

City Council Meeting Minutes April 2, 2024

The Mayor and City Council of the City of Schuyler, Nebraska, met in regular session at the Schuyler Municipal Building on April 2, 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: no one.

Mayor Lindberg led the meeting in the Pledge of Allegiance.

Mayor Lindberg signed a proclamation for "Week of the Young Child" April 6-12, 2024.

Mayor Lindberg signed a proclamation for "Child Abuse Prevention Awareness Month".

Council member Holmberg reported he and Floodplain Administrator Glodowski attended a Hazard Mitigation Plan meeting with the Lower Platte NRD there will be more information gathered in Schuyler. There are opportunities for grants if you have a plan.

Administrator DeRoos reported that Elkhorn Paving was selected for the 2024 Street Improvement Project at \$753,000. Not sure how quickly they will start. The Police Station punch list was put together on Friday and Monday. They are waiting for elevator certification. The radio tower will be moved on the 3rd and 4th. Move in will be as soon as elevator is certified. The Library will have repair in mid-April. Ballroom roof replacement will begin on April 8th. The Veteran's Memorial had ground breaking and site preparation has started. The Colfax Foundation has the MOU and will hopefully have signed before the next council meeting. They will be contributing \$30,000 toward the project. Steve Parr with JEO will have designs to present to the council soon. Last the City was contacted by the State Auditor of Public Accounts about the use of snow plow use on private property. They suggested that the City have a policy to outline how and when the City will assist private parties with snow removal. He is reviewing other communities' policies at this time.

Emergency Manager Evert reported the sirens were sounded today. The sirens will sound every 1st Tuesday of the month at 10 AM until October. If there are storms that day, they will not test that day.

Utilities Superintendent Sobota reported they are continuing the mandatory chlorination and have 10 days left of that. They may extend it further; they are going over some what if's with JEO. One possibility of contamination could have been when the transmission main extension project came on line and didn't get chlorinated properly. The fifth addition will be coming up in the Parkview Drive area so they may start it back up when that extension is completed and comes on line as preventative maintenance. Water Tower 5th addition awarding of bids is at next board meeting. The phase three solar will be on line by May 1st. Schmader Electric is working on the transmission realignment in the 18th and Gold Street area. They are waiting on permits from the Railroad.

Police Chief Farber reported that Data Master a couple years ago cost \$7,500 now they cost \$10,000. They were awarded a mini grant to pay for a 1/3 of it. With other money they get from the Stop Program and drug seizure will help pay for the rest. It is used for when they arrest someone for a DUI to have them blow into.

Streets and Parks Manager Colvin reported the campground and yard waste are now open. They have started on the Veteran's Memorial excavating process. Street sweeping will start next week for two weeks. They located the fountain for South Park and will have electrician help with the installation in a couple weeks. They are planning a kick ball tournament with DJ Chato for the Project Life Saver to help Sergeant Terrell finish raising funds. They will have 20 teams on May 11th starting at noon. The pool concrete repairs are completed they just need 60-degree weather to be able to put the sealer down.

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Library Director White reported that Friday will be the 6th Anniversary of the new library, with a what is so special about your library post it note wall. They also have eclipse glasses available at the library to view the eclipse on Monday the 8th.

Ballroom Manager Rodriguez reported that there are events booked every week from June 1st thru November 2nd. Council member Kasik asked if there was a schedule like they use to be given. Clerk Johnson responded she would work with her to create one that since she has never seen one.

Community Development Coordinator and Housing Specialist Bywater reported he has been working on the Preliminary Plat for the Mares Property and going forward it will be referred to as the Sky Haven Subdivision. It will be going to Planning Commission on April 23rd and to the council on May 21st. They currently have a bid on the property from a developer who intends to construct on the property a development of tax credit buildings which will be 20 units. There will be 4 4-plexes consisting of 16 units. Six single family homes at prices below \$300,000 and six rental townhouse duplexes consisting of 12 units for a total of 54 units on subdivision. Stipulations on bid would be TIF programs. He has a couple individuals that are partnering and are interested in the Top-Notch Building. They are looking at putting a plan together to present to SCD and council in the next 60 days.

