

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAWNEE CITY, HELD ON MONDAY, JULY 27, 2020 AT 6:00 P.M. AT FAIRVIEW GOLF COURSE CLUBHOUSE, 1799 D 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 hereafter shown were taken while the convened meeting was open to the attendance of the public.

Present: Mayor Charlie Hatfield joined the meeting already in progress at 6:09 p.m. Council Members: Vickie Zelenka, Ric Helms, Susan Eisenhauer and John Dahlgren; Tamela S. Curtis, City Clerk/Treasurer, Spencer Cumley, City Foreman & Kellie Wiers, Deputy City Clerk/Treasurer. **Absent:** None.

Council President Zelenka called the meeting to order at 6:00 p.m. informing all those present of the Posters stating the Open Meeting Law Changes on the North meeting room wall accessible to the public.

Budget Workshop Retreat with Julie Bauman: City Auditor Julie Bauman reviewed the first draft budget figures for Fiscal Year 2020-2021 with all those present. Ms. Bauman stated that the draft budget does not include the new valuation figure for this year. The County Assessor did not have them ready yet when she made contact with his office today, and he had stated to Julie that he felt it may be down slightly from last year's figures. We will know the current valuations by August 20th. Ms. Bauman stated that this year's budget really looked good with revenue coming in to support the budget numbers to really make the budget balance. Ms. Bauman went over some of the changes to State regulations on the Budget Hearing with a mandated "open ended hearing" with a start time to be published but no ending time. Ms. Bauman went over each individual page of the draft budget document, explaining where the figures came from and how they all worked together. Ms. Bauman then went over each fund budget, along with Clerk Curtis also helping to explain what some of the individual line items were being budgeted for. Julie discussed that she left the Property Tax Request the same along with the Tax Request towards the Street Bond. Ms. Bauman stated the Council was being very fiscally responsible at only asking for the \$70,000 for the Street Bond payment from the City taxpayers as they could legally levy for the full Street Bond payment. Bauman continued that the City was being extremely conservative on the asking of the tax money. Discussion was had that the Street Bond Payment to USDA is around \$121,000 plus the \$12,000 that is put in the Street Reserve Account annually per USDA's mandate. Council Member Dahlgren inquired why Council Member Helms did not keep the Street Budget at the 2.5% proposed increase that everyone was asked to stay at. Council Member Helms stated that both new heavy duty snow plows for the new Chevy pickup and the 2015 Ford will be coming out of his Street budget and he is planning on \$30,000-\$40,000 a year in asphalt overlay projects to continue to try and repair as many streets as possible. Clerk Curtis stated that this year there was only \$20,000 budgeted for Asphalt Overlay but that the Street Budget also included the final Cat Loader payment of almost \$15,000. After this is paid off, it will leave more room to budget for further asphalt overlay projects in the future. Council

Member Dahlgren inquired when the ½% street sales tax and the local 1.5% sales tax would expire. Clerk Curtis stated they would both expire in 2024 and would need to be put on the election ballot for Pawnee City citizens to vote on both of them. More discussion followed about the amount to levy for the Street Bond Payment with Ms. Bauman stating that the Council might consider making a little increase each year instead of a drastic change all at once if the Sales Tax would possibly not pass. Ms. Bauman went over each individual Budget Worksheet that Clerk Curtis had prepared after they held their individual Budget Workshops with each Council Member. Julie stated that Clerk Curtis does a great job of listing out individually budgeted items that come out of a certain line item on all of the separate funds. Once again this year's one-on-one budget workshops were very positive and it is always great to have the Council Members really get a feel for how the fund budgets they are in charge of actually work as the City prepares for a very good true and actual operating budget. Bauman stated she appreciated the work the Council Members have put into their individual funds and feels very positive about the budget again this year. Ms. Bauman handed out the documents to review for amending the 2019-20 FY Budget. Julie has worked up the paperwork to amend the 2019-20 FY budget by \$37,500, which was the major repairs done to the well #2. Ms. Bauman plans to attend the August 10th City Council meeting to hold the public hearing at 7:10 p.m. to amend the current FY 2019-20 Budget. Council Member Dahlgren made a motion to hold the public hearing to amend the FY 2019-20 Budget on August 10th at 7:10 p.m. Council Member Helms seconded the motion. Roll call vote indicated all present voting in favor of the motion, whereupon motion carried. Ms. Bauman stated she will present the final draft of the new Fiscal Year 2020-2021 Budget to the City Council at the August 24th regular meeting with the actual Budget Hearing to be held on September 14th starting at 6:30 p.m.

