

A regular meeting of the Mayor and City Council of the City of Columbus, Nebraska was convened in open and public session on June 4, 2012 at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on May 30, 2012, with a copy of the proof of publication being on file in the office of the City Clerk. Notice of this meeting was given simultaneously to the Mayor and members of the City Council, with a copy of the acknowledgement of receipt of notice being on file in the office of the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and City Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

**STATEMENT OF COMPLIANCE WITH OPEN MEETINGS ACT:** Mayor Moser read the following statement: "In compliance with the Open Meetings Act, Legislative Bill 898, Second Session Ninety-Ninth Legislature of Nebraska, a current copy of the Act is posted in this meeting room".

**ROLL CALL:** Present were Mayor Michael Moser and Council Members Beth Augustine-Schulte, Charlie Bahr, Ron Bogus, Jim Bulkley, Rich Jablonski, John Lohr and Terry Reardon. Council Member Ron Schilling was absent and excused.

City staff members present included City Administrator Joseph Mangiamelli, City Clerk Linda Walters, City Engineer David Goedeken, Finance Director Anne Kinnison, Police Chief William Gumm, City Attorney Steve Hansen, Fire Chief Dean Hefti and Public Property Director Doug Moore.

**PRAYER:** Mayor Moser asked all to rise and Council President Bogus led in prayer.

**NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE:** Mayor Moser asked all to remain standing and join him in the National Anthem and Pledge of Allegiance.

**CONSENT AGENDA:** City Administrator Mangiamelli stated that the following items are considered routine by the City Council and will be enacted by one motion. He pointed out that there will be no separate discussion of these items unless a City Council Member or a citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

- A. Approval of minutes of the May 21, 2012, Board of Equalization meeting and City Council meeting.
- B. Approval of Title III-B and III-C grant funding from Northeast Nebraska Area Agency on Aging for activities and meals at Senior Center.
- C. Approval of amendment to contract for Phase III Comprehensive Revitalization activities (10-CR-006) with Northeast Nebraska Economic Development District for extension of target area.

- D. Approval of award of low quote to Rehab Systems, Inc. in the amount of \$22,000 for ongoing sewer manhole rehabilitation work.
- E. Approval of award of low quote to HD Supply Waterworks in the amount of \$22,885.40 for ten fire hydrants, valves and valve boxes for hydrant replacement program.
- F. Approval of appointment of Ron Bogus, John F. Lohr and Ron Schilling to Joint City/County Committee.
- G. Approval of payroll and bills on file. 06/08/2012 Payroll 496,190.47; Landmark Title & Escrow Inc. – Acquisition 763.00 TOTAL 496,953.47.

Moved by Bogus, seconded by Reardon, Item F., Approval of appointment of Ron Bogus, John F. Lohr and Ron Schilling to the Joint City/County Committee, be removed from the consent agenda. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted “Aye” and none voted “Nay”. Council Member Schilling was absent. Motion carried. Moved by Bogus, seconded by Jablonski, the items on the consent agenda, with the exception of Item F., being routine in nature, be approved as presented. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted “Aye” and none voted “Nay”. Council Member Schilling was absent. Motion carried.

**PUBLIC HEARING – APPLICATION TO THE DEPARTMENT OF ECONOMIC DEVELOPMENT FOR A NEBRASKA AFFORDABLE HOUSING GRANT FOR AFFORDABLE HOUSING ACTIVITIES IN THE AMOUNT OF \$500,000:** The Affidavit of Publication and Notice of Hearing were presented on the application to the Department of Economic Development for a Nebraska Affordable Housing Grant for affordable housing activities in the amount of \$500,000 (\$425,000 for development of a housing subdivision for Phase II of the New Neighborhood Initiative, \$35,000 for housing management costs and \$40,000 for general administration). A memorandum was also presented from Lisa Hurley, Northeast Nebraska Economic Development District (NENEDD), submitting detailed information and a recommendation that the application for Phase II of the New Neighborhood Initiative Grant be approved. It was noted that the total project is \$963,000 with matching funds of \$483,000 being provided by local resources, including \$25,000 from the City of Columbus. City Administrator Mangiamelli referred to a handout of the proposed plat of the area as well as an aerial photo and pointed out that this land is northeast of Centennial School. Mangiamelli explained that the total project cost is \$983,000 as opposed to \$963,000 and asked that the Council amend the resolution to reflect this cost. Mayor Moser pointed out that Phase II is approximately half the size of Phase I and Roger Nadrchal, Executive Director of NeighborWorks Northeast Nebraska, explained that this is due to a downturn in the economy as well as the fact there are less resources available. No one appeared in opposition. Moved by Bogus, seconded by Augustine-Schulte, the public hearing be closed. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted “Aye” and none voted “Nay”. Council Member Schilling was absent. Motion carried.