Council member Baumert moved to approve the March 19, 2024 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 Holmberg moved to approve payment of claims for the period from March 16, 2024 through March 29, 2024, in the amount of \$122,173.91 and the following exceeding \$1,000: Pepsi Co., Bar Supplies, Ballroom, \$2,385.76; Motorola Solutions, Mobile Batteries, Police, \$1,374.40; Rutt's Heating & A/C, Trane A/C, Ballroom, \$61,500.00; Nebraska Lake Management, Fish, Parks, \$1,510.00; Arps, Concrete Repairs, Pool, \$2,299.50; White Cap, Waterproofing Repairs, Pool, \$4,017.24; JEO, Eng. Fees, Police, \$4,972.50. All claims under \$1,000 listed on (Attachment 1). Council member Baumert seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Kasik moved to approve the application to sell fireworks at retail to Ka-Boomer's Enterprises Inc. at 122 West 16th Street from June 25, 2024 at 12:01 AM through July 4, 2024 11:59 PM. Council member Holmberg seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to authorize pay application #15 for the Schuyler Police Station Renovation in the amount of \$111,418.46 to Rogge General Contractors. Council member Rodriguez seconded the motion. Mayor Lindberg asked if this will be the final pay application. Clerk Johnson responded it is not and will not be until everything is completed at the Police Station. There is still \$214,218.75 outstanding after this payment. Mayor Lindberg asked how much of the contingency did we get into. Administrator DeRoos responded 4%. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg opened a public hearing to receive citizen comments pertaining to crop permit applications filed by: Schuyler Coop, Corn, 4.89-acre tract of property inside the city limits located adjacent to 2050 H Street, West half by SE Quarter East of Street; Dan Bock, Corn, Kracl Subdivision Lots 2, 3 and 4; Dan Cech, Hay, East of Cemetery and West Side of old Nursing Home (School). Clerk Johnson reported she has not received any citizens comments. She stated every year we are required to hold a hearing on crops grown in the city limits.

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

Council member Holmberg moved to approve a crop permit filed by Schuyler Coop, Corn, 4.89-acre tract of property inside the city limits located adjacent to 2050 H Street, West half by SE Quarter East of Street; Dan Bock, Corn, Kracl Subdivision Lots 2, 3 and 4; Dan Cech, Hay, East of Cemetery and West Side of old Nursing Home (School). Council

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

Mayor Lindberg opened a discussion on the Top Notch. Administrator DeRoos discussed the option to advertise the Top-Notch building or to hold off for the possible purchasers that the SCD has found. He asked Bywater to detail what the SCD is proposing. Coordinator Bywater stated what they are requesting is the city hold off on advertising for 60 days to get a plan from the prospective buyers. They plan to keep the upstairs as housing and ground floor for retail. Mayor Lindberg asked if there is any criteria for them to meet. Bywater responded they will provide a business plan and financial information. DeRoos asked if advertising would make them pull out of an offer. Bywater stated they ask for city to hold off on that.

DeRoos asked Bywater to explain the funding. Bywater stated the LB840 Excess Funds can be used for downtown revitalization which the Top Notch fits into that description. He is requesting \$250,000 which is close to the quote for demolition of the building which was \$236,000. It was mentioned in past meeting to set those funds aside to provide for incentives to a buyer of the building. It will take a large amount of money to renovate the building. The details for the incentive need to be worked out still. It could be certain bench marks made such as after each apartment is completed, they could receive \$60,500 for each apartment. Council member Kasik asked where the money will sit if this does not work out. Clerk Johnson stated it could remain in the excess or be offered to another person as incentive for the Top Notch it will only be earmarked for this and not taken out until expended.

Council member Rodriguez moved to approve amending the LB840 Commercial Construction Loan Program Guidelines by increasing the maximum loan limit from \$100,000 to \$200,000. Council member Wolfe seconded the motion. Coordinator Bywater stated it was requested by the Developers of the Sky Haven Development of the old Mares Property to be able to loan \$200,000 instead of the \$100,000. The only change he is requesting is loan amount and terms would remain the same. There is an application process that is reviewed by a loan review board, then SCD board approves loan finally it is approved by the council. Council member Holmberg asked if that much money is available for a loan. Clerk Johnson stated currently they could one time. Bywater stated that when the Mares property was acquired it used LB840 excess to purchase the ground. SCD intends to give those funds back to the LB840 when the property is sold. Kim Parson asked if they are allowing one person to take a loan out for the whole amount that is in the fund now. Bywater responded there would still be LB840 funds in \$260,000 available, various façade improvements, single family home construction, and there are 4 to 5 LB840 loans being repaid. The loan program does stipulate if funds are available. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Council member Holmberg moved to authorization to disburse \$250,000 from LB840 Excess Funds as a grant incentive for the rehabilitation of the Top Notch Building. Council member Rodriguez seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg opened a public hearing concerning the activities of the Nebraska Department of Economic Development for a Community Development Block Grant (CDBG) and to give citizens the opportunity to be heard regarding the CDBG Coronavirus (CDBG-CV) grant, 20-EMCV-002.