Council Member Dahlgren made a motion to accept the July 13, 2020 regular meeting minutes. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. At this time, Council Member Helms asked about the person who had been filling up a large number of containers with water at the City Pond. Deputy Clerk Wiers explained the person has been identified and a letter was sent to him. A photocopy of the letter was also sent to the Pawnee County Sheriff's Department. The person in question has not responded to the letter and the City Crew has not seen the person at the City Pond since the letter was mailed. Clerk Curtis suggested asking Sheriff Lang about this when he is present at the next meeting.

The Treasurer submitted the following claims for consideration: **7/21/2020 Payroll:** 8715.58; **Union Bank & Trust**, FWH 2473.87; **NE Dept. of Rev**, SWH 331.68; **NW Mutual**, retirement 839.50; **Allstate**, cancer/accid. ins. 228.46; **Madison National Life**, employee life ins. 40.40; **BCBS**, health ins. 5733.60; **Ameritas**, vision ins. 116.60; **PCDC**, May 2020 sales tax 5541.33; **Windstream**, phone & internet service 607.86; **Black Hills Energy**, gas service 79.86; **Casey's Business Mastercard**, equip fuel 424.34; **NPPD**, electric service 3668.58; **Binder Bros.**, cement for street repair 369.38; **Diversified Drug Testing**, testing for empls. #988 & #1024; **Findlay HVAC**, repair AC unit @ swr plant 63.75; **Hamilton Equip. Co.**, air compressor maintenance 329.54; **Pollman LLC**, boring for wtr leak by 431 F street 922.00; **Southeast NE Development Dist.**, 2020 housing membership dues 1838.00; **SYNC/Amazon**, library materials 88.03; **USDA-RD**, STR bond pymt 121,880.00; **Stehlik Law**, housing rehab prog. atty fees; **Amazon Capital Services**, spray mop, micro cassettes 56.80; **American Water Works Assoc.**, membership renewal 75.00; **Capital Bus Systems**, IT services/MNS labor/copier

contract 1324.45; **Capital Bus. Systems**, library license & maintenance contract 134.02; **Constellation NewEnergy**, gas costs/services 24.65; **Haug Communications**, check WTR tower controls & reconfigure router 392.50; **IIMC**, membership renewal 195.00; **John Deere Financial**, lawnmower blades 251.52; **Nebr. Pub. Health Env. Lab**, WTR samples 15.00; **Table Rock Appliance**, repair pool refrigerator 73.00; **U.S. Cellular**, tablet monthly service 53.53; **Verizon Wireless**, emergency cell phone, home connect & jetpack 58.80; **SmartSign**, COVID-19 Notice signs. Council Member Zelenka made a motion to approve the claims as submitted. Council Member Eisenhauer seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review Proof of Loss for Hail Claim on City Property; Discuss with Julie Bauman how to handle repairing these 14 City properties: City Clerk Curtis had prepared a binder containing information on each building affected by the June hail storm for the Council Members to review. The City received \$111,000 in damages and has a \$1000 deductible. Auditor Julie Bauman explained the City will have to budget the \$111,000 even though they will only pay the \$1000 deductible, for budget purposes, the City will have to show how the money was spent. The City will have to amend the budget by September 30th because \$111,000 wasn't budgeted for capital outlay and this will be for each department. Clerk Curtis explained the City has 180 days to get the work done. Ms. Bauman suggested adding this money as an extra line item to show as the income comes in and then the expenditures being paid on the new budget year worksheet. The \$1000 deductible could be paid out of the General budget up front, but the amount of damage expense still has to be budgeted for each department as a line item labeled "natural disaster/hail damage expense." Clerk Curtis will update the 2020/21 FY budget worksheets for the Council and Ms. Bauman.

