

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAWNEE CITY, HELD ON MONDAY, JANUARY 13, 2025, AT 7:00 P.M. AT CORNERSTONE COMMUNITY BUILDING, 601 G STREET, ALL IN PAWNEE CITY, PAWNEE COUNTY, NEBRASKA.

Notice of this meeting was given in advance thereof by advertising in the Pawnee Republican, a designated method for giving notice as shown by the Affidavit of Publishing on file in the office of the City Clerk. Notice of this meeting was given to the Mayor and City Council and a copy of their acknowledgment of receipt of the notice and the agenda are on file in the office of the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Present: Mayor: Charlie Hatfield; Council Members: Donnie Fisher, Vickie Zelenka, Pat Hatfield; Tamela S. Curtis, City Clerk/Treasurer & Deputy City Clerk Kellie Wiers; City Foreman Spencer Cumley. **Absent:** Susan Eisenhauer. Mayor Hatfield called the meeting to order at 7:00 p.m. informing all those present of the posters stating the Open Meeting Law Changes on the West meeting room wall accessible to the public. At this time, all those present stood to recite the Pledge of Allegiance.

Council Member Zelenka moved to approve December 23rd, 2024, regular meeting minutes. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

The Treasurer submitted the following claims for **12/31/24 & 1/14/25 Payrolls:** 23,578.44; **Union Bank & Trust**, FWH 6,832.86; **NE Dept. of Rev**, SWH 1009.12/Sales & Use Tax 2018.86; **John Hancock**, retirement 2899.06; **Madison Nat'l**, life ins 16.23; **UHC**, health ins. 9812.96; **Access Systems**, new computer 1759.06/total IT care-hardware contract 1141.58; **NPPD**, Swr plnt/Wtr twr elec 2593.24; **Friedly Oil**, equip fuel 182.78; **US Cellular**, emerg cell 48.41; **Windstream**, office IT/Libr ph/Swr plnt ph 313.84; **OPPD**, elec @ wells 300.95; **Amazon**, winter parka/hiking shoes/sup 366.25; **Hometown Leasing**, Libr copier pymt, 100.79; **Matt Kuhlmann**, Jan zoning 800.00; **PC Thriftway**, sup 1.55; **Pawnee Co. Rural Water**, pond wtr hydrants 45.00; **Pawnee Republican**, publ 455.76; **SEACA**, membership dues 20.00; **Stehlik Law**, Jan atty retainer 1000.00; **Uribe Refuse**, partial port-a-potty @ pond 50.00; **Coral's Cleaning Service**, office cleaning 120.00; **HOA Solutions**, rep wiring/install new VFD-Swr plnt 2542.80; **Binder Bros**, concrete-raise manholes 305.00; **Capital Business Sys**, Elevate ph 192.77; **First Concord Benefits**, POP plan non-discrim testing 200.00; **Lincoln WinWater**, Swr manhole rep parts 3596.88; **One-Call Concepts**, digger locates 23.54; **H&H Auto Parts**, sup/parts 1015.39; **Midwest Labs**, swr samp tests-s/h 474.07; **Nebr. Public Health Envir Lab**, wtr sample tests 46.00; **Verizon Wireless**, Fire Jetpack/home connect 64.93; **St of NE/Dept of Labor**, 4th qtr unemploy tax 38.38. Council Member Zelenka moved to approve the claims as submitted. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review December 2024 Treasurer's Report: Council reviewed the treasurer's report prepared by Clerk Curtis. There were no questions.

Julie Bauman, Present FY 2023-2024 Audit: Julie Bauman met to present the 2023-24 Fiscal Year Audit to the Mayor and City Council. Ms. Bauman explained the report is similar to the same one last year and will stay the same for the next couple of years before the State implements new updates. Cash is staying very steady with the overall growth of the city being really good. Ms. Bauman stated that PCAL held strong this year. It (PCAL) is an operation that needs consistent revenue, and it has made a lot of progress from the year before. Ms. Bauman explained the city received an unmodified opinion which is the best opinion available and means there were no adjustments, changes or anything out of the ordinary on this audit. The audit did not identify any deficiencies in internal controls considered to be material weaknesses and disclosed no instances of noncompliance. Julie Bauman stated she would be submitting the audit report to the State in the morning.