Clerk Johnson stated the City of Schuyler was awarded CDBG Coronavirus funds of \$475,000 of which \$450,000 were utilized to support the Colfax County Food Pantry through the purchase of household supplies for community members and the payment of a part-time employee; and \$25,000 was awarded for grant administration. There were no required matching funds. Project activities included: purchase of household supplies for community members; payment of a part-time employee.

To date, \$450,000 has been used for support of the Colfax County Food Pantry through the purchase of household supplies for community members and the payment of a part-time employee; and \$13,956.79 has been used for General Administration of the grant. No persons, businesses, or farms were displaced as a result of CDBG activities. No comments received from the public.

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

Mayor Lindberg opened a public hearing concerning the activities of the Nebraska Department of Economic Development for a Community Development Block Grant (CDBG) and to give citizens the opportunity to be heard regarding the CDBG Coronavirus (CDBG-CV) grant, 20-EMCV-028.

Clerk Johnson stated the City of Schuyler was awarded CDBG Coronavirus funds of \$144,459.38 of which \$131,327.38 were utilized to support the Senior Center with upgrades to the Center's kitchen and direct costs of purchasing food and related supplies; and \$13,132 was awarded for grant administration. There were no required matching funds. Project activities included: upgrades to the Center's kitchen and direct costs of purchasing food and related supplies.

To date, \$131,327.28 has been used for support of the Senior Center with upgrades to the Center's kitchen and direct costs of purchasing food and related supplies; and \$5,153.75 has been used for General Administration of the grant. No persons, businesses, or farms were displaced as a result of CDBG activities. No comments received from the public.

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

Council member Baumert moved to approve bid from Elkhorn Paving in the amount of \$753,006.90 for the 2024 Schuyler Street Improvements for Groups A, B, C, D and the Alternate with funds coming from Street Capital Improvement. Council member Kasik seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez and Wolfe. Voting against: no one. Motion carried.

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 that includes services, programs, collections and finances. There was a significant savings with the insurance and wages of staff. She feels that is due to change in employees and provider of insurance. She reviewed events they participated in and events they hosted. She also had the statistics in review handout for them as well. (attachment 2)

Mayor Lindberg commended the library for obtaining grants for the library and doing a great job.

Mayor Lindberg opened a discussion on fireworks and drones downtown. Chamber Director Jedlicka stated they wanted to add fireworks to the Friday night of the Cinco De Mayo events. They have been in contact with J&M Display's out of Norfolk. She has talked to Fire Chief Sock and he approved of them and supported it. So, she is asking for the board to approve fireworks on that Friday. Council member Kasik asked where they would be doing it. Jedlicka stated the fireworks company is going to come look and they would do either the African Store parking lot or at the end of C Street north of 12th Street. Council member Holmberg asked if there is any concern with anything with the roofs downtown. Jedlicka is counting on the firework providers expertise and the Fire Chiefs. Mayor Lindberg asked how long of a display. Jedlicka stated 12 to 15 minutes. They had discussed having drones but the cost surpasses what the sponsor is willing to pay. They hope to be able to have those in future events.

Mayor Lindberg opened a discussion on food trucks and community festivals. Chamber Director Jedlicka stated that events are becoming a bigger part of the chambers roll. The purpose is to bring people from outside the community into our community and to provide entertainment for our locals. This also increases the sales tax dollars. They felt last year they were short on porta-potties and food available. The lines were long and all Hispanic food. They are going to have locals attending this year and 3 to 4 outside trucks to bring a variety of food. They are asking for the fees to be waived for this event. When she talked with the Administrator he offered to cut the fees in half. The chamber is trying to create an account that will fund events in the future. They are getting sponsorships, charging vendor fees, alcohol fees and gate admissions. They have many expenses the porta-potties, garbage, security, picnic tables, bands, prizes and stage. She is just trying to make it easier for the food trucks coming in. Administrator DeRoos asked if she feels the food trucks will have a problem paying full price compared to paying half price. Jedlicka stated that the chamber will pay the food truck fees out of their vendor fee. Since the chamber needs these trucks to be able to provide enough

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food for all of the alcohol being bought. This event brings a lot of good PR. They are looking for ways to make this cash flow.

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