett from the Plattsmouth Housing Authority
- L Consider the Mayor's recommendation of the appointment of Debra Tschirren to the Plattsmouth Housing Authority to fill a vacancy with a five (5) year term expiring 05/2030
- M Receive Treasurer's Report
- N Consider approval of claims

8 UNFINISHED BUSINESS

- A Consider approval of plans, specifications, and engineers cost estimate for the City RV Park and Campground Project (2019 FEMA Flood Recovery project #101799 – Alternate Projects)
- B Consider authorizing the solicitation of bids for the City RV Park and Campground Project (2019 FEMA Flood Recovery project #101799 – Alternate Projects) in accordance with plans and specifications

- C Consider approval of plans, specifications, and engineers cost estimate for the 10th Street Pavement Reconstruction Project (2019 FEMA Flood Recovery project #101799 – Alternate Projects)
- D Consider authorizing the solicitation of bids for the 10th Street Pavement Reconstruction Project (2019 FEMA Flood Recovery project #101799 – Alternate Projects) in accordance with plans and specifications
- E Consider approval of plans, specifications, and engineers cost estimate for the Community Center Roof Replacement Project (Olsson Work Order #6) contingent upon review and approval by the City’s insurance company
- F Consider authorizing the solicitation of bids for the Community Center Roof Replacement Project (Olsson Work Order #6) in accordance with plans and specifications as approved by the City’s insurance company

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 part of the West half of the NE ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, lying SW of 6th St. right-of-way
 2. A permanent water main easement located on part of Lot 4 in the NW ¼ of the SE ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska. A temporary construction easement located on part of Lot 4, lying West of 6th St., in the NW ¼ of the SE ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska
 3. A temporary construction easement located on the North 15 feet of the West 25 feet of Lot 11 in Block 12 of Duke’s Addition to the City of Plattsmouth, Nebraska
 4. A temporary construction easement located on part of Lot 5 and Lot 6 in Block 12 of Duke’s Addition to the City of Plattsmouth, Nebraska
 5. A permanent water main easement located on the South 15 feet of the North 75 feet that parcel as recorded in Book 120 of Deeds page 388 and Book 128 of Deeds page 599 and Book 032 of General page 832; in the NE ¼ of the NE ¼ of Section 3, Township 12 North, Range 13 East of the 6th P.M., City of

Plattsmouth, Cass County, Nebraska, also known as Lot 2 of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 3. A permanent water main easement located on part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska. A temporary construction easement located on the South 45 feet of the North 60 feet of part of Lot 2 in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, lying South of the public right of way. A temporary construction easement located on the North 60 feet of property described as that part of the West 54 rods of the North 34 rods of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, lying South of the road right of way

6. A permanent water main easement located on part of the NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska as recorded in Book 32 page 832 and Book 182 of Deeds page 573. A temporary construction easement located on part of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska
7. A permanent water main easement located on the North 20 feet of that parcel as recorded in Book 134 page 411 in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska. A permanent water main easement located on the West 20 feet of the East 53 feet lying South of Tax Lot 58, and that part of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska. A temporary construction easement located on the South 20 feet of the North 40 feet of a tract described in a Joint Tenancy Warranty Deed filed in Book 134 page 411 and located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska. A temporary construction easement located on part of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska
8. A permanent water main easement located on the West 20 feet of the East 53 feet of Tax Lot 58, an administrative subdivision, in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska
9. A permanent watermain easement located on the West 35 feet of the East 68 feet of Sublot 1 of Lot 41, an administrative subdivision in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska. A permanent water main easement located on the West 35 feet of the East 68 feet of Sublot 2 of Lot 41, an