Review LARM 2020-21 Renewal Letter; Review LARM Renewal Proposal and Review/Approve Resolution #12 for 2020-21 LARM Insurance Renewal Policy: Council Member Zelenka made a motion to approve Resolution #12 for 2020-21 LARM Insurance Renewal Policy with the 180 day & 3-year commitment contract with the 5% discount for a total premium of \$61,715 (which includes Workman's Comp Insurance, too). Council Member Dahlgren seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

PRIDE COMMITTEE MEMBERS, Discuss preparing a plan to address Nuisance Properties: Deb Niss, a member of the PRIDE Committee, was present to address the Council. Deb Niss explained to the Council that it can sometimes be frustrating talking with homeowners about problems and that people like the "Yard of the Week" that the group sponsors, which is a positive thing. There are many nice yards in town, so it is difficult to pick **one** yard each week. The members do try to talk with homeowners/property owners and get things started but it is frustrating when people don't follow through. Last year, the committee helped paint a home and it was up to the homeowners to finish painting the home but not sure if they actually finished it. The paint for the house was paid for through a grant from Thrivent for Lutherans. Bruce Haughton, Deb Niss and Kellie Wiers helped with the project along with other volunteers. Deb Niss emphasized that it would be nice if all city employees would keep up their yards to be a good example for the City since they work for the City. Deb Niss had emailed back and forth with Deputy Clerk Wiers to compose a checklist that would have the date, name of the owner,

complaints received and the points to touch on such as the house itself, the yard, the outbuildings and what could be done. Since the demolition funds have been increased from \$2000 to \$4000 it will make a huge difference in cleaning up properties. Derek Niss has cleaned up one property and asked for reimbursement from the Demolition Funds and now is going to clean up a second property which will probably cost \$6000 to clean up this second property plus the price for the land. There are also two other properties in that area that are now going to be cleaned up. Council Member Helms explained to the Council that he understands Deb Niss would like to see Pawnee City cleaned up and the person who is going to tear down the other nuisance property that Derek bought at a considerable discount because he would like to see the town cleaned up, too. "I'm not ashamed to say the person's name, Randy Gyhra." Deb Niss explained that there are people who live outside city limits and cannot be on the City Council but they also take pride in Pawnee City and would like to see properties cleaned up and would like to see citizens take pride in their properties by keeping them cleaned up. With the checklist, a letter would be written to property owners listing the items that need improved upon so that there would be something written on file to have a paper trail. Niss explained that she was not asking the City for money because the budget is tight, and we are in a poor community. What the PRIDE Committee would like to do is have a drawing at the end of the year for the Yard of the Week and have a monetary prize like \$25 in chamber bucks but the PRIDE Committee doesn't have any funds. Niss had purchased the signs for Yard of the Week and had asked the other two members if they would like to donate money. Deb Niss had approached Nanette Smith of the Chamber of Commerce to see if they ever donate "chamber bucks" to help with a civic project and she said "no." Niss asked if there might be a few dollars left over from a fund that the City could donate to PRIDE? Mayor Hatfield pledged to donate \$50 to PRIDE for the Yard of the Week contest since he had funds left over that he had donated to the Animal Control Board for the Rabies Clinic. Deb Niss asked the Council if they would be okay with her collaborating with Deputy Clerk Wiers to write a form to use for this situation? Council Member Eisenhower asked if it would include things to look for and items to focus on to improve? Yes. Council Member Dahlgren asked if the PRIDE Committee would even write recommendations if the property needs condemned to the Council? Clerk Curtis explained then the Council could decide if the Health Board needs to get involved. This form would include mowing and weed problems. Deputy Clerk Wiers will photocopy the nuisance ordinances for Deb Niss and email them to her. Niss explained that often the people they talk to about cleaning up properties feel that PRIDE doesn't have any backing or recourse for action. Council Member Zelenka assured Niss that the Council would give recourse. So, PRIDE contact would be the first step. The protocol would be a form, then letter, then follow up and then result. If the result wasn't satisfactory, then the recommendation would go to the Council. The paper trail would then go to the City Council in case there would be legal action required. Clerk Curtis explained if there was a "show cause" hearing then those documents would be submitted as exhibits and members of the PRIDE Committee may have to testify to those documents. Council Member Helms said he "promoted" this committee three years ago and its purpose was to help with these nuisance properties. Council Members Helms and Eisenhower also offered to donate money to the PRIDE Committee.

