

City Council Meeting Minutes  
June 21, 2022

The Mayor and City Council of the City of Schuyler, Nebraska, met in regular session at the Schuyler Municipal Building on June 21, 2022 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 Knutson convened the meeting and Clerk Lora Johnson recorded the proceedings. The following council members were present: Baumert, Holmberg, Kasik, Kment, Kretz and Rodriguez. Absent: no one.

Council member Holmberg moved to appoint to the Schuyler Housing Authority: Rose Kracl term 2022-2023, Dorothy Kohler term 2022-2024, Cathy Medina term 2022-2025, Sherri Schneider term 2022-2025. Board of Appeals Don Meister term 2022-2025. Board of Public Works: David Hild term 2022-2026. Library Board: Alicia Keairnes term 2022-2026. Council member Baumert seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kment, Kretz and Rodriguez. Voting against: no one. Motion carried.

Mayor Knutson reported he has been working on appointments and has a couple more to fill. The Mayor then stated that Administrator DeRoos report was in their packets and asked if they had any questions on his report since he was at a meeting in Fremont with the Police Chief.

Clerk Johnson reported she attended finance school and learned of the new changes made with filing the budget. She also received numbers on the Municipal Equalization from the state and it went up about \$12,000. She did say less money was allocated by the state for Municipal Equalization Funds so several communities saw a decrease in funds.

Emergency Manager Evert reported that there was not a Federal Disaster designation for the storm damage the city had. The State is possibly looking at declaring it just a State Disaster, we will have to wait to see what happens.

Council member Kretz asked about the dirt work where the old Carnegie building was and if the grading by Dolezal's building is ok. Building Inspector Glodowski stated they built it up to account for possible settling of the dirt, that more grading can happen once it has time to settle. Council member Kment commended on how quick they worked and how nice it looks now.

Street and Parks Manager Colvin reported that the end cap wiring harness on the loader was found to be the problem with it. The parts have been ordered at the cost of \$4,000 and does not know how much it will cost in labor. A drainage pipe on A Street had collapsed along with an unmarked drainage at 12<sup>th</sup> and A Street. He thanked the Department of Utilities for their help in the repairs and parts to fix both of these areas.

Building Inspector Glodowski stated he would like a study session on housing issues to discuss possible zoning changes of homes if they have more than one family living in a home. He would also like to look at what the definition of a family is. This rezoning would be used on current properties along with garages. Mayor Knutson suggested that he meet with Administrator DeRoos, Officer Andel, Chief Farber and Attorney Seckman first to discuss the possible changes.

Economic Development Director Brandenburgh asked that the council hold off on making any decisions on what to do with the Carnegie Library lot. She would like them to consider possible parking lot for the Top Notch building. She will be working on that more in the future. Brandenburgh handed out an America's Pathway update on benches, lighting, flag pole and labor. If they like the items she plans to get the items ordered and coming.

Housing Specialist Bywater reported the purchase of lots in item 10 of the agenda will be new townhomes that will be owner occupied housing. He also reported several houses that have recently gone up for sale that are at much higher prices than they were purchased for. Reflecting the recent rise in the housing market.

Council member Baumert moved to approve the June 7, 2022 council meeting minutes and dispense with its reading. Council member Kasik seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kment, Kretz and Rodriguez. Voting against: no one. Motion carried.

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Council member Holmberg moved to approve payment of claims for the period from June 4, 2022 through June 16, 2022, in the amount of \$101,046.09 and the following exceeding \$1,000: Bockmann Inc., Asbestos Survey, Admin, \$1,100.00; Dale R Johnson Ent., Inc., Carnegie Demolition, Admin, \$37,750.00; Pinnacle Bank Visa, Supplies, Library, \$1,235.46; JEO, Eng. Fees, Admin/Police, \$17,573.75; Colonial Research, Supplies, Pool/Streets, \$1,066.00; Baker & Taylor, Books, Library, \$1,089.68; Schuyler Community Schools, License Fees, Admin, \$4,185.00; Schuyler Coop, Fuel, Streets/Police/Parks, \$2,879.43. All claims under \$1,000 listed on (Attachment 1). Council member Kasik seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kment, Kretz and Rodriguez. Voting against: no one. Motion carried.

