

City Council Meeting Minutes
February 20, 2024

The Mayor and City Council of the City of Schuyler, Nebraska, met in regular session at the Schuyler Municipal Building on February 20, 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, Kasik, Rodriguez and Wolfe. Absent: Holmberg and Kretz.

Administrator DeRoos reported that the 2024 Street Projects are on the agenda for approval to go out to bid. He hopes to have next years street projects bid out in October. There is a claim tonight for the Police Station Furniture. The original bid was for over \$100,000 Chief Farber was did some cutting and got it under \$30,000. A mold inspection at Library came back as no mold detected. There has been no update on when Bierman will start the repairs at the library. The salt shed canopy is currently being installed. McCurdy's will start roof replacement at the ballroom when they are able to. Veteran's Memorial MOU will be talked about later. He will be meeting with the school to discuss the potential to cost share a traffic study at the middle school. The Ballroom A/C is here just waiting for better weather to install.

Clerk Johnson reported the Nebraska Liquor Control did approve the Family Dollar Liquor License for Beer.

Police Chief Farber introduced Sargent Terrell who is heading up a new project called Project Life Saver. Sargent Terrell stated he was approached by a concerned parent of a disabled son who likes to run away and what could the police department do to help. He found Project Life Saver that is a system that has devices that look like watches that they wear that then helps to locate them. To start the project, they need \$10,000. This will be a County wide project. For the \$10,000 they will be able to start with 12 to 14 families interested. This will be for nonverbal children. Training will be for seven officers. Maintenance fees are about \$20 a bracelet. There is no limit on how many they can add. Additional bracelets will cost \$360 for the first year. The school is very interested in partnering. The tracking equipment is mobile. Chief Farber stated that Sargent Terrell is also teaching the DARE Program at the school. Chief Farber has been having monthly safety meetings with school staff. They have been reviewing MOU agreements from other schools on a school resource officer to be potentially ready for next school year.

Parks and Street Manager Colvin reported that the walking bridge planks are ordered and should be here in March or April. The playground is up and operable on the Carnegie lot. They will be doing ground work still. The sweeper has started an early spring cleanup. They plan to get into the pool and do caulking around the top of the pool. They are dragging the roads where needed. The gun range passed its electrical inspection. If the good weather continues, he is thinking of opening the Campground early before April 1st. He asked what the council would like to see on the south side of the pond where they cleared out the trees.

Library Director White reported they will have a blood drive on Thursday from 11:30 to 5.

Building Inspector Glodowski reported that he has issued three certificates of occupancy in the last few weeks. He did four framing and two plumbing inspections. The project at 18th and Banner is starting progress again. He has given three different tours of the Top Notch this last week. People are looking for more information with financing available.

Housing Specialist and Interim Economic Development Coordinator Bywater reported that he will be meeting with the City Administrator weekly. They are rolling out the adopt a pot for an annual fee of \$250. There will be an MOU drawn up with the City for care of the watering. There are a total of 20 pots to be located in the downtown. The Tree Workshop will be on March 14th the cost to attend is \$20. He has been working with a developer who is in negotiations with a property owner for a mixed-use development. Mayor Lindberg asked if the townhouse on 22nd Street will be getting worked on. He doesn't have any information on it. Attorney Seckman stated they had 24 months to complete it. Bywater believes the end of that is Fourth of July or Labor Day somewhere around there. Clerk Johnson asked about the pots and if ADA regulations were taken into consideration with the size of those. Bywater was unaware of any measurements being done.

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Council member Baumert moved to approve the February 6, 2024 council meetings minutes and dispense with its reading. Council member Kasik seconded the motion. Voting for: Baumert, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to approve payment of claims for the period from February 3, 2024 through February 16, 2024, in the amount of \$499,029.73 and the following exceeding \$1,000: Regier Carr & Monroe, LLP, Audit, Admin, \$10,000.00; Arps, Concrete/Sand, Streets, \$1,248.00; Colfax County Treasurer, TIF, Admin, \$27,148.91; Platte Valley Equipment, Repairs, Parks, \$1,370.61; Schuyler Coop, Fuel, Street/Admin/Parks/Police, \$4,577.93; Karel & Seckman, Legal Fees, Admin/Police, \$3,060.00; Woods Aitken, LLP, Legal Fees, Admin, \$3,260.55; Visa-Pinnacle Bank, Misc., Admin/Police/Ballroom/Transit, \$5,628.86; 402 Electric, Gun Range, Police, \$3,173.81; All Makes, Furniture, Police, \$29,999.62; NE Dept. of Transportation, Streets, \$3,255.00. All claims under \$1,000 listed on (Attachment 1). Council member Baumert seconded the motion. Voting for: Baumert, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to accept the January 2024 Treasurer's Report. Council member Kasik seconded the motion. Voting for: Baumert, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg opened a public hearing on an application for a Final Plat for the Water Tower Subdivision Fifth Addition was filed by the Schuyler Department of Utilities. The property is located inside the City limits a Replat of Part of Outlot E, Water Tower Subdivision, Part of the South Half of the Northeast Quarter, Section 10, Township 17 North, Range 3 East, Colfax County, Nebraska. The area is located North of Dunker Street, Schuyler, NE.

Administrator DeRoos stated there will be 29 lots. Attorney Seckman stated there are 6 lots for townhouses which were adjusted from 8 that were on the preliminary plat. Lots are good size and the requirements are 1400 sq ft for one level and 1200 sq ft for two story. Interim Utility Superintendent Sobota said its going out for bid and will be awarded on March 25th and construction starting in April. Mayor Lindberg asked if fences will not be able to be on the easements. Sobota stated that yes, they will be enforcing no fences on the easements. Attorney Seckman stated the Planning Commission did approve it.