administrative subdivision in the SE ¼ of the NW ¼ of Section 11, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska. A temporary construction easement located on the West 25 feet of the East 93 feet of Sublot 1 of Lot 41 in the SE ¼ of the NW ¼ of Section 11, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska. A temporary construction easement located on the West 25 feet of the East 93 feet of Sublot 2 of Lot 41 in the SE ¼ of the NW ¼ of Section 11, Township 12 North, Range 13 East of the 6th P.M., 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 Rosemary Parriott and Stanley W. Wolski Jr. for the acquisition of a temporary construction easement located on part of the West half of the NE ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, lying SW of 6th St. right-of-way
2. Purchase agreement between the City of Plattsmouth and Rosemary Parriott and Stanley W. Wolski Jr. for the acquisition of a permanent water main easement located on part of Lot 4 in the NW ¼ of the SE ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska and a temporary construction easement located on part of Lot 4, lying West of 6th St., in the NW ¼ of the SE ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska
3. Purchase agreement between the City of Plattsmouth and Kevin M. Tilson and Cari E. Tilson for the acquisition of a temporary construction easement located on the North 15 feet of the West 25 feet of Lot 11 in Block 12 of Duke's Addition to the City of Plattsmouth, Nebraska
4. Purchase agreement between the City of Plattsmouth and Markeeta M. Knoernschild and Paul E. Knoernschild for the acquisition of a temporary construction easement located on part of Lot 5 and Lot 6 in Block 12 of Duke's Addition to the City of Plattsmouth, Nebraska
5. Purchase agreement between the City of Plattsmouth and Jerry G. Bethel for the acquisition of a permanent water main easement located on the South 15 feet of the North 75 feet that parcel as recorded in Book 120 of Deeds page 388 and Book 128 of Deeds page 599 and Book 032 of General page 832; in the NE

¼ of the NE ¼ of Section 3, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska, also known as Lot 2 of the NE ¼ of the NE ¼ of said Section 3; a permanent water main easement located on part of the NW ¼ of the NW ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska; a temporary construction easement located on the South 45 feet of the North 60 feet of part of Lot 2 in the NE ¼ of the NE ¼ of Section 3, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, lying South of the public right of way and a temporary construction easement located on the North 60 feet of property described as that part of the West 54 rods of the North 34 rods of the NW ¼ of the NW ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, lying South of the road right of way

6. Purchase agreement between the City of Plattsmouth and Jerry G. Bethel for a permanent water main easement located on part of the NW ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska as recorded in Book 32 page 832 and Book 182 of Deeds page 573 and a temporary construction easement located on part of the East ½ of the NW ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska
7. Purchase agreement between the City of Plattsmouth and Jerry G Bethel for a permanent water main easement located on the North 20 feet of that parcel as recorded in Book 134 page 411 in the NW ¼ of the SE ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska; a permanent water main easement located on the West 20 feet of the East 53 feet lying South of Tax Lot 58, and that part of the East ½ of the SW ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska; a temporary construction easement located on the South 20 feet of the North 40 feet of a tract described in a Joint Tenancy Warranty Deed filed in Book 134 page 411 and located in the NW ¼ of the SE ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska and a temporary construction easement located on part of the East ½ of the SW ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska
8. Purchase agreement between the City of Plattsmouth and Jerry L. Bethel for a permanent water main easement located on the West 20 feet of the East 53 feet of Tax Lot 58, an administrative subdivision, in the SE ¼ of the SW ¼ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska
9. Purchase agreement between the City of Plattsmouth and Wendl Properties LLC for a permanent watermain easement located on the West 35 feet of the East 68 feet of Sublot 1 of Lot 41, an administrative subdivision in the SE ¼ of the NW ¼ of Section 11, Township 12 North, Range 13 East of the 6th P.M.,

City of Plattsmouth, Cass County, Nebraska; a permanent water main easement located on the West 35 feet of the East 68 feet of Sublot 2 of Lot 41, an administrative subdivision in the SE ¼ of the NW ¼ of Section 11, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska; a temporary construction easement located on the West 25 feet of the East 93 feet of Sublot 1 of Lot 41 in the SE ¼ of the NW ¼ of Section 11, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska and a temporary construction easement located on the West 25 feet of the East 93 feet of Sublot 2 of Lot 41 in the SE ¼ of the NW ¼ of Section 11, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska

- C Consider a Right-of-Entry Access, Building Removal, and Grading Agreement with Ronald Ballinger and authorize the Mayor to execute the same (2019 Flood Recovery Project PW#88690 – Water Supply System Project)
- D Consider Resolution 25-005: **A RESOLUTION OF THE CITY OF PLATTSMOUTH AMENDING THE STANDARDS OF CONDUCT AT A SATELLITE LOCATION ALLOWING A DIGITAL-ON-PREMISES TICKET AT ITS OUTLET LOCATIONS.**
- E Consider an amendment to the Subdivision Agreement between the City of Plattsmouth and Melvin Sudbeck Homes Inc. for infrastructure improvements for Meadow Heights Subdivision

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