

City Council Meeting Minutes
March 21, 2023

The Mayor and City Council of the City of Schuyler, Nebraska, met in regular session at the Schuyler Municipal Building on March 21, 2023 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, Kretz, Rodriguez and Wolfe. Absent: no one.

Mayor Lindberg signed a proclamation declaring April 2023 as "Child Abuse & Neglect Prevention Month".

Mayor Lindberg congratulated the Speech Team on their Class B 4th place finish. Congratulations to the following medal winners as well: Gina Alba, Michael Arriaza and Alex Aldana 6th place in OID, Alex Aldana and Joel Medina 5th place in Duet Acting, Michael Arriaza 4th place Humorous Prose, Elizabeth Harding 4th place Persuasive, Colin Gibbons 3rd place Poetry, Colin Gibbons Program Oral Interpretation Runner-Up, Piper Lefdal Serious Prose Runner-Up and Elizabeth Harding Class B State Extemporaneous Champion.

Mayor Lindberg congratulated the four new businesses that had ribbon cuttings the week prior, Sweet Sister Bakery, Tipicos Abarrotes Quetzelteca, Olga's Shop and Frida Gifts and More. He wishes them great success. He also thanked Building Inspector Glodowski for the construction of the new council tables.

City Attorney Seckman stated there will be another lot ready to build on April 3rd as it is the closing date with Steve Lloyd Rentals.

Administrator DeRoos reported there was one bid received on the Asphalt Overlay Project, it was higher than anticipated, he will be reviewing the bid with JEO. The bid documents are about ready for the new A/C unit for the Ballroom our budget amount is \$150,000, but it may take 18 months for a new unit to be installed once the bid is accepted so that money could possibly be redirected to use on the asphalt overlay project or possible interior renovation at the Ballroom. Merchant Field is getting a cost estimate put together for the repairs to the stands. For the salt shed he will start looking for 3 shipping containers and order the canopy. He received no bids for doors for the Administration building so he will be searching for a company to do the replacement. At the next council meeting County Commissioner Carl Grotelueschen will be talking about the Wolfe Jetty System. He will be getting all the council their own governmental email by the next council meeting. He did meet with members of the Legion to discuss the memorial on the Ballroom lawn. He did voice concern over the size and placement and if it will disrupt outdoor weddings on the Ballroom front lawn.

Clerk Johnson reported that at Clerk School she attended sessions on Public Funds, Ethics, Liquor Licenses, Active Shooter Training and Round Table Discussions.

Utilities Superintendent Hajek reported they will have another lot sold. He has had four more interested parties of 2 investors and 2 owners. They will have bid opening on Thursday for the Lagoon project. They were ordered from the State that they have to chlorinate the water again starting on March 27th for 30 or more days.

Police Chief Farber reported the department received a \$2,300 grant for overtime funds for U-Drive, U-Text, U-Pay. He would like the council to consider cameras on the outside of the Ballroom as they had an incident after an event. He stated the Firemen won the basketball game 28 to 25. The Cookies and Cops will be a big event coming up on March 30th at 4:30 pm.

Street and Parks Manager Colvin reported the repair has been completed on C Street between 11th and 12th Street. The gas company had bored through the sanitary sewer and storm sewer lines. Repairs have been made. He has been asked to have Junk Days twice a year once in April and August. They are getting ballfields ready for play coming up. They are cleaning out the cold storage building, such as old desks, and other items they don't know what they are

City Council Meeting Minutes
March 21, 2023

used for. He has a piece of the old wooden water line that was taken out in front of the police station. The Yard Waste site will open on April 1st.

Library Director White reported on April 5th it will be the Library's 5th Anniversary, stop by for a cookie. On April 27th they will have author Jacqueline Winters at 6 PM at the Library. She is a Schuyler native. Then on May 18th they will have author Tosca Lee at 6 PM at the Library.

Building Inspector Glodowski reported he has been monitoring of the Police Station remodel, today they are installing the fire and water mains. They have had some obstacles; they have had 15 requests on how to proceed. The south addition footings will be getting done this week. He had two home inspections this week. He is receiving request for remodeling of the downtown which is hard since it is in the floodplain. He received a photo of the golf course greens under the tarps.

Housing Specialist Bywater wanted to thank the members of the City Council and the Planning Commission for their incite on the new Housing Assessment Study done by RDG. He thanked members of the community for public input. He was able to close on a Façade Improvement Loan. He congratulated the property owner for investing in the upkeep of their property. He thanked everyone for their help in getting this done. He thanked J & A Rentals for taking the risk and expanding the housing in Schuyler. Last the new construction housing sales remain brisk.

Council member Baumert moved to approve the March 7, 2023 council meeting minutes and dispense with its reading. Council member Kasik seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kretz, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Holmberg moved to approve payment of claims for the period from March 4, 2023 through March 17, 2023, in the amount of \$233,063.39 and the following exceeding \$1,000: JEO, Eng. Fees, Special Project Police and Streets, \$13,886.00; SiteOne Landscape, Infield Clay, Parks, \$4,047.20. All claims under \$1,000 listed on (Attachment 1). Council member Baumert seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kretz, Rodriguez and Wolfe. Voting against: no one. Motion carried.