Public Hearing re: Discontinuance of CDBG Housing Revolving Loan Fund (RLF):
Open Public Hearing: Council Member Zelenka moved to open the public hearing on the Discontinuance of CDBG Housing Revolving Loan Fund (RLF) at 8:00 p.m. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. *Hear Public Input:* Clerk Curtis explained that Jim Warrelmann, Housing Director with SENDD had visited with the Clerks right before the Community Foundation applied for the NAHTF Housing Grant about the State coming down on SENDD about wanting these Revolving Loan Program Income accounts closed and for the money to be sent back to the State. At that time Mr. Warrelmann stated he would work with the Clerks to find a Pawnee City Citizen that met the income guidelines and needed a small housing rehab project completed to spend up a majority of the funds left in the Housing Rehab Program Income checking account. Deputy Clerk Wiers found a citizen that met the criteria, and we reached out to Mr. Warrelmann to send us the housing rehab application paperwork and the public hearing notice to get this program closed out. Mr. Warrelmann sent the application directly to the citizen, but then got busy with assisting the Community Foundation on the NAHTF Housing Grant and didn't get the public hearing paperwork sent to the city. Once Ms. Poskochil had emailed the City Office along with a copy of the letter, she had received from SENDD regarding the balance owed on her housing rehab lien, the Clerks contacted Mr. Warrelmann about the paperwork they never received, and he emailed everything to the City right away. Mr. Warrelmann also stated that since he had planned for the City to close out this revolving loan housing rehab program months ago, the City Council had the authority to write off the remainder of the housing rehab liens on all of the past housing rehab projects including Ms. Poskochil's lien. At this time Council Member Hatfield inquired to Clerk Curtis that the City was going to lose this money to the State either way, so if the City collected the remaining balance due for repayment from Ms. Poskochil, the State was going to get all of those funds anyway? Clerk Curtis stated that was correct. *Close Public Hearing:* Council Member Zelenka moved to close the public hearing on the Discontinuance of CDBG Housing Revolving Loan Fund (RLF) at 8:03 p.m. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review/Approve Resolution #7 - Discontinuance of CDBG Housing Revolving Loan Fund (RLF): Council Member Zelenka moved to approve Resolution #7 - Discontinuance of CDBG Housing Revolving Loan Fund (RLF). Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review/Discuss Letter from SENDD, Email from Laura Poskochil & discussions had between Clerk Curtis and Jim Warrelmann/SENDD re: City Council having authority to write off the remainder of Housing Rehab Liens: Laura Poskochil was present to discuss her letter she received from SENDD and the email she had sent to the City Office regarding the Housing Rehab Lien on her house at 519 4th Street. Curtis went onto stated that it was actually HUD that is coming down on the State to get rid of all of these old revolving loan fund program income accounts, so in turn the State is coming down on SENDD to assist communities in closing out these accounts. It is the same scenario that happened with the ReUse Revolving Loan Fund account and the final two loans being forgiven this past year. It was all brought on by HUD directing the State, then the State directing SENDD, then SENDD directing the cities to close out all Revolving Loan Funds. Council Member Zelenka moved to write off the remainder of Housing Rehab Liens including Laura Poskochil's with the Housing RLF being discontinued, ceasing any Housing Activities. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Sheriff Braden Lang: Discuss donating Co. vehicles to the City to help control speeding: Sheriff Braden Lang met with the Council to present something he had witnessed in his many travels, which was a Polic Department's vehicle, that had been de-commissioned and randomly parked in places around the town to slow people down. The County Commissioners have been after Sheriff Lang to get rid of the department's surplus of cars, so he felt this could be a good way. Lang stated that it wouldn't be a county donation, but if the city was interested in purchasing one of their old cars it could be parked by the City Speed Sign if they decide to get a permanent one of those. Sheriff Lang continued that he hadn't spoken to the County Commissioners about this idea yet but would if the city was interested. City Attorney Stehlik-Ladman stated that the city would still have to have it plated and insured, which would be an ongoing expense. More discussion followed with Clerk Curtis inquiring to Sheriff Lang what year of a car this would be? Sheriff Lang thought it would be the 2013 Dodge Charger as it still runs but has a lifter that ticks and the camshaft is making a noise. At this time Deputy Clerk Wiers stated she felt that the City should wait to make any decisions on this matter until Sheriff Lang talks with the County Commissioners. **Sheriff's Dept. receives Grant for Speed Control Equipment:** Sheriff Lang stated that Deputy Justice Stankoski had applied for a highway safety grant from the NE Department of Transportation Highway Safety Office to assist in obtaining two mobile radar units. **Any updates to 112 12th Street Nuisance Property:** Sheriff Lang stated that he had done an overflight over the Osborne property, and it does look better than it did, and the dumpster is gone. Deputy Clerk Wiers stated that Seneca Sanitation wanted the roll off dumpster back as they had more customers wanting to rent it. More discussion followed with Sheriff Lang stating he would keep an eye on the property. **Review Photos/Discuss people still living in Camper beside VanHorne Park:** Sheriff Lang stated that Marcus Heninger, who has been living in the camper, had gone to Seneca this past Friday to pay an outstanding fine but ended up being arrested on a Nemaha County, Kansas Warrant for Failure to Appear. As far as Sheriff Lang knows, Mr. Heninger remains in custody with his request for a bond being denied. Sheriff Lang stated that Mr. Heninger's ex-girlfriend has moved up to Brock and the owner of the camper is currently living in Tecumseh, but it was very evident that someone had been living there since the last snowstorm with all of the footprints in the snow shown by the photos Sheriff Lang had taken with his drone. Sheriff Lang stated that Deputy Stankoski found out today that he should be able to return to work in 6 weeks, which was much better than his Dr. had originally expected him to return to work.

