

# NOTICE OF MEETING

Notice is hereby given that a meeting of the Mayor and City Council of the City of Schuyler, Nebraska will be held at 6:00 o'clock PM on May 21, 2024 at the Schuyler Municipal Building at 1103 B Street. This meeting will be open to the public. An agenda for such meeting, kept continuously current is available for public inspection at the city clerk's office.

Except for items of an emergency nature, the agenda shall not be enlarged later than 24 hours before the scheduled commencement of the meeting. Individuals requiring physical or sensory accommodation, including interpreter service, Braille, large print or recorded materials, please contact Lora Johnson at 352-3101 on or before 2:00 PM the Friday preceding the meeting.

City Clerk Lora Johnson

1. Statement of Compliance with Open Meetings Act, Roll Call and Pledge of Allegiance.
2. Communications & Petitions:
3. Reports: Mayor, Council Committees, City Attorney, Administrator, City Clerk, Emergency Manager, Utility Superintendent, Police Chief, Parks & Street Manager, Library Director, Ballroom Manager, Building Inspector.
4. Reports: Schuyler Community Development Inc.– Coordinator and Housing Specialist.
5. Motion to approve the minutes of the May 7, 2024 council meeting and dispense with its reading.
6. Motion to approve payment of claims for the period from May 4, 2024 through May 17, 2024 in the amount of \$130,459.78 all claims under \$1,000 listed on Attachment 1 and the following exceeding \$1,000:
  - a. Midwest Service & Sales, Bridge Planks, Parks, \$10,520.28
  - b. NE Lake Management, Fish, Parks, \$1,110.00
  - c. McCurdy Roofing, Roof Replacement, Ballroom, \$86,475.00
  - d. Visa-Pinnacle Bank, Misc., Police/Admin/Ballroom, \$1,723.21
  - e. JEO, Eng. Fees, Admin, \$6,866.25
  - f. Svehla Law Offices, Legal Fees, Admin/Streets, \$4,710.00
  - g. D&K Products, Fertilizer, Parks, \$1,648.00
  - h. Schuyler Coop, Fuel, Parks/Transit/Streets/Police, \$3,489.67
  - i. MacQueen, Sweeper Repairs, Streets, \$5,875.51
  - j. Phillips 66, Fuel, Transit/Parks/Police, \$1,297.48
  - k. Agri-City Insurance, Insurance, Police, \$1,110.00
  - l. Schuyler Home & Bldg Supply, Supplies, Police/Parks, \$1,787.02
  - m. Prime Secured, Security, Police, \$15,020.76
7. Motion to accept April 2024 Treasurer's Report.
8. Public Hearing: An application to amend the zoning map to rezone property from "R1", Single-Family Residential, to "R2", Urban Family Residential, was filed by Miguel A. Adame. The property is Lots 13-15 & W ½ of 16, Block 44, Original Town, City of Schuyler, Colfax County, Nebraska. The address is 222 West 13th Street.
9. First Reading of Ordinance No. 2024-05, title being; AN ORDINANCE OF THE CITY OF SCHUYLER, NEBRASKA, AMENDING THE ZONING MAP TO CHANGE PROPERTY ZONED R1, SINGLE-FAMILY RESIDENTIAL, TO R2, URBAN FAMILY RESIDENTIAL WAS FILED BY MIGUEL A ADAME. THE PROPERTY IS LOTS 13-15 & W ½ OF 16, BLOCK 44, ORIGINAL TOWN, CITY OF SCHUYLER, COLFAX COUNTY, NEBRASKA.
10. Public Hearing: An application to amend the zoning map to rezone property from "R1", Single-Family Residential, to "LC", Limited Commercial, was filed by Ronald Beckius. The property is legally described as all that tract of real estate commencing at a point 132 feet East of the Northwest Corner of Block 58, of Clarkson's Fourth Addition to the City of Schuyler, Colfax County, Nebraska and running thence South 110 feet; thence

running East 66 feet; thence running North 110 feet; and thence running West 66 feet to the point of beginning. The property is located at 509 West 13th Street.