**RESOLUTION NO. R12-57 WAS INTRODUCED BY COUNCIL MEMBER LOHR.****RESOLUTION NO. R12-57****ADOPTED: JUNE 4, 2012**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA AUTHORIZING THE MAYOR TO SIGN THE APPLICATION TO THE NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR NEBRASKA AFFORDABLE HOUSING FUNDS, A COPY OF WHICH IS ATTACHED HERETO; PROVIDING FOR THE MAYOR TO EXECUTE THE SAME.

City Administrator Mangiamelli referred to the resolution and pointed out that if the Council concurs, the dollar amount of \$963,000 should be changed to \$983,000. Moved by Lohr, seconded by Bulkley, Resolution No. R12-57 be passed and adopted as amended to reflect the dollar amount of \$983,000. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted "Aye" and none voted "Nay". Council Member Schilling was absent. Motion carried.

**PUBLIC HEARING – APPLICATION TO DEPARTMENT OF ECONOMIC DEVELOPMENT OF NEBRASKA FOR COMMUNITY DEVELOPMENT BLOCK GRANT FOR COMPREHENSIVE REVITALIZATION ACTIVITIES IN THE AMOUNT OF \$175,000:**

The Affidavit of Publication and Notice of Hearing were presented on the application to the Department of Economic Development of Nebraska for a Community Development Block Grant for comprehensive revitalization activities in the amount of \$175,000 (\$138,000 for single family purchase/rehabilitation/resale of five single family properties; \$25,000 for housing management and lead based activities; and \$12,000 for general administration). A memorandum was also presented from Lisa Hurley, Northeast Nebraska Economic Development District, submitting detailed information and a recommendation that the application for a Comprehensive Revitalization Grant be accepted. It was noted that the City of Columbus will provide \$163,000 in water and sewer improvements in the targeted area. No one spoke regarding this issue and no one appeared in opposition. Moved by Bogus, seconded by Bulkley, the public hearing be closed. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted "Aye" and none voted "Nay". Council Member Schilling was absent. Motion carried.

**RESOLUTION NO. R12-58 WAS INTRODUCED BY COUNCIL MEMBER BAHR.****RESOLUTION NO. R12-58****ADOPTED: JUNE 4, 2012**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA AUTHORIZING THE MAYOR TO SIGN THE APPLICATION TO THE NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR NEBRASKA COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, A COPY OF WHICH IS ATTACHED HERETO; PROVIDING FOR THE MAYOR TO EXECUTE THE SAME.

Moved by Bahr, seconded by Lohr, Resolution No. R12-58 be passed and adopted. In response to Council President Bogus, City Administrator Mangiamelli said these funds will be spent in low to middle income areas that have been identified in the City. Roger Nadrchal explained that this program is publicized in the Columbus Telegram as well as the Area Choice. Nadrchal also explained that NeighborWorks will purchase a home in the targeted area, bring the home up to standards and provide down payment assistance to individuals who qualify. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted "Aye" and none voted "Nay". Council Member Schilling was absent. Motion carried.

**PLANS, SPECIFICATIONS AND ESTIMATE OF COSTS FOR WATER MAIN REPLACEMENT 2012 PROJECT:**

A memorandum was presented from City Engineer Goedeken submitting detailed information and a staff recommendation to approve the plans, specifications and estimate of costs for the Water Main Replacement 2012 Project at an estimated cost of \$85,000 and authorize city staff to advertise for bids. It was noted that the project replaces four inch water mains with six inch water mains in the following areas: 1) 34th Avenue from 16th Street to 17th Street; 2) 16th Street from 28th Avenue to 29th Avenue; 3) 16th Street from 27th Avenue to 28th Avenue; and 4) 18th Avenue from 16th Street to 17th Street. Moved by Bogus, seconded by Bulkley, the plans, specifications and estimate of costs be approved and city staff be authorized to advertise for bids. In response to Council Member Lohr, City Engineer Goedeken explained that funds are allocated each year to replace undersized water mains. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted "Aye" and none voted "Nay." Council Member Schilling was absent. Motion carried.

