

City Council Meeting Minutes September 17, 2024

The Mayor and City Council of the City of Schuyler, Nebraska, met in regular session at the Schuyler Municipal Building on September 17, 2024 at 6:08 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. Council President Baumert convened the meeting and Clerk Johnson recorded the proceedings. The following council members were present: Baumert, Kasik, Marron, Rodriguez, Svoboda and Wolfe. Absent: no one.

Administrator DeRoos stated he received a request from Pinnacle Bank to make the parking stall near the alley a no parking stall or only for compact parking. He also received feedback from a resident on Denver Street that they are not satisfied with the no parking on Denver Street from 7 AM to 4 PM during school.

Administrator DeRoos reported he had a correction to his written report that the heater estimate for the pool heater is for an element only, not the entire unit.

Police Chief Farber reviewed traffic enforcement comparison in 2023 to 2024 and calls to service in 2023 to 2024. Total traffic stops were up: 2023 had 689 and 2024 has 1368. Total calls to service were also up: 2023 had 1757 and 2024 has 1855.

Parks and Street Manager Colvin reported they are doing tree work with the Utility Department this week and next. The bridge planks are being delivered and the replacement of planks will be done before winter.

Building Inspector Glodowski reported that he is starting his seventh year with the city. He reviewed all the new development over the last six years. There have been 23 major commercial projects, 1 construction of a 24 unit apartment building, 1 four plex apartment building, 7 new townhouses or duplexes, 55 single family housing units for a total of 97 housing units over six years.

Community Development Coordinator and Housing Specialist Bywater reported Scott Aniel is present at the meeting to discuss the Subleasing the Golf Course to Scott Aniel. He thanked Jose Rocha and Audra Jedlicka for working with Scott to find a space in town for him. He talked to Nick Keys and he has been out of state. He was waiting on flood insurance and builders risk insurance that shouldn't take long. He gives credit to Jose Rocha for working with downtown business owners and dressing up the property and improvements. Jedlicka and Bywater attended 6 regions initiative, they were broken up into committees and he is on the housing committee. They are discussing the vacant properties that exist in the region. He stated on October 1 there will be a meeting of the Planning Commission, CDA and City Council to hear about the Herman TIF Redevelopment Plan. They will be closing on the Mares Property on Oct 2nd.

Council member Kasik moved to approve the September 3, 2024 council meeting minutes and dispense with its reading. Council member Marron seconded the motion. Voting for: Baumert, Kasik, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to approve payment of claims for the period from August 31, 2023 through September 13, 2023, in the amount of \$150,376.35 and the following exceeding \$1,000: JEO, Eng. Fees, Admin/Streets/Parks, \$106,037.50; Svehla Law Office, Legal Fees, Admin/Library/LB840, \$3,330.00; Schuyler Coop, Fuel/Chemicals, Parks/Police/Streets/Admin/Transit, \$5,171.38; NENEDD, Admin Fees, CDBG Grant, \$3,036.93; Phillips 66, Fuel, Transit/Streets/Parks/Police, \$1,942.31; Pepsi, Soda, Ballroom, \$1,271.20. All claims under \$1,000 listed on (Attachment 1). Council member Kasik seconded the motion. Voting for: Baumert, Kasik, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to accept the August 2024 Treasurer's Report. Council member Marron seconded the motion. Voting for: Baumert, Kasik, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

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Council member Kasik moved to approve a one percent increase over the base limitation of 2.5% increase of restricted funds for FY 2024-25 Budget. Council member Wolfe seconded the motion. Clerk Johnson reviewed this is for an increase of the lid which is made up by restricted funds: property tax, municipal equalization, highway allocations, sales tax, motor vehicle tax. Each budget year you are only allowed to increase these funds by 2.5% unless the council approved another 1% increase to be able to increase the lid of restricted funds by 3.5%. Johnson stated this is probably the last year of approving this since the legislature has changed it to 0% or inflation. Voting for: Baumert, Kasik, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Kasik moved Resolution 2024-0917 A Resolution setting the property tax request for fiscal year 2024-2025 at .455266. Council member Marron seconded the motion. Voting for: Baumert, Kasik, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Kasik introduced the first reading of Ordinance 2024-13, the title being: AN ORDINANCE TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE. Council member Rodriguez seconded the motion. Voting for: Baumert, Kasik, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

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

Council member Rodriguez moved for final passage. Council member Marron seconded the motion. Voting for: Baumert, Kasik, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried. Ordinance No. 2024-13 was passed and adopted.

Council President Baumert opened a public hearing to receive citizen comments pertaining to the One and Six Year Road Plan.

Steve Parr with JEO reviewed the projects in the one year plan. He stated there are plans completed for the one year projects that the city needs to decide which projects they would like to do in the upcoming year. There are several projects in the six year plan and all of those would be concrete projects and new paving of what is gravel streets currently. They are currently working on project 246 on 22nd Street drainage.