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

Council member Baumert moved to approve Final Plat, Subdivision Agreement and Covenants for the Water Tower Subdivision Fifth Addition. Council member Rodriguez seconded the motion. Voting for: Baumert, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg opened a public hearing to give the community an opportunity to be heard regarding the reuse plan for its Community Development Block Grant (CDBG) Housing Revolving Loan Fund Program. The Housing RLF was discontinued in 2020, ceasing any further Economic Development or Housing type activities. The current Housing Program Guidelines still apply to existing projects and loans.

Clerk Johnson stated that the City of Schuyler, Colfax County, Nebraska (Schuyler) amended its Community Development Block Grant (CDBG) Rehabilitation Program Guidelines and Re-Use Plans, which govern the City's Housing Revolving Loan Fund (HRLF) Program. The HRLF was discontinued, ceasing any Economic Development and Housing type activities. The HRLF's current program guidelines will still apply to existing Housing projects and loans. Schuyler re-purposed all program income in the RLF to fund renovations to North Park, located on East 22nd to East 20th Street, from B Street to D Street in Schuyler. Project activities included the installation of new fencing and new lighting. The project's approximate cost was \$78,579.61; \$780 for construction management and \$4,595.78 for general administration. The city re-purposed and applied all HRLF program income towards this project. Any future program income will be applied toward the project or returned to the Nebraska Department of Economic Development. The

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remaining project costs will be funded by the City. The project will primarily benefit low-to moderate income persons. No persons or businesses will be displaced as a result of this project.

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

Council member Baumert moved to approve payment of Keno Funds in the amount of \$600 to PADRE. Council member Kasik seconded the motion. Voting for: Baumert, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to approve Resolution No. 2024-0220, Interlocal Cooperation Agreement with City of Columbus and Colfax County for the use of the shooting range. Attorney Seckman stated this is adding Columbus to an already existing agreement with the County and they will pay an annual fee of \$700. This has been approved already by Columbus and Colfax County. Chief Farber stated the County and the City put the dirt berm in many years ago together. All recent improvements were provided solely by the City. They will gain the opportunity to train with a larger department and with officers that are specialized. It will only make our officers better. Council member Kasik seconded the motion. Voting for: Baumert, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to approve amended JEO agreement for the Schuyler 2024 Street Improvements an additional \$6,000 for bidding services. Andrew Wilshusen with JEO was present at the meeting and reviewed the amendment for them to be able to help the City go out for bidding. Bid will be awarded at the April 16th meeting. Council member Kasik seconded the motion. Voting for: Baumert, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Kasik moved to approve plans and specifications and advertise for bids for the Schuyler 2024 Street Projects for the City of Schuyler, Nebraska. Wilshusen with JEO reviewed the four locations chosen out of the eight locations that they designed. Getting bid out will be Site 3, 5, 6 and 7 with an alternate of site 4. The four sites have a cost option of \$736,285 and the alternate site has a cost option of \$40,000 and the city has \$780,000 to spend on Street Improvements this fiscal year. Council member Baumert seconded the motion. Voting for: Baumert, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to increase campground rates starting in 2024 to tent camping sites \$15, electrical sites \$20, electrical and water sites \$25, electrical/water/sewer sites \$30 a night and a weekly rate of \$195. Administrator DeRoos feels these rates keep us fiscally responsible. Mayor Lindberg asked who will monitor this. DeRoos stated the host will be first point of contact and the administration office will be tracking all payments. The same hosts are planning to come back. Council member Kasik seconded the motion. Voting for: Baumert, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg opened a discussion on the Veteran's Memorial. Administrator DeRoos wanted to update the council on where the project is at. He shared a visual drawing of how they plan for it to look like. On the west side they would like to add an extra spot or two for parking. They would like seven flag poles, the monument and a fence around it. They plan to seed around with sprinklers. There are three phases in the MOU agreement that has been drafted. The first phase is to be done by the City of site preparation. The phase two would be the Veteran's responsibility of the monument. Phase three would be future items the Veteran's would like in the future. Attorney Seckman stated the phase three would have to be approved by the City. The MOU will be subject to amendments in the future. Mayor Lindberg asked about the amount they had to have raised before they can start. Attorney Seckman stated they will have to be able to pay for it all before they can move forward.

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Mayor Lindberg opened a discussion on the Top Notch Building. Administrator DeRoos stated he would like to have by end of the fiscal year a solution for the Top Notch building. A plan to either tear it down or get it fixed up and useable. He would like to advertise to receive business plans. The business plan has to have how they will be able to make the cash flow to do the project and where they will get those funds. He would also like to talk about micro TIF for the building. Once fixed it will have a Million Dollar evaluation according to the County Assessor. He would like to get a crew in there to clean it up to make it look more desirable. He would like a timeline on it to possibly have it sold in two months. Kim Parsons asked how the Flood Plain affects the renovation. Building Inspector Glodowski stated that since it is a historic building, they can overlook some of the regulations, if it is torn out then it would need to follow the Flood Plain rules. Attorney Seckman stated if the City is going to spend money to tear the building down why wouldn't the City offer some kind of incentive. Glodowski stated an exterior wall would have to be built for the adjoining building. Mayor Lindberg stated this has been vacant for many years. He thinks the City has to do something either tear down or find someone with a business plan. Housing Specialist Bywater did state that there is housing money available for second floor housing. There is also LB840 capital construction loans available as well. Administrator DeRoos stated in the near future he would like the council's input. He would like to advertise in a month, the following month business plans accepted and then in three months have a business selected.

Council member Baumert moved to adjourn. Council member Roriguez seconded the motion. Voting for: Baumert, Kasik, 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