Frank Burcham, 200 11th Street: complaining on snow removal on 11th street beside his property; review photos taken by Foreman Cumley on 1/8/2025 – date of complaint: Frank Burcham, 200 11th Street met to complain about how the snow was removed on 11th street, in front of his residence. Council reviewed the pictures that Foreman Cumley had taken on January 8th the date Mr. Burcham called the City Office to complain. Mr. Burcham stated he had been waiting since the snowstorm for the city to come out and remove the snow off of the street (11th St) in front of his house. Burcham continued that he was 65 years old and not in good health. Council Member Hatfield stated he was looking at pictures of the street in front of Mr. Burcham's residence and the main part of the road had been plowed off. Mr. Burcham stated that there's snow five feet from the edge of the street that never was plowed. Foreman Cumley stated that he realized that the new crew member had not gotten over far enough when he was pushing snow on that street, and he has already talked to him about that. Foreman Cumley also stated that this past Friday at the request of the Post Office, City Crew Member Holthus went out and removed snow from in front of a bunch of mailboxes around town, which was a good lesson as to why they need to get closer to the mailboxes when removing snow. Burcham stated that the snow on his street could have been plowed to the other side of the street, the South side, instead of piled up behind his vehicles. Mayor Hatfield stated that let's say that the crew went over closer to your vehicles removing snow, when there would be a higher windrow behind those vehicles because they are parked so close to the street right now anyway. Council Member Hatfield tried explaining to Mr. Burcham that the city can't take special precautions on certain streets because the whole town needs to have the snow removed from the streets and the Crew does it the best they can in a timely manner. Mr. Burcham stated he didn't understand why they would plug up a road and driveway when the city could move their blade to the other side of the street. All Council Members and Clerks tried explaining that all of their driveways were also plowed shut because that's just what happens when the City and State comes by to push the snow. Mr. Burcham continued to argue that the City Crew could plow it to one side of the street if they wanted to. Council Member Hatfield stated that if the City does it for Mr. Burcham, then they have to do it for everyone in town and then the City Crew would never get done moving snow off of the streets. Mr. Burcham continued to argue that he didn't understand why the City Crew had not removed all of the snow off of his street in front of his residence. At this time Council Member Hatfield stated they were done talking about this subject as they had already answered all of Mr. Burcham's questions and it was time to move on with the meeting.

A Report and update from Foreman Cumley: *Discuss how Snow Removal went:*

Foreman Cumley stated he felt the snow removal overall went very well, especially considering this was the first time City Crew Member Brandon Holthus had ever removed snow and it was actually Crew Member Lucas Barloon's first big snow he has had to push because he was out sick last year when we got all of that snow and there really wasn't any measurable snow the first year he worked for the City. Cumley stated their biggest obstacles were trying to get around parked vehicles on the streets, especially on third street as there were vehicles parked on both sides of the street, which makes it really difficult to get around them all. The biggest thing, as you already heard from Mr. Burcham's complaint, is making sure the whole street is plowed off, including getting as close as you can to the mailboxes so the rural carriers can still deliver mail. The City Crew has been talking about how the snow removal went and what they felt they could do better and have decided to sit down together and come up with a "Standard Operating Procedure" (SOP)