11. First Reading of Ordinance No. 2024-06, title being; AN ORDINANCE OF THE CITY OF SCHUYLER, NEBRASKA, AMENDING THE ZONING MAP TO CHANGE PROPERTY ZONED R1, SINGLE-FAMILY RESIDENTIAL, TO LC, LIMITED COMMERCIAL WAS FILED BY RONALD BEKIUS. THE PROPERTY IS LEGALLY DESCRIBED AS ALL THAT TRACT OF REAL ESTATE COMMENCING AT A POINT 132 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 58, OF CLARKSON'S FOURTH ADDITION TO THE CITY OF SCHUYLER, COLFAX COUNTY, NEBRASKA AND RUNNING THENCE SOUTH 110 FEET; THENCE RUNNING EAST 66 FEET; THENCE RUNNING NORTH 110 FEET; AND THENCE RUNNING WEST 66 FEET TO THE POINT OF BEGINNING.
12. Public Hearing: An application for a Special Use Permit was filed by Ronald Beckius for an Automobile Services in a "LC", Limited Commercial. The property is legally described as all that tract of real estate commencing at a point 132 feet East of the Northwest Corner of Block 58, of Clarkson's Fourth Addition to the City of Schuyler, Colfax County, Nebraska and running thence South 110 feet; thence running East 66 feet; thence running North 110 feet; and thence running West 66 feet to the point of beginning. The property is located at 509 West 13th Street.
13. Motion to approve an application for the Special Use Permit as filed by Ronald Beckius for an Automobile Services in a "LC", Limited Commercial. The property is legally described as all that tract of real estate commencing at a point 132 feet East of the Northwest Corner of Block 58, of Clarkson's Fourth Addition to the City of Schuyler, Colfax County, Nebraska and running thence South 110 feet; thence running East 66 feet; thence running North 110 feet; and thence running West 66 feet to the point of beginning. The property is located at 509 West 13th Street.
14. Public Hearing: An application for a Special Use Permit was filed by Ronald Beckius for a Single Family Residential Living Quarters in a Shop Built in a "LC", Limited Commercial. The property is legally described as all that tract of real estate commencing at a point 132 feet East of the Northwest Corner of Block 58, of Clarkson's Fourth Addition to the City of Schuyler, Colfax County, Nebraska and running thence South 110 feet; thence running East 66 feet; thence running North 110 feet; and thence running West 66 feet to the point of beginning. The property is located at 509 West 13th Street.
15. Motion to approve an application for a Special Use Permit as filed by Ronald Beckius for a Single Family Residential Living Quarters in a Shop Built in a "LC", Limited Commercial. The property is legally described as all that tract of real estate commencing at a point 132 feet East of the Northwest Corner of Block 58, of Clarkson's Fourth Addition to the City of Schuyler, Colfax County, Nebraska and running thence South 110 feet; thence running East 66 feet; thence running North 110 feet; and thence running West 66 feet to the point of beginning. The property is located at 509 West 13th Street.
16. Public Hearing: An application to amend the zoning map to rezone property from "R1", Single-Family Residential, to "R2", Urban Family Residential, was filed by Schuyler Community Development, Inc. The property is located as part of the Northeast Quarter of the Southwest Quarter of Section 11, Township 17 North, Range 3 East of the Sixth P.M., Colfax County, Nebraska, being part of Blocks 2, 3, 6, 7, 10, 11, 15 and part of streets platted in Sumner and Wrights Addition to Schuyler, together with the North 31.00 Feet of Lot 2, Block "D" and the North 200.00 Feet of Lot 2 Block "C", of Mares Second Addition to the City of Schuyler, being more particularly described as follows: Referring to the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 11; Thence N89°34'12"W (assumed bearing) on the South Line of said Northeast Quarter of the Southwest Quarter, a distance of 386.35 Feet to the Southerly Extension of the East Line of Block "D", Mares Second Addition; Thence N00°22'33"E on said East Line and its Southerly Extension, A distance of 224.91 Feet to the Southeast Corner of the North 31.00 Feet of Lot 2 of said Block "D" and the Point of Beginning; Thence Continuing N00°22'33"E on said East Line, a distance of 31.00 Feet to the Northeast Corner of said Lot 2; Thence Continuing N00°22'33"E on the East Line of the former Omaha and North Platte Railroad Company Right of Way, a distance of 397.00 Feet to a Point on the North Line of Block 10, Sumner and Wrights Addition; Thence N00°15'36"E Continuing on said East Line, a Distance of 635.42 Feet to the South Line of 22nd Street; Thence N89°32'37"W on said South Line, a distance of 398.67 Feet to the Northeast

