

City Council Meeting Minutes
October 1, 2024

The Mayor and City Council of the City of Schuyler, Nebraska, met in regular session at the Schuyler Municipal Building on September 1, 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 Deputy Clerk Mejstrik recorded the proceedings. The following council members were present: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Absent: Kasik.

Mayor Lindberg led the meeting in the Pledge of Allegiance.

Administrator DeRoos read his good bye letter as his report. (Attached)

Administrator DeRoos reported for the Parks and Street Manager who sent a report that the hedges have been planted at Carnegie Park. He also stated the roof on the bathrooms at Merchant Park is finished.

Library Director White reported the crochet club is back on Thursday's at 6:00 PM. Mike Rea has started doing story time at the HeadStart. She is having bilingual story time for the Dual Language Program. This month will have a Harry Potter Book Night on Thursday, October 17th.

Council member Baumert moved to approve the September 17, 2024 council meetings minutes and dispense with its reading. Council member Rodriguez seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to approve payment of claims for the period from September 14, 2024 through September 27, 2024, in the amount of \$210,972.33 and the following exceeding \$1,000: TimeClock Plus, LLC, License/Support, Admin, \$5,417.99; Motorola Solutions Credit Co., Lease Radios, Police, \$27,349.18; League of Municipalities, Membership Dues, Admin, \$13,209.00; NENEDD, Membership Dues, Admin, \$8,707.51; JEO, Engineering Fees, CDBG Grant, \$7,000.00; Midwest Service & Sales, Bridge Planks, Parks, \$12,687.84; Bizco Technologies, In-Car Video, Police, \$5,086.56. Council member Svoboda seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg opened a public hearing on a Workforce Housing Incentive Plan in the Municipality of Schuyler, Nebraska, pursuant to the Nebraska Community Development Law.

Attorney Graham stated this is related to the TIF project and one of the allowable uses is for Development of Workforce Housing, but the statute states first as a community you have to implement a Workforce Housing Incentive Plan. The Resolution following outlines the Incentive Plan. The drafted resolution mirrors the statutory requirements. The incentive plan requires existing resident's rehabilitation to be 50% of the assessed value. There are requirements for other upper store housing which would be in the downtown area commercial area. TIF is generally used in housing projects used for site acquisition and site improvements of infrastructure.

Council member Baumert moved to close the public hearing. Council member Svoboda seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved Resolution No. 2024-1001 a Resolution of the Mayor and Council of the City of Schuyler, Nebraska, approving a Workforce Housing Incentive Plan. Council member Rodriguez seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg opened a public hearing to receive public input on the City of Schuyler K. Herman Development Workforce Housing Redevelopment Plan for the real estate described in this notice pursuant to the Nebraska Community Development Law.

City Council Meeting Minutes
October 1, 2024

Council member Rodriguez moved to close the public hearing. Council member Marron seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved Resolution No. 2024-1001B a Resolution of the Mayor and Council of the City of Schuyler, Nebraska, approving the City of Schuyler Village Park Flats Redevelopment Plan; approval of a Redevelopment Project of the City of Schuyler and approval of related actions. Council member Rodriguez seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to go into recess to convene as the Community Development Agency at 6:20 PM. Council member Wolfe seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried

The City Council reconvened at 6:27 PM.

Council member Baumert moved to approve plans and specifications and advertise for bids for the Schuyler Downtown Park CDBG Project No. 22PW016 for the City of Schuyler, Nebraska. Council member Marron seconded the motion. Eric Casper with JEO was present and stated the plans and specifications are ready to get final approval from the Grant Administrator. The project will be out to bid for three weeks. If the bids are too high the city can decide not to accept any of the bids. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to approve plans and specifications and advertise for bids for the 2024 East 22nd Street Drainage Improvements for the City of Schuyler, NE. Council member Svoboda seconded the motion. Andrew Wilshusen with JEO was present and reviewed the work that would be done in this project. There will be addition of some curb inlets on the south side and will continue across to the north side as well. The cost opinion on this project is \$103,000 with JEO cost it will be \$113,000. Bids will be opened on Oct 29 after three weeks of seeking bids. He would like to see getting this project in this calendar year. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to approve loan request to the LB840 Excess Funds to KR Development, LLC in the amount of \$250,000 and authorize the release of funds. Council member Marron seconded the motion. Attorney Graham stated this was discussed at previous meetings an official action needs to be taken. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to approve Amendment No. 2 to the Lease of Golf Course and Clubhouse between the City of Schuyler and Schuyler Golf Club Inc. Council member Marron seconded the motion. Attorney Graham stated this gets the management agreement and the lease agreement with the same renewal dates, this amendment will have matching dates. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to approve Management Agreement between Schuyler Golf Club and Champs Sports LLC. Council member Marron seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez introduced first reading of Ordinance No. 2024-15, the title being: AN ORDINANCE TO PROVIDE FOR CLASSIFICATION OF OFFICIALS AND EMPLOYEES OF THE CITY OF SCHUYLER, NEBRASKA; TO ESTABLISH AND FIX MINIMUM AND MAXIMUM AMOUNTS OF COMPENSATION FOR SUCH OFFICIALS AND EMPLOYEES; TO PROVIDE FOR PAY RANGES AND RATES OF PART-TIME EMPLOYEES; TO PROVIDE FOR A DATE SUCH RATES OF COMPENSATION SHALL BECOME EFFECTIVE; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT. Council member Baumert seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