on how best to handle snow removal in the city. An example would be the first night before quitting time, would be to prepare all of the snow removal equipment for the upcoming storm. Then the plan for the next day and so on. That would make it, so everyone is on the same page about what needs to happen and when. Foreman Cumley stated that the renovations they made to the new dump trailer worked very well with hauling off the snow. Cumley continued that it took them close to three days to haul off all of the snow, even though they could get six loader buckets full in the dump trailer compared to only three buckets the old dump truck could hold. Cumley stated with this storm, there was just a lot of snow, ranging from 8-12" deep to haul off. Clerk Curtis stated this is the least amounts of complaints that the City Office has received in a very long time about Snow Removal and there were many good words of praise on Facebook for the good job the City Crew did pushing snow during this past storm. The Mayor and City Council stated they completely agreed with how well the City Crew handled the snow removal from this past snowstorm. ***Discuss putting City owned property up for sale – property is located across from City Shop, just West of NPPD's Transfer Station at 6th & E Street:*** Clerk Curtis stated she had sent this agenda item to City Attorney Jennifer Stehlik-Ladman for her guidance on what steps the City would need to take in order to sale this piece of property. The City Attorney's first question was whether NPPD was a public agency? If so, the statute says the City doesn't have to follow the specific statutory requirements in 17-503 in selling real property. Clerk Curtis stated that NPPD is a public agency, so they are able to sell this piece of property to NPPD by following Ms. Stehlik-Ladman's guidelines that include coming up with an agreeable dollar amount, adding this item to the next meeting's agenda with a description of the property, describing it as a proposed conveyance of real property to NPPD, followed by the Council voting on a Resolution to approve the conveyance. At this time Council Member Hatfield stated that the main reason for NPPD wanting to purchase this piece of property was because of the new Sub T-Lines that will be going in because of the new Coop Elevator being constructed North of Pawnee City. More discussion followed with Mayor Hatfield suggesting that \$3,000 would be fair market value for those lots, especially since they are flat lots and are located in a good location. Council Member Hatfield stated if the rest of the Council was in agreement with that figure, he would present that amount to his bosses when he meets with them the next morning and report back to the Clerks so this item could be voted on at the next meeting. ***Review Bill of Sale on Bobcat Skidsteer:*** Foreman Cumley stated that the Bobcat Skidsteer had sold for \$31,250 less 8% commission for a total of \$28,750, which was a lot more than had been estimated. The Ford Dump truck had a bid at \$5,100 so far with bids open until January 22nd. ***Review/Discuss eBomb camera nozzle with integrated data management for Sewer Jet Trailer:*** Foreman Cumley stated that he had another option for a camera system, a drivable camera that he learned about at the League Conference he attended last week. With all of the sewer line issues that have been going on lately, the City should be serious about getting some sort of camera set up to be able to look into the City's Sewer Mains. Foreman Cumley stated that the pros with the eBomb camera is that the cost is only \$12,000 but the cons are that it is not a "live feed" camera, so you shoot the line up with water, then put the eBomb camera in to look at the sewer main. When you pull the eBomb camera out, you sync it with your phone to look at the images it just took. Sometimes you have to eBomb camera the same sewer line three to four times as it's easy for the lens to get smeared. Auburn Public Works owns this eBomb camera system and they recommend that you jet the line several times before you even put this camera in there. The cons with the Crawler Camera System is that the cost is approximately \$37,000 but the Pros with the Crawler Camera are that you are able to turn this camera system to look at a private service line, it immediately syncs to your phone before you put it in the

