

City Council Meeting Minutes  
January 16, 2024

The Mayor and City Council of the City of Schuyler, Nebraska, met in regular session at the Schuyler Municipal Building on January 16, 2024 at 6:00 o'clock PM in a publicly convened session, the same being open to the public and having been preceded by posting a copy of the notice in three public places in the city, as evidenced by Attachment A hereto, said form of notice being the designated method for giving notice. The Mayor and City Council received advance notice of the meeting. A copy of their acknowledgment of receipt of such notice is attached to these minutes. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public. Mayor Lindberg convened the meeting and Clerk Lora Johnson recorded the proceedings. The following council members were present: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Absent: Kretz.

Council member Baumert moved the appointment of Keif Kratochvil as a Part-Time Police Officer. Council member Kasik seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg administered the Oath of Office to Keif Kratochvil.

Mayor Lindberg congratulated the City Staff of Streets, Police and Utilities for the great job they did during the recent snow storms. Thank you to them all.

Administrator DeRoos reported that the 2024 Street Projects have 60% of the designs are completed. Budgeted is \$950,000 this year to be complete which includes the Engineering Fees that are \$100,000 of that. They are designing 2.5 million in road plans so they will be ready this year and can bid earlier. The plans are to be ready in February and the Streets will need to be selected which ones are done this year. The Police Station will be ordering furniture. The Clock bill was \$15,000. The Ballroom roof replacement is on agenda. We cannot sign a contract with McCurdy Roofing until he gets documentation to the grant holder. The metal valleys will need to be done as a California cut. The Veteran's Memorial group paid for a topographical study and they will need to excavate 7 feet. He also reported a leak in the Ballroom roof, they are scraping ice off at this time. He wanted to echo the Mayor's comments that the Street and Parks, Police, Utilities, County and the State have done an amazing job. He had some employees working 80 hour week. He also is sending a mold inspector over to the Library since Bierman has not made any repairs yet.

Clerk Johnson reported the Midwinter Conference is February 26<sup>th</sup> and 27<sup>th</sup> and anyone wanting to attend to please let her know.

Utility Superintendent Sobota reported they have been digging out the facilities and helped the Street Department on Thursday and Friday. The weather has been a true test of the system and have not had any issues. Council member Holmberg asked if the new Solar Field was up and running. Sobota stated it is not they are waiting on a transformer. It will hopefully be in March or April.

Police Chief Farber took his hat off to the Street Department for doing so much with so few employees. The Department has tagged 31 vehicles, 11 came into compliance, 9 have been towed. They towed 5 more that were abandon. Corral Auto does the towing.

Parks & Street Manager Colvin reported that four Utilities guys worked an 8 hour shift. Kenny Albers and Andy Yost came in to help. He gave the numbers of 59, 54, 84, 73 and 116 were the hours worked for the Street Department. Over 2000 miles of plowing. We had 30 inches of snow this week. The City Administrator came out every day to see what they were working with. Before the storm they repaired the sidewalk by Casey's. They replaced an inlet by the High School. They did snow removal twice downtown with Faltys and Midwest. On Saturday they were pulled in by the State Police because no one else could respond. The State Highway equipment was stuck west of the Richland curve and couldn't get through. They along with a private resident got 42 vehicles off the highway and 16 semi-trucks. They were in 12 to 15 foot snow drifts. Only thing able to get through was the state police armored carrier rescuing people from their vehicles. When they were called the County could not get any equipment to them. They went up to the Benedictine Center on Monday. They had 14 priest that were snowed in since Tuesday. They busted them out so they could get to their equipment. The equipment took a beating. The biggest piece went down for over 18 hours because of a 4 foot hydraulic line. That was the main piece of equipment keeping roads open. He thanked Carol for

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bringing coffee, cookies and Will food. They did this all short an employee on vacation. The Eagles Club has a water service leak out front and they will have to close off parking spots.

Library Director White reported you can bring in your old puzzles that you no longer want and then on next Monday you can come in and pick another during their puzzle swap. On February 22<sup>nd</sup> they will be having a Blood Drive at the Library.

Schuyler Community Development Coordinator Ringenberg reported she will reach out to the Mayor and Administrator to figure out the next steps with 5 Rules. She has submitted letters of intent to Creative District Grant and to the Revitalize Rural Nebraska Grant. The Railside Green had the arboretum visit to see how the arboretum weathered the storm.