Corner of Mares First Addition; Thence S00°01'58"E on the East Line of Mares First Addition, a distance of 958.57 Feet to the Northwest Corner of Lot 2, Block "C" of Mares Second Addition; Thence S00°01'58"E on the West Line of said Lot 2, a distance of 200.00 Feet; Thence S89°35'15"E on the South Line of the North 200.00 Feet of said Lot 2, a distance of 132.58 Feet to the East Line Of said Lot 2; Thence N00°03'37"W on said East Line, a distance of 199.77 Feet to the Northeast Corner of said Lot 2; Thence S89°29'26"E on the North Line of said Mares Second Addition, a distance of 80.00 Feet to the East Line of "F" Street; Thence S00°03'30"E on said East Line, a distance of 73.76 Feet to the Northwest Corner of said Lot 2, Block "D"; Thence Continuing S00°03'30"E on the West Line of said Lot 2, a distance of 31.00 Feet; Thence S89°34'20"E, Parallel with and 31.00 Feet distant from the North Line of said Lot 2, a distance of 179.83 Feet to the Point of Beginning, Containing 9.75 Acres, more or less.

17. First Reading of Ordinance No. 2024-07, title being; AN ORDINANCE OF THE CITY OF SCHUYLER, NEBRASKA, AMENDING THE ZONING MAP TO CHANGE PROPERTY ZONED R1, SINGLE-FAMILY RESIDENTIAL, TO R2, URBAN FAMILY RESIDENTIAL WAS FILED BY SCHUYLER COMMUNITY DEVELOPMENT. THE PROPERTY IS LOCATED AS PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SIXTH P.M., COLFAX COUNTY, NEBRASKA, BEING PART OF BLOCKS 2, 3, 6, 7, 10, 11, 15 AND PART OF STREETS PLATTED IN SUMNER AND WRIGHTS ADDITION TO SCHUYLER, TOGETHER WITH THE NORTH 31.00 FEET OF LOT 2, BLOCK "D" AND THE NORTH 200.00 FEET OF LOT 2 BLOCK "C", OF MARES SECOND ADDITION TO THE CITY OF SCHUYLER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE N89°34'12"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 386.35 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK "D", MARES SECOND ADDITION; THENCE N00°22'33"E ON SAID EAST LINE AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 224.91 FEET TO THE SOUTHEAST CORNER OF THE NORTH 31.00 FEET OF LOT 2 OF SAID BLOCK "D" AND THE POINT OF BEGINNING; THENCE CONTINUING N00°22'33"E ON SAID EAST LINE, A DISTANCE OF 31.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE CONTINUING N00°22'33"E ON THE EAST LINE OF THE FORMER OMAHA AND NORTH PLATTE RAILROAD COMPANY RIGHT OF WAY, A DISTANCE OF 397.00 FEET TO A POINT ON THE NORTH LINE OF BLOCK 10, SUMNER AND WRIGHTS ADDITION; THENCE N00°15'36"E CONTINUING ON SAID EAST LINE, A DISTANCE OF 635.42 FEET TO THE SOUTH LINE OF 22ND STREET; THENCE N89°32'37"W ON SAID SOUTH LINE, A DISTANCE OF 398.67 FEET TO THE NORTHEAST CORNER OF MARES FIRST ADDITION; THENCE S00°01'58"E ON THE EAST LINE OF MARES FIRST ADDITION, A DISTANCE OF 958.57 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK "C" OF MARES SECOND ADDITION; THENCE S00°01'58"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 200.00 FEET; THENCE S89°35'15"E ON THE SOUTH LINE OF THE NORTH 200.00 FEET OF SAID LOT 2, A DISTANCE OF 132.58 FEET TO THE EAST LINE OF SAID LOT 2; THENCE N00°03'37"W ON SAID EAST LINE, A DISTANCE OF 199.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S89°29'26"E ON THE NORTH LINE OF SAID MARES SECOND ADDITION, A DISTANCE OF 80.00 FEET TO THE EAST LINE OF "F" STREET; THENCE S00°03'30"E ON SAID EAST LINE, A DISTANCE OF 73.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK "D"; THENCE CONTINUING S00°03'30"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 31.00 FEET; THENCE S89°34'20"E, PARALLEL WITH AND 31.00 FEET DISTANT FROM THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 179.83 FEET TO THE POINT OF BEGINNING, CONTAINING 9.75 ACRES, MORE OR LESS.
18. Public Hearing: An application for a Preliminary Plat for a Major Subdivision was filed by Schuyler Community Development, Inc. The Preliminary Plat is for Sky Haven Subdivision. The property is located as part of the Northeast Quarter of the Southwest Quarter of Section 11, Township 17 North, Range 3 East of the Sixth P.M., Colfax County, Nebraska, being part of Blocks 2, 3, 6, 7, 10, 11, 15 and part of streets platted in Sumner and Wrights Addition to Schuyler, together with the North 31.00 Feet of Lot 2, Block "D" and the North 200.00 Feet of Lot 2 Block "C", of Mares Second Addition to the City of Schuyler, being more particularly described as follows: Referring to the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section

