

City Council Meeting Minutes  
May 7, 2024

The Mayor and City Council of the City of Schuyler, Nebraska, met in regular session at the Schuyler Municipal Building on May 7, 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, Svoboda and Wolfe. Absent: no one.

Mayor Lindberg led the meeting in the Pledge of Allegiance.

Mayor Lindberg read thank you's for donations of Keno Funds from the Post Prom and Schuyler Elementary School Field Day.

Administrator DeRoos reported there is a preconstruction meeting scheduled for Thursday at 10 AM for the Street Projects. The Police Station has been moved into and the rental turned back to its property owner. There will be discussion tonight about the substantial completion of the Police Station. There are currently some leaks with the roof. The materials to repair the library have been delivered waiting for the masonry to come and begin the repairs. The walking bridge repair will be happening in the next two weeks. The bridge will be closed while repairs are done. The roof replacement was completed at Ballroom. The Veteran's Memorial will be having some fundraisers coming up. They will be planting grass at the Carnegie lot. The middle school traffic study will be on the School Board meeting on the 14th and we will proceed following their lead. He talked to the SCD Board about developing a long-term plan of developing 200 homes by 2030.

Police Chief Farber reported that Cinco De Mayo went well. Calls for service were 39 this year and 32 last year. Tickets were down and arrest were the same. There were two DUI's, county had 1 and NSP had 1. They did break up a couple fights at the end of the night on Saturday. There was a parking problem in town. Project Life Saver training is going on this week. Officer Terrell has done a great job on this project.

Parks and Streets Manager Colvin reported that they have started to do some curb and street repair in house. Two of the major ones are across the street. He has a list that they will address around town. They are ready for the Spring Fling. He attended a meeting with the Colfax Tourism Board to discuss getting grant money from them for tourism.

Building Inspector Glodowski reported that the two commercial projects up in the Water Tower Subdivision are nearing completion. Also, in the Water Tower Subdivision there have been four homes completed. Three new homes in that area will be completed within the month. Two homes in that area are in the drywall stage and one other home is being framed. The six-unit townhome in that area is being framed. There is a Shelby Lumber School home nearing completion on E 23<sup>rd</sup> Street. There are homes in the north part of town with just the basements completed. Three new home projects in the two-mile jurisdiction that are 50% completed. New home project at 18<sup>th</sup> and Banner is slowly showing progress. Total that is 24 units being completed or in progress.

Community Development Coordinator and Housing Specialist Bywater reported he attended the NIFA Housing Conference in Lincoln. Topics covered included: tax evaluations and insurance cost for home owners and rental properties, land and material cost continue to affect the cost of construction. The Schuyler Department of Utilities are referenced as a model for new housing. He has been in contact with Nick Keys about the Top Notch and he is awaiting the results of the appraisal. He wrapped up on the application for the low-income tax credit funding for another senior's project. SCD is working on documentation for a Rural Workforce Housing Fund loan to help finance the townhomes on West 22<sup>nd</sup> Street. They will be completed around July 4<sup>th</sup>. Last the Kracl Meadows will be hosting a fraud prevention seminar.

Council member Baumert moved to approve the April 16, 2024 council meetings minutes and dispense with its reading. Council member Kasik seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

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Council member Holmberg moved to approve payment of claims for the period from April 13, 2024 through May 3, 2024, in the amount of \$233,009.83 and the following exceeding \$1,000: Platte Valley Equipment, Repairs, Parks, \$5,573.60; Midwest Service & Sales, Repairs, Parks, \$1,616.32; Todd Valley Farms, Seed, Golf Course, \$1,075.00; The Sherwin Williams Co., Paint, Streets, \$4,586.64; Prime Secured, Security, Police, \$8,000.00; Arps, Rock, Streets, \$1,760.00; Albers All Around, Veteran's Memorial, Parks, \$1,400.00; D&K Products, Fertilizer, Parks, \$3,864.00; JEO, Eng. Fees, Streets, \$6,000; Midwest Alarm, Fire Monitoring, Police, \$1,129.20; Project Lifesaver, Equipment/Training, Police-Special Project, \$8,767.21; M&O Door Products, Window, Admin, \$1,750.00. All claims under \$1,000 listed on (Attachment 1). Council member Rodriguez seconded the motion. Voting for: Baumert, Holmberg, Kasik, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg stated no action will be taken on item #7 to sign the Substantial Completion on the Police Department Expansion and Renovation Project. Mayor Lindberg stated there is leaking in the roof and through the doors. At this time, they do not want to take any action on signing the document then the City will have to pay the final amount. City Attorney Graham stated the retainage would not be able to be withheld and warranty periods would begin right away instead of when everything is taken care of.