sewer line, so you can watch the video while you are actually going through the sewer line in real time. Foreman Cumley stated that Falls City Public Works has a camera similar to the Crawler Camera System, but they purchased theirs through the same place the city got the Sewer Jet Trailer, Mid-Iowa Solid Waste Equipment, but paid over \$100,000 for theirs. Much more discussion followed with the Council stating they would rather work at budget for the better Crawler Camera System in the 2025-26 Budget than to settle on a camera system that may be half the cost but does not supply near the value that the Crawler System would. ***General Discussion on things going on in the City:*** Foreman Cumley stated that he and Crew Member Lucas Barloon both attended the League of Nebraska Winter Conference last week as the City had been notified by Lash Chaffin, Attorney with the League, that the two day conference would offer 15 wastewater hours and five water hours in continuing education, which they both needed. Foreman Cumley stated that they discussed the lead water line rulings a lot with the latest rule stating that a city will have to prove what all of their water lines are, even the lines that are not lead by November 1, 2027. They were also told that there were 130 systems that the EPA fined for not turning in their completed lead line reports and 40 systems marked all of their waterline services as unknown, which EPA says they have a three-month timeframe to rectify this. A member of the Drinking Water and Groundwater Division at Nebraska Department of Environment and Energy (NDEE) stated to Foreman Cumley to not do anything just yet with the upcoming presidential changes, which usually leads to changes in the EPA rulings. Cumley continued that the biggest issue with the State of Nebraska is that they do not have their own "Drinking Water Standards" to go by, so that's why they are adopting everything that the EPA passes down. In another class, Cumley stated they are recommending that municipalities have Landlords sign a consent form to cover all of the utility costs that their renter may leave, so the City is completely covered. Cumley reported that the water sample procedures are going to be changing on how you sample lead water samples, too in addition to the City having to supply property owners with filters if they have any lead water lines going to their house.

Take Action on Nomination of Brandon Willey to continue serving on the Airport Authority Board for a two (2)-year term until 2026: Council Member Zelenka moved to approve the nomination of Brandon Willey to continue serving on the Airport Authority Board for a two (2)-year term until 2026. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review/Approve the list of Cornerstone Cleaning Tasks, so the Cleaning Job can be put out to bid: Council Member Hatfield moved to approve the list of the Cornerstone Cleaning Tasks. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. ***Review/Approve Request for Cleaning Bid Proposals to run in legals section of newspaper:*** Council Member Fisher moved to approve the Request for Cleaning Bid Proposals to clean the Cornerstone Building to run in legals section of newspaper. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review/discuss email from Access Systems that all employees have to have a separate email address for the Phishing & SAT training and discuss how the City wants to proceed: Much discussion was had on all City Employees having to use a separate email address for the Phishing and SAT Training that Access Systems had available; the costs

associated with it and employees not wanting to use their personal emails for this training. After much discussion the Council stated that at this time, they were not interested in taking part in this training offered by Access Systems.

Review League email re: Grant Opportunity—2025 AARP Community Challenge

Launch: Aaron Sawyer was present to discuss his interest in applying for a “Mural Grant” for the city through the 2025 AARP Community Challenge grant program. Mr. Sawyer stated that it appears from several discussions he has been included in, around town, that Pawnee City citizens would love to see some murals painted on buildings around town and he would love to make that happen for Pawnee City. Mr. Sawyer would like to apply for a \$25,000 grant through AARP to have murals painted at three locations in Pawnee City. He has a good friend from the Chicago area that would love to be a part of this project and paint the murals. Discussion was had on the newly painted mural in Steinauer and other murals in Sabetha and Clay Center, KS. The grant gives special attention to these areas devoted to citizens that live in a small town, are over the age of 50 years old and can be seen from a somewhat shaded area to view the murals. The Mayor and City Council discussed some possible locations around town such as the North sides of the State Bank of Table Rock and the former VFW Building as both of these buildings have a great view for everyone to see as they are located at the intersection of Hwy 50 & 8 and along Hwy 8, respectively. Mr. Sawyer stated he would also like to see a mural painted somewhere up by the Pawnee City Assisted Living Facility for all of the residents to enjoy. More discussion followed with Mayor Hatfield volunteering to go with Mr. Sawyer to assist in talking to property owners.

A Report and update from Deputy Clerk Wiers: Discuss changing the City Employee Handbook, page 29 that reads City will order 8 work shirts for City Crew Members, 4 short sleeved and 4 long sleeved when the City has been ordering 10 work shirts for Crew Members for quite a few years. More discussion followed with Council Member Hatfield and Foreman Cumley stating there are other areas of the City Employee Handbook that also need to be updated including the holidays section being listed as the city following Federal Holidays instead of following State Holidays among other areas. The council decided to just table updating the City Employee Handbook until all changes needed could be brought before them to vote on at one time. Council Member Zelenka moved to approve Deputy Clerk Wiers purchasing a total of 10 work shirts for new City Crew Member Brandon Holthus, of five (5) short sleeved and five (5) long sleeved shirts. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Council Member Zelenka moved to adjourn the meeting. Council Member Fisher seconded the motion. Roll call vote indicated all present voting in favor of the motion, whereupon motion carried, and meeting adjourned at 9:23 p.m.

ATTEST: Tamela S. Curtis, City Clerk

Charlie Hatfield, Mayor