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

Jill Clay with Regier Carr & Monroe, LLP, CPAs was present and reviewed the Independent Auditor's Report and Financial Statements ending September 30, 2022 with the City Council. She reviewed the Adverse opinion stating that is due to the Utilities having their own financial statements. The Governmental Activities did receive an Unmodified opinion. This year a new accounting standard had them add leases to assets and liabilities. She reviewed the financial highlights. She reviewed their findings and the only finding was Lack of Segregation of Duties. She did not feel it is a big concern for a City of our size.

Council member Baumert moved to accept the Fiscal Year 2021-2022 Fiscal Statements prepared by Regier Carr & Monroe, LLP, CPAs. Council member Holmberg seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kretz, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Kasik moved to approve payment of Keno Funds in the amount of \$50 to SES Field Day. Council member Rodriguez seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kretz, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg opened a public hearing on an application for a Special Use Permit as filed by Javier Arizmendi & Ada Sanchez dba J & A Rentals, LLC for a reduction in the 3,000 square feet of a Multi-Family Residential below the minimum requirement. The property is located inside the city limits the East 22 feet of Lot 7, and all of Lot 8, Block 10, Original Town, City of Schuyler, Nebraska, physical address 1505 Adam Street.

City Council Meeting Minutes
March 21, 2023

City Attorney Seckman stated this was approved by Planning and Zoning. He stated this is a very old run down house. They are wanting to convert the property into a 4 plex. They are required to have 3000 square feet per unit. They have about 11,600 square feet so they are a little short on the required square feet. He stated that at the Planning Commission meeting Building Inspector Glodowski did state we have other units in town with the similar square footage. Our regulations does allow for there to be less square footage with a Special Use Permit recommended by the Planning Commission and approved by City Council. The Planning Commission did unanimously pass this. This is coming first before the rezoning of the property since if they do not pass this there is no reason to rezone.

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

Council member Holmberg moved to approve the Application for a Special Use Permit for Javier Arizmendi & Ada Sanchez dba J & A Rentals, LLC for a reduction in the 3,000 square feet of a Multi-Family Residential below the minimum requirement. The property is located inside the city limits the East 22 feet of Lot 7, and all of Lot 8, Block 10, Original Town, City of Schuyler, Nebraska, physical address 1505 Adam Street. Council member Rodriguez seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kretz, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg opened a public hearing on an application to amend the zoning map to rezone property from "R1" Single Family Residential, to "R3", Multiple-Family Residential, as filed by Javier Arizmendi & Ada Sanchez dba J & A Rentals, LLC. The property is located inside the city limits the East 22 feet of Lot 7, and all of Lot 8, Block 10, Original Town, City of Schuyler, Nebraska, physical address 1505 Adam Street.

City Attorney Seckman stated this is the same property and they would like to put a 4 plex on the property. Clerk Johnson stated there were no comments received from the public.

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

Council member Holmberg moved the first reading of Ordinance No. 2023-04, the title being; AN ORDINANCE OF THE CITY OF SCHUYLER, NEBRASKA, AMENDING THE ZONING MAP TO CHANGE PROPERTY ZONED R-1, SINGLE FAMILY RESIDENTIAL, TO R-3, MULTIPLE FAMILY RESIDENTIAL. THE PROPERTY IS INSIDE THE CITY LIMITS EAST 22 FEET OF LOT 7, AND ALL OF LOT 8, BLOCK 10, ORIGINAL TOWN, CITY OF SCHUYLER, NEBRASKA. Council member Wolfe seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kretz, Rodriguez and Wolfe. Voting against: no one. Motion carried.

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

Council member Holmberg moved for final passage. Council member Baumert seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kretz, Rodriguez and Wolfe. Voting against: no one. Motion carried. Ordinance No. 2023-04 was passed and adopted.

Mayor Lindberg opened a discussion on an agreement with JEO for a Blight and Substandard Study for the existing 2013 Study Area and East Schuyler Area in the amount of \$8,250. Jeff Ray with JEO was present and reviewed the current study and the areas that would be removed from a new study and areas that would be added. The maximum area is 50%. A Blight and Substandard Study are needed to move forward with TIF projects or Downtown Revitalization. There are 12 criteria's to be considered blighted and 4 criteria's to be considered substandard.

Mayor Lindberg introduced Library Director White with the Library Annual Report. This report is submitted to the Nebraska Library Commission as part of their accreditation process. She reviewed a summary of the report with council and she stated she does not feel the circulation numbers are correct since library visits were up from previous year. She is looking for the problem and will let the council know what she finds. Council member Holmberg asked how her

City Council Meeting Minutes
March 21, 2023

numbers compare to pre-covid. She did not have those numbers but could email those to him. She then reviewed the statistics report narrative (attachment 2).

Council member Rodriguez moved to adjourn. Council member Baumert seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kretz, 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