Council member Rodriguez moved to accept the 2022 May Treasurer's Report. Council member Baumert seconded the motion. Clerk Johnson stated the budget is 66.64% of the way done. She noted there are departments that are over in line items but the bottom line of their budget is still in line where it should be. Voting for: Baumert, Holmberg, Kasik, Kment, Kretz and Rodriguez. Voting against: no one. Motion carried.

Council member Kretz moved to authorize pay application #3 for the 2021 Denver Street Improvements project in the amount of \$279,010.34 to M.E. Collins Contracting Co., Inc. Council member Baumert seconded the motion. Council member Holmberg asked when the projected street opening date would be. Street and Parks Manager Colvin stated they would like it open by the 4<sup>th</sup> of July but have had a few setbacks along the way. Voting for: Baumert, Holmberg, Kasik, Kment, Kretz and Rodriguez. Voting against: no one. Motion carried.

Council member Kretz introduced the second reading of Ordinance 2022-07, the title being: AN ORDINANCE OF THE CITY OF SCHUYLER, NEBRASKA, TO AUTHORIZE THE SALE OF REAL ESTATE OWNED BY THE CITY OF SCHUYLER, NEBRASKA, SCHUYLER DEPARTMENT OF UTILITIES, AND DESCRIBED AS LOTS 1, 2, 3, 4, 5 AND 6, WATER TOWER SUBDIVISION, FOURTH ADDITION, TO THE CITY OF SCHUYLER, COLFAX COUNTY, NEBRASKA, TO HoMe DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, FOR THE SUM OF \$150,000.00, WITH AUTHORIZATION MADE PURSUANT TO NEBRASKA REVISED STATUTE SECTION 16-202 (REISSUE 2012); PROVIDING BUYER TO BUILD RESIDENCES COMPLETED AND SOLD WITHIN 24 MONTHS FOR DISCOUNT OF \$20,000.00 PER LOT WITH PAYMENT WAIVED IN THAT EVENT; AUTHORIZING THE MAYOR TO SIGN THE REAL ESTATE PURCHASE AGREEMENT, WARRANTY DEED AND ANY REAL ESTATE SALE CLOSING DOCUMENTS; PROVIDING FOR NOTICE TO THE PUBLIC AND PROVIDING FOR AN EFFECTIVE DATE. Council member Holmberg seconded the motion. Utility Superintendent McGowen reviewed how the section being sold would be all townhomes. There are more lots available in this area for single family homes. The townhomes will be located on 22<sup>nd</sup> Street west of Fort Street. He believes four of the units will be built yet this summer. Council member Kment asked about the \$20,000 discount. McGowen stated that is an incentive to have the units built and sold in two years from the date of purchase. Voting for: Baumert, Holmberg, Kasik, Kment, Kretz and Rodriguez. Voting against: no one. Motion carried.

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

Council member Holmberg moved for final passage. Council member Baumert seconded the motion. Voting for: Baumert, Holmberg, Kasik, Kment, Kretz and Rodriguez. Voting against: no one. Motion carried. Ordinance No. 2022-07 was passed and adopted.

Council member Kment moved to approve a \$2,500 contribution to be paid from the Downtown Redevelopment Account to go toward the Schuyler Historical Society Museum and Annex Insurance Premiums. Council member Rodriguez seconded the motion. Council member Kment asked if this money has been given every year and if Keno funds are used. Clerk Johnson responded that the amounts have varied from year to year. She also stated this money comes from the LB840 Downtown Redevelopment Account. Voting for: Baumert, Holmberg, Kasik, Kment, Kretz and Rodriguez. Voting against: no one. Motion carried.

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Mayor Knutson opened a discussion on the lot at the corner of 12<sup>th</sup> and B Street. He stated Matt Kroeger was unable to attend again this evening. Council member Holmberg would like to see green space for a park to have special events to draw people to the downtown. Building Inspector Glodowski said he has spoken to Kroeger and he would like an event space, covered area and possible parking. Council member Kretz stated he knew of a citizen who would give a full load of concrete if it is kept a green space. Council members would like to see it graded to be reseeded and sprinklers.

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

ATTEST:

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Mayor Jon Knutson

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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