Mowing letters/emails – Clerks want direction on what is the next step taken? Mayor Hatfield stated that the property owner of 1138 G Street had started cleaning up the weeds and got rid of the dirt pile. Council Member Helms reminded everyone that you cannot blow grass clippings into the street. Clerk Curtis stated that somebody has started to mow at the Zeibig

property, but the junk vehicles are still in the yard. This is the property that had a fire in it and is not livable. Mayor Hatfield explained that the Health Board would have to meet and condemn it. Council Member Eisenhower asked what has to happen to get the Health Board involved? Mayor Hatfield explained the Mayor has to contact the members and hold a meeting to discuss the property. The Health Board consists of Mayor Hatfield, Council Member John Dahlgren, Hospital Administrator Ruth Stephens, Sheriff Lang and City Attorney Emily Sisco. Mayor Hatfield said he would contact the members and set up a meeting. At this time, Council Member Helms asked, "How long is Frank Burcham using the City right-of-way as his garage?" He has a motor laying on the ground and a car without a motor next to the street. Deputy Clerk Wiers explained that photocopies of the letters sent to property owners are included in the packet which is 1138 G Street, 1145 G Street, 10th & E Streets. 1138 G Street has started cleaning up the property, but 1145 G Street still has tall weeds next to the street and 10th & E streets by Pawnee Village still has the tall weeds. Deputy Clerk Wiers and Clerk Curtis both asked the Council what is the next step to take? Clerk Curtis explained that the house on 1145 G Street needs to be condemned, also. Deputy Clerk Wiers explained that this property is now listed in the daughters' names. Clerk Curtis and Council Member Dahlgren suggested sending the other daughter a letter about the weeds so that she also knows about it and see if something gets done. Council Member Eisenhower suggested sending a second notice and if nothing is done, the City will go in and mow the property and send a bill to the property owners, if not paid, file a lien against the property. Then, turn it over to the Health Board or PRIDE Committee and "get the ball rolling." Clerk Curtis explained the process that had happened in the past with a nuisance property when there was a show cause hearing.

Review Letter from PCDC President Bob Miller re: PCDC Board has not yet set a dollar amount increase to their Housing Demolition Grant: PCDC will meet on August 6th to discuss increasing its contribution to the demolition program.

Discuss/Approve Resolution #11 updating the Demolition Incentive Reimbursement from \$2000 up to \$4000 for the Demolition of nuisance properties: Council Member Zelenka made a motion to approve Resolution #11 updating the Demolition Incentive Reimbursement from \$2000 up to \$4000 for the Demolition of nuisance properties. Council Member Eisenhower seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Council Member Dahlgren expressed concern that PCDC may not increase their demolition incentive to \$4000. Mayor Hatfield explained that even if they don't, this is still a little more incentive for people to clean up properties.

Review Demolition Permit Application – are there any changes? How does the Demo Incentive Reimbursement Process work? Clerk Curtis explained that she had highlighted the area about "Disposal of Demolition Materials" to ask if this needed to be on the permit application? Council Member Dahlgren explained that a person could take brick, rock and cement to the city dump, but other materials would have to be taken somewhere else. The Council and Mayor were in agreement that no changes should be made to the application. Clerk Curtis explained that someone recently came into the office and applied for a demolition permit and asked what the process was for demolishing a property and what all has to be done. Clerk Curtis is working with Utility Billing Clerk Laura Poskochil to write up a check list for this process which includes asbestos testing, ending the utilities, calling Diggers Hotline, etc. for all

the steps that have to be completed before actual demolition. Mayor Hatfield and the Council suggested talking with Zoning Administrator, Matt Kuhlmann and Derek Niss (since he has just completed a demolition project and is a member of the Zoning Board) for input on the checklist. Mayor Hatfield explained that a permit should still be issued after the demolition application is submitted and before the property owner starts demolition. Clerk Curtis explained that the permit wouldn't have to be approved by the Council since the Mayor, Council President or the Foreman can sign off on it. Council Member Helms made the comment "Do you know what this has stirred up? There are now five properties in the process and that's counting the old elevator; it's a good start."

PCAL John DeFreece, Lori Anderson: Review PCAL past Meeting minutes, Financials; Discuss any updates to grant applications, USDA Loan Deferment, etc.: Nobody from PCAL was present and Clerk Curtis explained that if the Council had questions, they are supposed to call them. Council Member Zelenka had attended the last PCAL meeting. Zelenka explained that Lori was working on one or two grants and she told PCAL to be sure and include Clerk Curtis in this information. The facility is at fifteen residents now and another one will be moving in soon. Several council members have received reports that residents enjoy living at the assisted living.

Review/Approve Ordinance #990 amending 10-402 Alcoholic Beverages; Hours of Sale (First Reading): Council Member Dahlgren made the motion to approve Ordinance 990 amending 10-402 Alcoholic Beverages; Hours of Sale. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Council Member Dahlgren made the motion to suspend the three readings for Ordinance #990. Council Member Helms seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Council Member Helms explained that alcohol can now be sold during the same hours seven days of the week.