**AWARD SOLE SOURCE QUOTE FOR ADVANCED PORTABLE CHEMICAL IDENTIFIER FOR FIRE DEPARTMENT:**

A memorandum was presented from Fire Chief Hefti submitting detailed information and a staff recommendation to award the sole source quote to Smiths Detection for a HazMatID 360 Advanced Portable Chemical Identifier in the amount of \$67,689.29. Moved by Bogus, seconded by Reardon, the sole source quote be awarded. In response to Mayor Moser, Hefti said this system identifies solid chemicals. Hefti explained that the city is receiving grant money in the amount of \$25,000 for this purchase and pointed out that not utilizing the grant money could negatively affect future grant opportunities. In response to Council Member Lohr, Hefti said the entire HazMat team of 14 members will receive training on this system. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted "Aye" and none voted "Nay". Council Member Schilling was absent. Motion carried.

**COMMENTS FROM MAYOR AND CITY COUNCIL MEMBERS:** City Administrator Mangiamelli invited the Mayor and City Council members to a meeting in conjunction with the Library Strategic Plan to be held Wednesday, June 6 at 1:30 p.m. at the Columbus Public Library.

Mayor Moser expressed his appreciation to Council Members Augustine-Schulte, Bahr, Bulkley, Jablonski and Lohr for participating in the Platte Valley Humane Society Paws and Claws Adoption Center fund raiser on June 1, 2012 at the Elks Country Club. Mayor

Moser also announced that the Mayor's Roundtable will be held on June 26 and will include a segment on the general guidelines for budget preparation.

**RESOLUTION NO. R12-59 WAS INTRODUCED BY COUNCIL MEMBER AUGUSTINE-SCHULTE.**

**RESOLUTION NO. R12-59**  
**ADOPTED: JUNE 4, 2012**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA AUTHORIZING THE MAYOR TO SIGN THE NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT SERVICE/CONSULTANT AGREEMENT FOR HOUSING ADMINISTRATION OF PROGRAM INCOME AND LOAN PORTFOLIO CONTRACT FOR HOUSING ADMINISTRATION SERVICES A COPY OF WHICH IS ATTACHED HERETO, BETWEEN NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT AND THE CITY OF COLUMBUS, NEBRASKA; PROVIDING FOR THE MAYOR TO EXECUTE THE SAME.

Moved by Augustine-Schulte, seconded by Bogus, Resolution No. R12-59 be passed and adopted. In response to Council Member Jablonski, City Administrator Mangiamelli explained that this agreement authorizes Northeast Nebraska Economic Development District staff to serve as housing administrator in conjunction with grants. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted "Aye" and none voted "Nay". Council Member Schilling was absent. Motion carried.

**RESOLUTION NO. R12-60 WAS INTRODUCED BY COUNCIL MEMBER BULKLEY.**

**RESOLUTION NO. R12-60**  
**ADOPTED: JUNE 4, 2012**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A FINANCING AGREEMENT WITH BECTON DICKINSON AND COMPANY DBA BD MEDICAL SYSTEMS, FOR CONSTRUCTION AND INSTALLATION OF SCOREBOARD AT MEMORIAL STADIUM IN PAWNEE PARK AS DETAILED HEREIN.

City Administrator Mangiamelli explained that BD Medical Systems is the final sponsor to participate in the funding of the new scoreboard at Pawnee Park Memorial Stadium. Moved by Bulkley, seconded by Lohr, Resolution No. R12-60 be passed and adopted. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted "Aye" and none voted "Nay". Council Member Schilling was absent. Motion carried.

**RESOLUTION NO. R12-61 WAS INTRODUCED BY COUNCIL MEMBER REARDON.**

**RESOLUTION NO. R12-61**  
**ADOPTED: JUNE 4, 2012**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING AMENDMENT NO. 1 TO THE ENGINEERING SERVICES AGREEMENT WITH HDR ENGINEERING, INC., IN THE AMOUNT OF \$20,000 FOR A PRE-DESIGN STUDY FOR DEVELOPMENT OF ALTERNATIVES AND COST ESTIMATES FOR HEADWORKS REPLACEMENT AT THE WASTEWATER TREATMENT PLANT.

