

PLATTSMOUTH CITY COUNCIL

May 5, 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 APPOINTMENT
 - A Receive, with regrets, the resignation of Adam Denio, Building and Zoning Administrator.
 - B Consider approval of the Mayor's recommendation of the appointment of Michael J. Jensen as the Building and Zoning Administrator
- 8 **CONSENT AGENDA**
 - A Consider approval of the April 21, 2025 City Council Meeting Minutes
 - B Consider a License and Management Agreement by and between the City of Plattsmouth, a Nebraska municipal corporation and Historic Downtown Plattsmouth Association (HDPa) a Nebraska nonprofit corporation for the 2025 Events Scheduled in the 4th Street Entertainment Plaza and authorize the Mayor to execute License Agreement
 - C Consider a License and Management Agreement by and between the City of Plattsmouth, a Nebraska municipal corporation and Plattsmouth Select Baseball, a Nebraska nonprofit corporation for 2025 Baseball Season and authorize the Mayor to execute License Agreement
 - D Consider a License and Management Agreement by and between the City of Plattsmouth, a Nebraska municipal corporation and Plattsmouth Swim Team, a Nebraska nonprofit corporation for 2025 Swim Season from May 27, 2025 to June 27, 2025 and authorize the Mayor to execute License Agreement

- E Consider Contractor's Application for Payment No. 5 submitted by Strand Associates on behalf of Neuvirth Construction Inc. in the amount of \$250,209.00 for work completed from April 1 to April 30, 2025 for the New Wastewater Treatment Plant 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. 5
- F Consider Contractor's Application for Payment No. 4 submitted by Strand Associates on behalf of Yost Excavating Inc. in the amount of \$88,175.21 for work completed from March 29 to April 24, 2025 for the Plattsmouth Water Supply Contract W1 – Clearing & Grading (2019 FEMA Flood Recovery project #88690 – Water Supply System Project) and authorize the Mayor to execute Contractor's Application for Payment No. 4
- G Consider approval of Change Order No. 3 submitted by Strand Associates on behalf of Yost Excavating Inc. which includes three (3) items for a total increase of \$11,902.00 for the Plattsmouth Water Supply Contract W1 – Clearing & Grading (2019 FEMA Flood Recovery project #88690 – Water Supply System Project) and authorize the Mayor to execute Change Order No. 3
- H Consider approval of Work Change Directive No. 19 submitted by Strand Associates for a total increase of \$56,557.00 for the New Wastewater Treatment Plant Contract 2 (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Work Change Directive No. 19
- I Consider approval of Work Change Directive No. 20 submitted by Strand Associates for a total increase of \$65,959.00 for the New Wastewater Treatment Plant Contract 2 (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Work Change Directive No. 20
- J Consider Contractor's Application for Payment No. 5 submitted by Olsson on behalf of Armodus LLC in the amount of \$83,136.16 for the AMI Water Meter Replacement Project and authorize the Mayor to execute Application for Payment No. 5
- K Consider approval of claims

9 **UNFINISHED BUSINESS**

- A Consider approval of Contract and Notice to Proceed with Valley Corporation for Plattsmouth Water Supply Contract W3 – Water Transmission Main (2019 FEMA Flood Recovery project #88690 – Water Supply System Project) and authorize the Mayor to execute the contract documents

10 **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 permanent water main easement located on the North 20 feet of Tax Lot 59 in 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
 2. A permanent water main easement located on the North 20 feet of that parcel as recorded in instrument number 2023-04300 in 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 40 feet of the North 60 feet of property described as the East 874.5 feet of the West 1765.5 feet of the NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska
 3. A permanent water main easement located on part of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, 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 the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, 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 The Estate of Javez St. John and c/o Wayne Stohlmann, executor, for the acquisition of a permanent water main easement located on the North 20 feet of Tax Lot 59 in 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
 2. Purchase agreement between the City of Plattsmouth and The Estate of Javez St. John, c/o Wayne Stohlmann, executor, Glennia J. Sand, Sterling Sand, Judy K. Stohlmann and Wayne Stohlmann for the acquisition of a permanent water main easement located on the North 20 feet of that parcel as recorded in instrument number 2023-04300 in 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 and

a temporary construction easement located on the South 40 feet of the North 60 feet of property described as the East 874.5 feet of the West 1765.5 feet of the NW 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 Martha F. Baumgart for the acquisition of a permanent water main easement located on part of the East ½ of the NW ¼ of the NE ¼ of Section 14, 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 the East ½ of the NW ¼ of the NE ¼ of Section 14, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska

C Consider approval of Invoice #18491 submitted by Kerns Excavating Company in the amount of \$7,898.50 for replacing a valve and fire hydrant on Avenue B and 8th Street and authorize payment

D Consider vacation of an alley north and south between 655 N 16th Street and 613 N 16th Street, Plattsmouth, NE 68048 legally described as; ORCHARD HILL ADD LOT 1R BLK 4, ORCHARD HILL ADD LOT 29 BLK 4, ORCHARD HILL ADD LOT 28 BLK 4, ORCHARD HILL ADD LOTS 21 - 27 BLK 4, ORCHARD HILL ADD LOTS 19 & 20 BLK 4, and ORCHARD HILL ADD LOTS 17 -18 & 1/2 VAC ELM ST BLK 4 and direct City Staff to draft an ordinance executing the same

E Consider Ordinance No. 2031: **AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA TO ESTABLISH WAGES, SALARIES AND BENEFITS FOR NON-UNION CITY EMPLOYEES AND APPOINTED OFFICIALS MAY 1, 2025; TO REPEAL ORDINANCE NO. 2024 AND ALL ORDINANCES IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE**

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