City Council Meeting Minutes
October 1, 2024

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

Council member Rodriguez moved for final passage. Council member Baumert seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Ordinance No. 2024-15 was passed and adopted.

Council member Baumert moved to approve wage rates and effective date for city personnel with a starting pay date of October 11, 2024. Council member Marron seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to authorize the Mayor to sign Professional Services Agreement with Five Rule Rural Planning and to authorize payment of \$1,750 for the first quarter. Council member Svoboda seconded the motion. Council member Baumert asked when this would officially start. Administrator DeRoos stated that they are getting us an ordinance, create a vacant property data base and notify the property owners to register their property. Attorney Graham stated he will be drafting the ordinance for adoption at the next city council meeting. Once ordinance is passed the plan will be in place they will develop the list and come present it to the city. A resolution will be passed assessing the fees to the properties on the list. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved Resolution No. 2024-1001C a Resolution to sell surplus property as follows: 1995 Coachmen Inds., Inc/24' Lite, Travel Trailer; 1999 Dodge Caravan Grand SE/Sport; 1997 Ford LGT Convtnl 'F' F150; 35-8' long wood tables; 3-6' round tables. Council member Marron seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez introduced first reading of Ordinance No. 2024-16, the title being; AN ORDINANCE TO AMEND CERTAIN PROVISIONS OF CHAPTER 114 OF THE SCHUYLER CODE OF ORDINANCES RELATED TO AN OCCUPATION TAX IMPOSED UPON TELECOMMUNICATION SERVICE BUSINESSES; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR PARTS THEREOF; AND TO PROVIDE FOR AN EFFECTIVE DATE. Council member Marron seconded the motion. Attorney Graham stated the percentage needed to be changed since state statute changed to 4% max. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

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

Council member Rodriguez moved for final passage. Council member Baumert seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Ordinance No. 2024-16 was passed and adopted.

Council member Baumert moved to approve Agri-City Insurance Proposal for 2024-2025 as presented. Council member Svoboda seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to approve CivicPlus to design and integrate the City Website to CivicPlus for \$4,408.00. Council member Baumert seconded the motion. Administrator DeRoos stated the current site is provided for free but is not very assessable to the public. This is the basic model where we can make our own changes. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Marron moved Resolution No. 2024-1001D a Resolution to regulate parking within the city limits of the City of Schuyler, Nebraska restricting parking on B Street immediately south of Pinnacle Bank drive thru for one parking stall north of the public alley. Council member Rodriguez seconded the motion. Administrator DeRoos stated there have been complaints about not being able to see coming out of the alley. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

City Council Meeting Minutes
October 1, 2024

Council member Rodriguez moved Resolution No. 2024-1001E a Resolution to designate the locations of signs for the regulation of traffic, including stop signs at appropriate locations. Council member Baumert seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to approve waiving the Mobile Food Vendor Ordinance 11-618 item B to allow in the CBD for Sunshine Snacks and Drinks at 105 E 12th Street behind on private property for 4 to 5 weeks while renovations in building are being done. Council member Marron seconded the motion. Deputy Clerk Mejstrik stated this is for the property owner herself to do business behind her store as they do renovations to the inside of her building. She has passed all background checks and submitted all paperwork for a permit. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to accept the resignation of City Administrator William De Roos. Council member Svoboda seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg tabled a discussion on the City Council attendance rules.

Mayor Lindberg opened a discussion on Campground closing times in the East portion. Mayor Lindberg stated there has been some activity in the campground that is suspect. He was approached by some Police Officers on not just a quiet time in the campground but having this area be closed to the public during certain hours. Police Chief Farber stated it is a safety concern as it is dark back there and there has been some suspicious activity. It is usually not campers but visitors to the campground. There has been some drinking and drug arrest back in that area. It would need a sign clarifying that the campground after 10:00 PM is for campers and their guest. Council member Rodriguez thought adding lighting would help also. Mayor Lindberg wanted to start the conversation consider getting some signage. Police Chief Farber stated he would suggest the same hours as the parks which is dusk to dawn while it is dark.

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

ATTEST:

Mayor Art Lindberg

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.

City Clerk Lora Johnson