Council member Holmberg moved to authorize the mayor to sign the Amendment No. 2 Agreement with JEO for the Schuyler 2024 Street Improvements in the amount of \$85,700. Council member Baumert seconded the motion. Jon Mooberry with JEO was present and stated that he will be the project manager on this job. Fees are for two phases of construction admin with staking and construction management. Voting for: Baumert, Holmberg, Kasik, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Holmberg moved to authorize the Mayor to sign the Amendment with JEO for the Schuyler 12<sup>th</sup> Street Improvements Project in the amount of \$0.00. Council member Rodriguez seconded the motion. Jon Mooberry with JEO stated Andrew Wilshusen will be the project manager overseeing this project done by JEO interns. The City has used JEO interns in the past to design some sidewalks for the City. This agreement is for the design phase. Voting for: Baumert, Holmberg, Kasik, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Baumert moved to approve Thiele Geotech, Inc. Agreement for material testing of Schuyler Street Improvements Multiple Locations in the amount of \$13,457. Council member Kasik seconded the motion. Jon Mooberry with JEO stated this would be all the testing during the project for the Street Improvements. Voting for: Baumert, Holmberg, Kasik, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Kasik moved to approve the application to sell fireworks at retail to Marv's Fireworks at 218 E 16<sup>th</sup> 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, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Holmberg moved to approve the Assumption Agreement between Antonio and Cecelia Rodriguez and J.P. & Sons, LLC assuming Promissory Note dated August 15, 2023 for Lot 1, Block 3, Water Tower Subdivision, Second Addition to the City of Schuyler, Colfax County, Nebraska and extend the contingency Promissory Note payment to December 15, 2025. Council member Wolfe seconded the motion. City Attorney Graham stated the property owner has decided to sell the property and this transfers the promissory note to the new property owner and provided an additional 3 months for the new owner to get the construction completed. Voting for: Baumert, Holmberg, Kasik, Svoboda and Wolfe. Voting against: no one. Abstaining: Rodriguez. Motion carried.

Council member Baumert moved to approve the bid from Thompson Construction for Project No. 230614.00 the Water Tower Subdivision 5<sup>th</sup> Addition for Infrastructure Development in the amount of \$1,620,769.00. Council member Kasik seconded the motion. Utility Superintendent Sobota stated this is for all the infrastructure in the new Water Tower Subdivision. They will be starting construction tomorrow. Voting for: Baumert, Holmberg, Kasik, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

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Council member Holmberg moved Resolution 2024-0507 A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SCHUYLER, NEBRASKA, AUTHORIZING AND ADOPTING A PROGRAM FOR THE EXPEDITED REVIEW OF CERTAIN TAX INCREMENT FINANCING PROJECTS PURSUANT TO §18-2155 OF THE NEBRASKA COMMUNITY DEVELOPMENT LAW. Council member Rodriguez seconded the motion. City Attorney Graham stated that this is for Micro TIF on a certain parcel. This is for older parcels in the community. This cuts out all the public hearings, planning commission, CDA approvals. It will come directly to the City Council for approval making it easier for the developers trying to develop individual parcels. Tyler Croghan asked if this is certain area of town only. Attorney Graham stated he it would be a certain age and if it is also in the blighted substandard areas. Voting for: Baumert, Holmberg, Kasik, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Mayor Lindberg opened a discussion on replacing the Street Sweeper. Parks and Streets Manager Colvin stated that the Street Sweeper is one of the most valued pieces of equipment. They sweep every six weeks or once a month or two weeks whenever they can. Last year the repairs were thousands of dollars. The sweeper is broken down again. One of the parts alone is costing is over \$1,000 and the mechanic has been here for over 16 hours so the bill will be substantial. It is 20 some years old. There are options out there to replace with brand new and those cost over \$200,000. He will be meeting with a company next week that will demo a unit. They provide lease to own options for seven years and it will be under full warranty until it is paid off. To replace what we have now with anything used within 10 years old will cost \$130,000 to \$160,000. Mayor Lindberg asked when our current sweeper was purchased. Colvin responded the sweeper that was here when he got here was going to cost us \$20,000 to repair. They gave a decent trade in and then this was one was purchased last fiscal year for \$25,000. He is looking at a TYMCO sweeper and it is a back sweeper with only one grease fitting. It can be a 5 or 6 or 7 year lease with full warranty. The City of Columbus has one but hasn't talked to anyone about running it. They are a reputable company with the NASCAR contract. He has not ever run a back sweeper. Council member Svoboda stated a few years back they demoed one that they could not promise that we would not suck up the bricks. Colvin stated that is a good question to ask about. He welcomes anyone to come and to get the councils opinions. He stated it will be either Wednesday or Thursday. The sweeping company out of Lincoln rents them for \$5,000 a month. The dealer is called Mid Iowa. Council member Kasik asked if they will be able to get any money out of the old sweeper. Colvin stated they got a good deal on the last one of about half of what it was worth. He stated looking on line he thinks it is valued at \$30,000. Council member Holmberg stated we are going to have to spend money now though to fix it. Colvin stated it is torn apart now. Council member Holmberg stated it can be looked at while doing the upcoming budget.

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

ATTEST:

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Mayor Art Lindberg

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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.

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City Clerk Lora Johnson