11; Thence N89°34'12"W (assumed bearing) on the South Line of said Northeast Quarter of the Southwest Quarter, a distance of 386.35 Feet to the Southerly Extension of the East Line of Block "D", Mares Second Addition; Thence N00°22'33"E on said East Line and its Southerly Extension, A distance of 224.91 Feet to the Southeast Corner of the North 31.00 Feet of Lot 2 of said Block "D" and the Point of Beginning; Thence Continuing N00°22'33"E on said East Line, a distance of 31.00 Feet to the Northeast Corner of said Lot 2; Thence Continuing N00°22'33"E on the East Line of the former Omaha and North Platte Railroad Company Right of Way, a distance of 397.00 Feet to a Point on the North Line of Block 10, Sumner and Wrights Addition; Thence N00°15'36"E Continuing on said East Line, a Distance of 635.42 Feet to the South Line of 22nd Street; Thence N89°32'37"W on said South Line, a distance of 398.67 Feet to the Northeast Corner of Mares First Addition; Thence S00°01'58"E on the East Line of Mares First Addition, a distance of 958.57 Feet to the Northwest Corner of Lot 2, Block "C" of Mares Second Addition; Thence S00°01'58"E on the West Line of said Lot 2, a distance of 200.00 Feet; Thence S89°35'15"E on the South Line of the North 200.00 Feet of said Lot 2, a distance of 132.58 Feet to the East Line Of said Lot 2; Thence N00°03'37"W on said East Line, a distance of 199.77 Feet to the Northeast Corner of said Lot 2; Thence S89°29'26"E on the North Line of said Mares Second Addition, a distance of 80.00 Feet to the East Line of "F" Street; Thence S00°03'30"E on said East Line, a distance of 73.76 Feet to the Northwest Corner of said Lot 2, Block "D"; Thence Continuing S00°03'30"E on the West Line of said Lot 2, a distance of 31.00 Feet; Thence S89°34'20"E, Parallel with and 31.00 Feet distant from the North Line of said Lot 2, a distance of 179.83 Feet to the Point of Beginning, Containing 9.75 Acres, more or less.

19. Motion to approve the application for a Preliminary Plat for a Major Subdivision as filed by Schuyler Community Development, Inc. The Preliminary Plat is for Sky Haven Subdivision. The property is located as part of the Northeast Quarter of the Southwest Quarter of Section 11, Township 17 North, Range 3 East of the Sixth P.M., Colfax County, Nebraska, being part of Blocks 2, 3, 6, 7, 10, 11, 15 and part of streets platted in Sumner and Wrights Addition to Schuyler, together with the North 31.00 Feet of Lot 2, Block "D" and the North 200.00 Feet of Lot 2 Block "C", of Mares Second Addition to the City of Schuyler, being more particularly described as follows: Referring to the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 11; Thence N89°34'12"W (assumed bearing) on the South Line of said Northeast Quarter of the Southwest Quarter, a distance of 386.35 Feet to the Southerly Extension of the East Line of Block "D", Mares Second Addition; Thence N00°22'33"E on said East Line and its Southerly Extension, A distance of 224.91 Feet to the Southeast Corner of the North 31.00 Feet of Lot 2 of said Block "D" and the Point of Beginning; Thence Continuing N00°22'33"E on said East Line, a distance of 31.00 Feet to the Northeast Corner of said Lot 2; Thence Continuing N00°22'33"E on the East Line of the former Omaha and North Platte Railroad Company Right of Way, a distance of 397.00 Feet to a Point on the North Line of Block 10, Sumner and Wrights Addition; Thence N00°15'36"E Continuing on said East Line, a Distance of 635.42 Feet to the South Line of 22nd Street; Thence N89°32'37"W on said South Line, a distance of 398.67 Feet to the Northeast Corner of Mares First Addition; Thence S00°01'58"E on the East Line of Mares First Addition, a distance of 958.57 Feet to the Northwest Corner of Lot 2, Block "C" of Mares Second Addition; Thence S00°01'58"E on the West Line of said Lot 2, a distance of 200.00 Feet; Thence S89°35'15"E on the South Line of the North 200.00 Feet of said Lot 2, a distance of 132.58 Feet to the East Line Of said Lot 2; Thence N00°03'37"W on said East Line, a distance of 199.77 Feet to the Northeast Corner of said Lot 2; Thence S89°29'26"E on the North Line of said Mares Second Addition, a distance of 80.00 Feet to the East Line of "F" Street; Thence S00°03'30"E on said East Line, a distance of 73.76 Feet to the Northwest Corner of said Lot 2, Block "D"; Thence Continuing S00°03'30"E on the West Line of said Lot 2, a distance of 31.00 Feet; Thence S89°34'20"E, Parallel with and 31.00 Feet distant from the North Line of said Lot 2, a distance of 179.83 Feet to the Point of Beginning, Containing 9.75 Acres, more or less.
20. Discussion/action to authorize the Mayor to sign the Substantial Completion on the Police Department Expansion and Renovation Project.
21. Discussion/action to approve the application to sell fireworks at retail to Robert Faltys DBA Sky Blasters at 310 W 16th Street and 919 Colfax Street from June 25, 2024 at 12:01 AM through July 4, 2024 11:59 PM.