Report and update from Foreman Cumley: Items for discussion are: Discuss/approve updated cost estimate for adding roof, rear panel & doors for Polaris Ranger: Foreman Cumley was unable to attend the council meeting so Council Member Helms explained the proposed changes to the Polaris Ranger. Before the meeting, Council Member Helms took Foreman Cumley to Hamilton Equipment Co. in Lincoln to the Bobcat dealer and to Gary Gross's business to introduce Foreman Cumley to the staff that are going to work on the new bed for the new truck. On the way home, they stopped in Cortland at E.T.s Lawn & Leisure where the Polaris Ranger will be purchased. Originally, they had talked about putting a plastic roof on the UTV for \$309 but this roof will not work for a complete enclosure. They are willing to change the roof to a canvas roof so that the UTV will have a complete enclosure with a soft top, back window and side doors. The difference between the original plastic roof and this complete enclosure is \$540 extra for a total cost of \$9230.78. When this is split five ways between General, Street, Water, Sewer and Park, it will cost each department \$1846. Council Member Helms explained that the City Crew will need the enclosure on the UTV this Winter especially if we have a really cold one. They had thought about a heater, but they are really expensive. Ric said he thought Foreman Cumley could get a 12V heater and have it installed with a switch. Council Member Helms made a motion to approve the updated cost estimate for adding a roof, rear panel & doors for the Polaris Ranger at a total cost of \$9230.78 to be split five ways between General, Street, Water, Sewer and Park. Council Member Eisenhauer seconded the

motion. Roll Call: Dahlgren: nay; Helms: aye; Eisenhower: aye; Zelenka: aye; whereupon motion carried.

Review/Discuss 1 & 6 Year Street Plan – Approve Listing & Set Public Hearing for same night as Budget Hearing September 14, 2020 @ 7:30 p.m.: Clerk Curtis explained that anything left over from the Street Project can be changed and the State of Nebraska requires that cities have a 1 & 6 Year Street Plan. Council Member Helms said that anything could be changed at any time so this plan should be voted on as is. So, there doesn't have to be a special vote right now to change from concrete to asphalt. We can do that at a later date. Council Member Helms said he would like to change the streets that are left from concrete to asphalt but the only street that he may want to leave as concrete is the street by the truck parking lot but this can be decided when and if the truck parking lot is moved. Clerk Curtis explained that she will let Evan Wickersham, the Street Superintendent know. Council Member Helms made the motion to approve the 1- & 6-Year Street Plan with changing the streets from concrete to asphalt and set the Public Hearing for September 14, 2020 @ 7:30 p.m. Council Member Eisenhower seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Report and update from Council Member Eisenhower: Discuss/Approve Proposals on Concrete work on the Bike Trail: Council Member Eisenhower explained that Foreman Cumley has the actual proposal for the Bike Trail but she will explain what was discussed. The City received a bid from AHRs for 750 ft of 6 ft. wide concrete which is basically 11th street to the curve of the bike/walk path where it goes out to the bridge, roughly two blocks for \$30,000. A 6 ft wide path is ADA acceptable as long as we are not accepting federal funds. A second bid was received from Clint Mahoney for 8 ft. wide, 750 ft. for \$18,000 or 6 ft. wide for 1000 feet which would get past the bridge to where the manhole cover was pushed off earlier this Summer for \$18,000. Council Member Helms said that this would almost be three blocks. This would start where the current concrete ends and the current bike/walk path is 8 ft. wide. Council Member Eisenhower is not sure how thick it would be, but she had requested that it be 6" deep with rebar because sometimes the crew members will have to drive vehicles over the path. The City could go with 8 feet to keep it consistent or go with 6 feet wide and go a little further. Helms stated, "Knowing Mahoney, it's 1/2-inch rebar with 2 ft. centers." Currently, there are issues on that trail with areas that have been washed out with gullies due to the recent rains. Council Member Eisenhower had pictures of the washed-out areas on her phone that she shared with the Council. Clerk Curtis brought up that the grade going up the hill on the path may be too steep to meet ADA requirements. At this time Pawnee Republican reporter Ray Kappel asked about the metal sculptures that used to be on the trail. Clerk Curtis explained that not all of the sculptures have been re-installed, but the trail is open. Council Member Eisenhower explained that the trail had been closed because a tree had to be cut down. Eisenhower also explained that she is waiting to hear back whether the grade of the hill is too steep and may require a landing. If there is a 5% grade per 100 feet, then you have to have a landing spot at least 10 foot in length. If it is more than 5% then you have to have two landings. She continued to explain that \$30,000 had been put aside for capital improvement in the Park budget. While mentioning the budget, Clerk Curtis asked the Council where to pay Foreman Cumley for the rest of this fiscal year? He will not be paid out of Sewer or Streets anymore because there isn't money left in those budgets. Council Member Helms suggested getting a bid from Dave Metzger of Table Rock to see if his