Housing Specialist Bywater reported the preliminary bid for the Top Notch Demo was \$234,543 from Gana Trucking. This will be a topic of discussion as we move forward. He will be attending the Workforce Housing Summit in Columbus on January 23<sup>rd</sup>. He will be meeting with JEO and Department of Utilities to discuss the preliminary plat for the Mares property.

Council member Baumert moved to approve the December 19, 2023 and December 28, 2023 council meetings minutes and dispense with its reading. Council member Kasik seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to approve payment of claims for the period from December 30, 2023 through January 12, 2024, in the amount of \$802,321.03 and the following exceeding \$1,000: Karel & Seckman, Legal Fees, Admin/LB840, \$1,324.00; Arps, Concrete, Streets, \$1,077.50; Schuyler Coop Assoc., Fuel, Admin/Parks/Street/Police, \$2,628.35; JEO, Eng. Fees, Admin, \$3,371.25; Schuyler Hotel Group, LLC, TIF, Admin, \$27,148.91. All claims under \$1,000 listed on (Attachment 1). Council member Kasik seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to accept the December 2023 Treasurer's Report. Council member Holmberg seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Holmberg introduced the first reading of Ordinance 2024-01, the title being; AN ORDINANCE OF THE CITY OF SCHUYLER, NEBRASKA, TO REVISE SCHUYLER MUNICIPAL CODE AS A RESULT OF 2023 NEBRASKA STATE LEGISLATURE SESSION INCLUDING THE FOLLOWING TO REVISE OR ESTABLISH OR MOVE EXISTING MUNICIPAL CODE SECTIONS AS FOLLOWS: TO AMEND MUNICIPAL CODE SECTION 30.016 REGARDING ORDINANCES, RESOLUTIONS OR APPROPRIATIONS OF MONEY; PASSAGE RELATING TO AUTHORITY OF MAYOR AND TO HARMONIZE WITH STATE LAW; TO AMEND EXISTING MUNICIPAL CODE SECTION 30.085 RELATING TO PROPERTY TAX REQUEST, INCREASE BY MORE THAN ALLOWABLE GROWTH PERCENTAGE AND PROCEDURE FOR SETTING INCLUDING JOINT PUBLIC HEARING WITH COLFAX COUNTY CLERK AND TO CHANGE DATES AND TO PROVIDE NOTICE AND TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE. Council member Rodriguez seconded the motion. City Attorney Seckman stated these changes came from the State Legislature the last session. He reviewed code 30.016 and how this allows the Mayor to vote to approve payment of money to get a quorum. The next code 30.085 is about the joint meeting about property taxes. There were some wording changes and date changes. It also will have a link on the home page of the web page. He recommends all of the changes being passed and to waive it. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to waive the three-reading rule. Council member Holmberg seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

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Council member Baumert moved for final passage. Council member Kasik seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Ordinance No. 2024-01 was passed and adopted.

Council member Holmberg introduced the first reading of Ordinance 2024-02, the title being; AN ORDINANCE OF THE CITY OF SCHUYLER, NEBRASKA, TO AUTHORIZE THE SALE OF REAL ESTATE OWNED BY THE CITY OF SCHUYLER, NEBRASKA, AND DESCRIBED AS A TRACT OF LAND DESCRIBED AS: Commencing at the Southeast Corner of Lot One (1) Block One (1), thence West One Hundred Twenty (120) Feet; thence North Twenty-five (25) Feet; thence East One Hundred Twenty (120) Feet; thence South Twenty-five (25) Feet to the point of beginning of Lot One (1), Block One (1), Dorsey's Addition to Schuyler, Colfax County, Nebraska, said Block One (1) being part of a Subdivision of Parts of Sections Ten (10) and Eleven (11), in Township Seventeen (17), North, Range Three (3), East of the Sixth Principal Meridian, in Colfax County, Nebraska.