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

Council member Rodriguez moved Resolution 2024-0917B A Resolution approving the One and Six Year Road Plan. Council member Marron seconded the motion. Voting for: Baumert, Kasik, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Kasik moved Resolution 2024-0917C A Resolution of the city council of Schuyler, Nebraska of the municipal annual certification of program compliance to Nebraska Board of Public Roads Classifications and Standards 2024. Council member Marron seconded the motion. Clerk Johnson stated this has to be done to keep receiving the Highway Allocation funding and Street Superintendent. Voting for: Baumert, Kasik, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Kasik left the meeting at 6:35 PM.

Council member Baumert opened a discussion on Agri-City Insurance on the City's Insurance Policy and Premiums for 24-25. Holly Hild with Agri-City Insurance was present and reviewed the policy changes. She stated property insurance has gone up for everyone home owners or commercial buildings have seen an increase in premiums, higher deductibles, more exclusions and more restrictions. Insurance company's have been removing coverage from roofs that are older in age at 15 years. So they only receive cash value the depreciation is taken off. One of the major changes is on deductibles; 5,000 all other perils deductible and 25,000 wind and hail, this is per building. Some items

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are going to a 2% wind and hail. Another change is the coverage of the Oak Ballroom since it is on the Historic Registry. EMC will no longer write insurance for the Ballroom. She found coverage with Auto-Owners with a 25,000 all perils. They will only replace the building will not replace it historically. The other major change is the renovated Police Station. It has been removed from the blanket policy. It was able to stay on the policy with EMC since it was recently renovated down to the studs. This is not a problem now but, in the future, they will be depreciating out the building so over time it will increase the cities cost to replace if something happens. Last year it was 25,000 per occurrence not per building as it would be this year.

Hild then reviewed the premiums compared to the previous year. She had estimated that there would be a 20% increase. She stated she got a quote from Missouri Employers Mutual for workers compensation and their quote was \$33,679 compared to EMC quote of \$65,216. That would be a suggestion she has for savings.

Council member Rodriguez moved to approve the FY24-25 snow removal contract between the City of Schuyler and Midwest Service & Sales and authorize the Mayor to sign the agreement. Council member Marron seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council member Rodriguez moved to approve written consent of the City of Schuyler authorizing subletting by Schuyler Golf Club, Inc. to Champs Sports, LLC/Scott Anzel. City Attorney Graham stated that this is for actually granting the Golf Course to sublease the golf course. The next agenda item is for who to sublease to. The only question that was that the lease runs through July of 2025 and the management agreement runs through September of 2027. The lease agreement and the manager agreement wouldn't be in line with each other. He would like to see both progress together. Council member Marron seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Attorney Graham recommended no action tonight until the lease could be amended to have the same dates as the Management Agreement. Scott Anzel spoke to the council and did not have any issue with getting this changed and amending the agreement. Attorney Graham thinks it is best to come back on October 1st with an amended lease agreement and management agreement. No action taken on item approving Management Agreement between Schuyler Golf Club and Champs Sports LLC.

Council member Rodriguez introduced the first reading of Ordinance 2024-14, the title being: AN ORDINANCE TO CORRECT TEXTUAL ERRORS IN ORDINANCE 2024-11; AND TO DECLARE AN EFFECTIVE DATE. Council member Marron seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

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

Council member Rodriguez moved for final passage. Council member Marron seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda and Wolfe. Voting against: no one. Motion carried.

Council President Baumert opened a discussion on West 20th Street about excessive speeding and wreck less driving. Resident Jamie Krivohlavek that lives at 307 W 20th Street was present and addressed the council about the excessive speeding down 20th Street. He has seen excessive speeds and has seen a dog hit so hard that it's insides were all over his yard. He is worried about the safety on the streets. He requests speed limit signs, additional stop signs or speed bumps. Administrator DeRoos asked if his neighbors would be open to speed bumps. He stated he talked to a couple neighbors if it is cost effective or a three-way stop would help break it up as well. Police Chief Farber stated there has been one accident on that road in the last year.

Council President Baumert opened a discussion on Carnegie Park Mural. Administrator DeRoos stated that Mayor Lindberg is wanting to make improvements to that lot. He stated that the Mayor suggested the item to be tabled until it is figure out what is wanted. Park Equipment and fencing have been installed. Bushes will be put in this fall in front. The sidewalk needs replacement and grass planted. With the addition of two murals downtown Jose Rocha has

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brought ideas for a new mural by the park. The owner of the building agreed to a mural if it was funded and decided on by the city. Council asked Jose Rocha to email his ideas to the council so they could see what he is thinking.

Council member Rodriguez moved to adjourn. Council member Wolfe seconded the motion. Voting for: Baumert, Marron, Rodriguez, Svoboda 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