bid might be lower but “he may be full up.” During this meeting, Clerk Curtis texted Foreman Cumley and he said that Mahoney’s bid was for 5” of concrete, 6 feet wide for 1000 feet. Much discussion was had about the thickness of the concrete, what kind of vehicles may be driving on the path, when the work could be done and paid for and whether to get another bid. Clerk Curtis reminded the Council that if they were wanting to get another bid, then these figures shouldn’t be given out. Council Member Eisenhauer made a motion to accept Clint Mahoney’s bid for a 6 ft wide, 5 inches deep, with rebar, concrete path extension from 11th Street as far as it will go, 1000 ft long for \$18,000. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Council Member Eisenhauer asked Reporter Kappel to refer to the walk/bike path as the Dr. Rick Jackson Trail. *Update: Council Member Eisenhauer clarified at the 8/10/20 meeting that Mahoney’s bid was actually \$30,000 and not \$18,000 as reported at this meeting. The dollar amount of the two bids are the same but Mahoney’s bid will actually provide more footage.* **Update on the Pool;** Aaron from Premier Pools did finally come down to look at the Pool and was very surprised. He actually scraped off some of the lining on the pool. There are three layers to the Eco Finish. The first layer is an epoxy and it was still intact. The second layer is slightly heavier. The third layer is a beautification layer, and this is the layer that is flaking in spots. Aaron said they would be able to fix that. He suggested the city crew do the prep work (which would be cheaper) which would be to use a power washer to get as much of the loose stuff off as possible so when they come in, they will spot repair it and not put an entire layer on top of the existing layers. Kevin (EcoFinish) will definitely supply the product, but the warranty does not cover the labor needed to put the product on and the job would take one to two days. Aaron told Eisenhauer that when they were here the last time, they drilled a hole in the base of the pool and stuck a ruler in the hole and it went down two feet before they hit anything. That is one of the panels that is on the South side to the East of the slide. That panel is basically just floating. This will require a lot of mudjacking. Spencer and Susan noticed there are little puffs of black stuff coming out of a couple of the edges. According to Aaron, this is called “water stop” and that is put in there when there are two pieces of concrete abutting up against each other to keep water from going down between the cracks. It is sticky like tar and there is no way to replace that. It is doing this on the South edge of this panel, and it is also doing this at the base of the stairs that go down into the pool. The base of the stairs is the worst spot. It is actually pushing the Eco Finish out away from the pool. Aaron said the only way to repair that is to cut out that concrete and repour it. Aaron has never sent Council Member Eisenhauer an estimate on how much it will cost to repair the pool. Another concern is that the Eco Finish is flaking off all of the seams. Aaron said this has happened because of the engineer. The engineer absolutely refused to let Premier Pools apply the Eco Finish the way they recommended to do it. Because it was applied the way it was, you will continually have this problem. There is no way to fix it. It will always be this way. Council Member Eisenhauer suggested to Aaron that the city crew dig all of this caulking out of the seams while they are power washing the basin and clean out those joints and then when Aaron comes to apply the Eco Finish and then the caulking could be applied on top of the Eco Finish. Eisenhauer asked Aaron for a couple of proposals: one proposal just to fix what is there after the City power washes it; a second proposal for stripping out those lines (the City will do the stripping), Premier Pools will then apply the Eco Finish and caulking; a third proposal to repair the steps that go down into the pool. Eisenhauer explained that the caulking is bubbling up, stretching, expanding and damaging the Eco Finish. **Lincoln Food Bank:** Nicole Wilken with SENCA contacted Eisenhauer regarding using the North Park for food distribution because they

will no longer be able to use the school parking lot in August after school starts. Eisenhower talked with Mayor Hatfield and Clerk Curtis to get their input on the matter. They will use the parking lot on the North side of the pool for a drive-thru distribution area on August 12th from 1:30 to 2:30 and they did not request the street be closed. Since May, they have served over 150 households each month with the food distribution.