THE PURCHASER IS BRYAN K. GALL AND GRETCHEN J. GALL, FOR THE SUM OF \$1.00, TOGETHER WITH EXPENSES PAID PURSUANT TO THE REAL ESTATE PURCHASE AGREEMENT EXECUTED BETWEEN THE PARTIES; AUTHORIZATION MADE PURSUANT TO NEBRASKA REVISED STATUTE SECTION 16-202 (REISSUE 2022) AND AUTHORIZING THE MAYOR TO SIGN A WARRANTY DEED AND ANY AND ALL REAL ESTATE SALE CLOSING DOCUMENTS; PROVIDING FOR NOTICE TO THE PUBLIC AS A REMONSTRANCE AND PROVIDING FOR AN EFFECTIVE DATE. Council member Rodriguez seconded the motion. Attorney Seckman stated this is similar to other lots that have recently been sold but this is selling for \$1. The track of land is 25' by 125'. This has been owned by the city for over 40 years. Bryan has been caring for the property for numerous years. Utility Superintendent Sobota stated that there use be a municipal well and since has been abandoned. They have no use for the property anymore. Attorney Seckman stated it is right of Colfax on 19<sup>th</sup> Street. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Holmberg moved to waive the three-reading rule. Council member Baumert seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved for final passage. Council member Holmberg seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Ordinance No. 2024-02 was passed and adopted.

Council member Holmberg introduced the first reading or Ordinance 2024-03, the title being; AN ORDINANCE OF THE CITY OF SCHUYLER, NEBRASKA, TO AUTHORIZE THE SALE OF REAL ESTATE OWNED BY THE CITY OF SCHUYLER, NEBRASKA, AND DESCRIBED AS A TRACT OF LAND DESCRIBED AS LOTS 1, 2, 3 AND 4, EXCEPTING THEREFROM THE NORTH 100 FEET OF EACH LOT THEREOF, ALL IN BLOCK 46, ORIGINAL TOWN, NOW CITY OF SCHUYLER, COLFAX COUNTY, NEBRASKA: THE PURCHASER IS JEFFREY A. GALL, FOR THE SUM OF \$1.00, TOGETHER WITH EXPENSES PAID PURSUANT TO THE REAL ESTATE PURCHASE AGREEMENT EXECUTED BETWEEN THE PARTIES; AUTHORIZATION MADE PURSUANT TO NEBRASKA REVISED STATUTE SECTION 16-202 (REISSUE 2022) AND AUTHORIZING THE MAYOR TO SIGN A WARRANTY DEED AND ANY AND ALL REAL ESTATE SALE CLOSING DOCUMENTS; PROVIDING FOR NOTICE TO THE PUBLIC AS A REMONSTRANCE AND PROVIDING FOR AN EFFECTIVE DATE. Council member Baumert seconded the motion. Attorney Seckman stated this property is only 20' by 88'. This property is located at Chicago and 14<sup>th</sup> Street in the middle of the block. Utility Superintendent Sobota stated that lot was bought to put a well on and after testing they decided not to. Jeff would like to build a house on the lot. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to waive the three-reading rule. Council member Holmberg seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved for final passage. Council member Kasik seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Ordinance No. 2024-03 was passed and adopted.

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Council member Rodriguez moved to approve bid from McCurdy Roofing for the roof replacement at the Oak Ballroom for \$86,475. Council member Baumert seconded the motion. Administrator DeRoos stated the ice and water shield can be done as they would like. They will do what council member Kretz requested. They cannot use metal valleys they will have to go with the California cut valleys per request of the Historical Society. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Holmberg moved to approve bid for a 2024 Durango Pursuit Vehicle AWD for the Police Department being paid with ARPA Funds in the amount of \$47,646. Council member Baumert seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to approve purchase of a 2024 John Deere Gator for the Parks Department with Capital Outlay Funds in the amount of \$10,800. Council member Kasik seconded the motion. Mayor Lindberg asked if we already have one of these? Parks and Street Manager Colvin stated they do but it's on its last leg this will be a replacement to use on the ballfields. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to adjourn. Council member Holmberg seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

ATTEST:

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Mayor Art Lindberg

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City Clerk

STATE OF NEBRASKA)  
COUNTY OF COLFAX) SS  
CITY OF SCHUYLER)

I, Lora Johnson, City Clerk for the City of Schuyler, Nebraska, hereby certify that all of the subjects included in the foregoing proceedings were contained in the agenda for said meeting, kept continually current and available for public inspection at the office of the City Clerk; that such subjects were in said agenda for at least twenty-four hours prior to said meeting; that the minutes of the City Council of Schuyler, Nebraska, from which the foregoing proceedings have been extracted, were in written form and available for public inspection within ten working days and prior to the next council meeting.

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City Clerk Lora Johnson