Moved by Reardon, seconded by Bulkley, Resolution No. R12-61 be passed and adopted. City Administrator Mangiamelli explained that HDR Engineering, Inc. provided the plans and specifications for the new plant as well as the clarifier covers and the ultraviolet disinfection process and is most qualified to undertake the pre-design study for development of alternatives and cost estimates for headworks replacement at the Wastewater Treatment Facility. Mangiamelli further explained that HDR Engineering, Inc. has agreed to serve in this capacity for a lump sum fee of \$20,000. Mangiamelli pointed out that this is the same process used in the proposed Transfer Station construction project and the results of that study proved very beneficial as planning and programming decisions were made. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted "Aye" and none voted "Nay". Council Member Schilling was absent. Motion carried.

**ORDINANCE NO. 12-09 WAS INTRODUCED BY COUNCIL MEMBER BOGUS.**

**ORDINANCE NO. 12-09**  
**FIRST READING**

AN ORDINANCE OF THE CITY OF COLUMBUS, NEBRASKA AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF APPROXIMATELY \$6,000,000 AGGREGATE PRINCIPAL AMOUNT OF COMBINED REVENUE REFUNDING BONDS, SERIES 2012, OF THE CITY FOR THE PURPOSE OF PROVIDING FUNDS, TOGETHER WITH OTHER AVAILABLE FUNDS OF THE CITY, FOR THE PAYMENT AND REDEMPTION OF (A) \$4,155,000 PRINCIPAL AMOUNT OF SUBORDINATE COMBINED REVENUE AND REFUNDING BONDS, SERIES 2004, AND (B) \$1,800,000 PRINCIPAL AMOUNT OF COMBINED REVENUE BONDS, SERIES 2007; PRESCRIBING THE FORM AND DETAILS OF THE BONDS AND THE COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND AUTHORIZING CERTAIN ACTIONS AND DOCUMENTS AND PRESCRIBING OTHER MATTERS RELATING THERETO.

On its first reading, Ordinance No. 12-09 was read by title only at this meeting. City Administrator Mangiamelli announced that this ordinance will be presented for a second reading and adoption on June 18, 2012.

**DISCUSSION AND POSSIBLE ACTION REGARDING EMPLOYMENT CONTRACT WITH CITY ADMINISTRATOR JOSEPH A. MANGIAMELLI AS REQUESTED BY COUNCIL PRESIDENT BOGUS:** Moved by Bogus, seconded by Augustine-Schulte, that the City Council go into closed session at 7:36 p.m. The subject matter to be

discussed in the closed session shall be evaluation of the job performance of a person, specifically discussion and possible action regarding employment contract with City Administrator Joseph A. Mangiamelli; the reason for going into closed session is for the prevention of needless injury to the reputation of an individual; the following individual will be included in the closed session: Mayor Moser. Mayor Moser stated that Council President Bogus has made a motion to go into closed session at this time; the subject matter to be discussed in the closed session shall be evaluation of the job performance of a person, specifically discussion and possible action regarding employment contract with City Administrator Joseph A. Mangiamelli; the reason for going into closed session is for the prevention of needless injury to the reputation of an individual; the following individual will be included in the closed session: Mayor Moser. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted "Aye" and none voted "Nay". Council Member Schilling was absent. Motion carried. Mayor Moser stated that the City Council has voted to go into closed session at this time; the subject matter to be discussed in the closed session shall be evaluation of the job performance of a person, specifically discussion and possible action regarding employment contract with City Administrator Joseph A. Mangiamelli; the reason for going into closed session is for the prevention of needless injury to the reputation of an individual; the following individual will be included in the closed session: Mayor Moser.

Moved by Augustine-Schulte, seconded by Reardon, to exit closed session at 8:35 p.m. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted "Aye" and none voted "Nay". Council Member Schilling was absent. Motion carried.

Moved by Bulkley, seconded by Augustine-Schulte, the meeting be adjourned. Roll call and Council Members Augustine-Schulte, Bahr, Bogus, Bulkley, Jablonski, Lohr and Reardon voted "Aye" and none voted "Nay". Council Member Schilling was absent. Motion carried and the meeting was adjourned at 8:36 p.m.

Presented and approved this 18th day of June, 2012.

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MAYOR

ATTEST:

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CITY CLERK