22. Discussion/action to approve transfer of \$75,674.55 from the General Fund to the City of Schuyler Leasing Corporations Account and to approve the lease payment due on Revenue Bond Series 2023.
23. Discussion/action to approve the Schuyler Chamber closure of the Oak Ballroom Parking Area from the swimming pool and Merchant Park to the southeast entrance on HWY 15 and Higgins Drive and on Friday, June 15th, 2024 from 3:30 to 7:30 for a Touch A Truck event sponsored by the Chamber of Commerce, United Way, Schuyler Public Library, CFP, Warrior Academy and Heartland Workers Center.
24. Discussion/action to approve the Schuyler Chamber closure of 12<sup>th</sup> Street from B Street to D Street and C Street from 12<sup>th</sup> Street to 13<sup>th</sup> Street on Thursday, June 20<sup>th</sup> at 3 PM until Sunday June 23<sup>rd</sup> at 11 PM. Closure of City Parking Lot and C Street from 11<sup>th</sup> Street to 12<sup>th</sup> Street on Friday, June 21<sup>st</sup> at 2 PM until Saturday, June 22<sup>nd</sup> at 11:30 PM. For Schuyler Fest.
25. Discussion/action to approve Schuyler Golf Club as a sales outlet for the Nebraska Cooperative Government keno operations in Schuyler.
26. Addendum: Discussion/action to accept Daryl Holmberg Council Member from 3<sup>rd</sup> Ward.
27. Addendum: Mayor Lindberg announcement of 3<sup>rd</sup> Ward Council Member Vacancy.
28. Motion to adjourn.

I do hereby state the above meeting notice was e-mailed or delivered to the following on May 17, 2024:

**MEETING NOTICES & AGENDA DISTRIBUTED TO:**

Mayor & Council Members	City Attorney Drew Graham
Administrator William De Roos	Police Chief Robert Farber
Utility Superintendent Sobota	City Engineer JEO-Steve Parr
Parks & Street Manager KJ Colvin	Deputy City Attorney Richard Seckman
Library Board Pres. Mel Baumert	Library Director Jenny White
Emergency Manager Michelle Evert	Housing Director Brian Bywater
Building Inspector Don Glodowski	Ballroom Manager Guadalupe Rodriguez
Press: Schuyler Sun, Columbus News Team	

**CERTIFICATE OF POSTING**

I, Lora Johnson, City Clerk of the City of Schuyler, Nebraska hereby certify that a copy of the "Notice of Meeting" of the Mayor and City Council of said City held on May 21, 2024, such notice being in the form attached hereto, was posted in three public places in the City listed below on the 8th day of May, 2024.

Dept. of Utilities Office, Post Office, Municipal Building  
/s/City Clerk Lora Johnson

CITY COUNCIL AGENDA

MAY 21, 2024

MAYOR ART LINDBERG

COUNCIL PRESIDENT DARYL HOLMBERG, 3<sup>rd</sup> WARD

COUNCIL MEMBER DAVID SVOBODA , 1<sup>st</sup> WARD

COUNCIL MEMBER DALE WOLFE, 1<sup>st</sup> WARD

COUNCIL MEMBER DAN BAUMERT, 2<sup>nd</sup> WARD

COUNCIL MEMBER ANTONIO RODRIGUEZ, 2<sup>nd</sup> WARD

COUNCIL MEMBER JANE KASIK, 3<sup>rd</sup> WARD