Report and update from Council Member Zelenka, Clerk Curtis & Deputy Clerk Wiers: *Review/Approve proposals from Capital Business Systems (CBS) re: New Desktop set up for Foreman Cumley and a Laptop Computer Setup for Zoning Adm. Kuhlmann;* John Watkins from CBS visited the City office twice about this proposal. Council Member Zelenka is helping the office develop a computer replacement program in order to update computers without having a large capital outlay. Foreman Cumley is having issues with his computer and Zoning Administrator Kuhlmann has to borrow the Sewer Plant's laptop in order to do his work. So, these computers are a priority. Clerk Curtis and Council Member Zelenka explained the proposals to the Council. Zelenka had asked John Watkins if the City could get by without changing out the computer monitors in order to save money. John explained that the monitors become obsolete and the hook ups change after a number of years plus the clarity on the monitor begins to fade as it ages. The proposal for Matt and Spencer includes two new computers and transferring data from the old computers to the new ones. Also included is "critical patch management" where John could have remote access to the computer to fix any issues, Office 365, and ShareSync (a backup system). Currently, Spencer and Matt's computers do not have any back up. It will cost \$101.93/month to add these computers to the current \$574.45/month for a total monthly cost of \$676.38 but this would protect all of our computers with backups, anti-virus, etc. Spencer's computer is very slow, and it doesn't have an updated anti-virus program plus, there is a lot of information saved on that computer. Also, there are no warranties left on our computers because they are so old.

Review/Approve proposals from CBS re: TWO New Desktop set ups for the CLERK'S OFFICE – to update the oldest computer setups in the City Office; (This item and the previous item were actually discussed together) We have five computers in the City Office: the front desk computer, the server, and then a computer each for the Clerk, Deputy Clerk and Utility Billing Clerk. John Watkins suggested switching out at least two of the computers in the City Office for this year. Clerk Curtis explained that the monthly IT service fee seems expensive but none of the employees are computer experts and this is probably "our new normal." The City doesn't have our previous computer technician anymore and there isn't a back up plan for the guys' computers. Clerk Curtis explained it will cost \$4110.84 to replace two computers in the City Office and \$2750.92 to replace Foreman Cumley's computer and to purchase a laptop for Zoning Administrator Kuhlmann. Much discussion was had about the total cost for the new computers and what the new monthly total of \$676.38 includes. Clerk Curtis explained that there will probably be enough left in the General budget to pay for the new computers yet this fiscal year but we need to let CBS know so they can order the computers because it is taking much longer now to receive orders. Council Member Zelenka also explained the City will then be on a schedule to update computers on a yearly basis instead of replacing them all at one time. Council Member Eisenhower stated the two computers that will be replaced this year should go to the Clerk and Deputy Clerk because these two people are full time staff and have greater security issues. Council Member Eisenhower made the motion to purchase the four new computers from

Capital Business Systems as stated. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. (Total of \$6861.76 and add Foreman Cumley's and Zoning Administrator Kuhlmann's computers to the monthly IT subscription for a total of \$676.38/month).

Review Elevate Unified Communications Proposal from CBS at \$30/month; This item was omitted from discussion at this meeting.

Report and update from Mayor Hatfield: ITEM TABLED FROM 7/13 MEETING:

Discuss Zoning Line Item on General Budget—Raising Salary for Zoning Administrator Matt Kuhlmann to \$9600 (\$800/mo) if he is willing to also be the “on-call” back-up Sewer Operator for the City, with the City paying to renew his Sewer License with the State and for any education; Mayor Hatfield explained after the last meeting he called Matt and he was very acceptable to the pay raise plus he would be glad to be the back-up sewer operator for an emergency when the City needed it. Kuhlmann is getting ready to renew his Sewer license but trying to find someone to test him and also studying for it. He would be very thankful for the pay raise plus a laptop because it would make it much easier to do the Zoning job. Clerk Curtis explained that it would be helpful if the City paid for continuing education to maintain the sewer license. Council Member Eisenhauer stated that any fees or education should be paid by the City. Council Member Zelenka made the motion to raise the Zoning Administrator salary to \$800/month and that Matt Kuhlmann will be the City's back-up sewer operator and all education and licensing will be paid for by the City. Council Member Eisenhauer seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Clerk Curtis explained to Council Member Dahlgren that \$2000 of this cost was put on the Sewer budget. ***Discuss finding a solution to citizens pumping water from basements, causing problems in alleyways, on other properties, etc.;*** Kris Abbott, her fiancée Rick Pemble and Tyra Andino were present to discuss the problem with the homeowners at 337 7th Street running water out of a sump pump in the basement onto the alley which then drains onto the property at 300 6th Street creating standing water areas and ruts in the alley. Council Member Helms stated he “made a deal” with Pat Stahl who lives at 337 7th street to pump the water from the basement onto the street “which is legal.” Helms stated he talked with the “State” on it. The water can be pumped out onto the highway and then run down into the storm sewer. That way, the yard at 300 6th street and the alley can dry up and be fixed. Tyra Andino addressed the Council and said they were here to discuss the repair of C street. Mayor Hatfield explained that Tyra would need to have her concern added to the agenda and then she can discuss it with the Council. If she could not get an answer at that time, the Council would research the problem and get an answer for her. Mayor Hatfield continued that legally a person cannot pump water out of a sump pump into their sewer because it negatively affects the sewer plant and that water needs to drain into a storm sewer which is located on the edge of the streets. Rick Pemble then addressed the Council because he and Kris Abbott reside at 300 6th Street to see if there is a plan to alleviate the problems caused by the neighbor pumping water out of his basement onto the alley. Mr. Pemble explained that they don't use their garage because there is standing water next to the garage and they cannot drive down the alley because of the running water. Council Member Helms explained that as soon as the alley dries up, it will be repaired and leveled off. Helms added there is another situation along Hwy 50 (F street) where water is being drained onto an alley. The residents at 1219 G street are pumping water out of their basement onto the alley. Council

Member Helms explained that he has received information that there is a “spring” on this property that has been there for many years and that is why water seeps into this basement. Previous owners had pumped water out of the basement into the sewer until they weren’t allowed to do that anymore. The current owners are running the water into the alley and then it is running down the alley into the street to the storm sewer. This has been happening for several years. This is causing problems in the alley and it has been repaired before because of this running water. If the current owner, Jim Marteney, would change this and pump it into his yard, then it will run into the neighbor’s yard and create problems there. Council Member Helms asked if the property owner could make a trench so the water can drain past the alley or past the property on the South to the street? This will cause a problem for the property owner creating a weed spot that they will not be able to mow and then be in violation of a nuisance ordinance. If he ran the water onto G street along the gutter, the water would wash on down the street into neighboring property instead of running into the gutter because of the way it is set up. Much discussion was had on probable solutions. Mayor Hatfield explained that the City of Omaha requires homeowners to run water clear out to the street or you had to put it in your yard so the Mayor helped his son install a “pop-up” in his yard so when the sump pump came on the water flowed out evenly. He couldn’t run a pipe directly into the yard because the water would run off into the neighbor’s yard. Council Member Dahlgren asked if the property owner would be willing to help pay to repair the alley? Council Member Helms will talk to the property owner, Jim Marteney about the situation.

The City Council reviewed correspondence from May 2020 Total Sales Tax of \$17,267.78 with ½% Street Repairs Sales Tax totaling \$3,921.47 and \$1,581.89 being Motor Vehicle Sales Tax. Clerk Curtis explained that the annual Power Manager training is scheduled for October (in-person). Clerk Curtis would attend both days while Deputy Clerk Wiers would attend one day and Utility Billing Clerk Poskochil would attend the other day which talks about Utility Billing. The actual total cost will be \$150 because one person will get a free registration. Council Member Zelenka made the motion to approve Power Manager training for all three clerks to attend Sessions 1 & 2 or 3 & 4 in October 2020 for \$150. Council Member Eisenhauer seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. The City received an email from NPPD that their normal bill collection will resume August 1, 2020. The City’s normal bill collection will resume October 1, 2020.

Discuss/Approve the Audit Bid packet; Emily Sisco, City Atty present to answer questions: Emily Sisco was not present for this discussion. Mayor Hatfield said he had a question about the Request for Proposal (RFP), it listed Pawnee City as a first-class city, and it is a second-class city. Council Member Eisenhauer agreed the RFP should be a one-year contract with a potential three-year extension. Council Member Zelenka made the motion to approve the REQUEST FOR PROPOSALS—AUDIT SERVICES as written. Council Member Helms seconded the motion. Council Member Dahlgren stated he feels the RFP should be for three years. Mayor Hatfield explained that with the last auditor, the City didn’t approve a three-year audit the first year and he is concerned the City would get into a similar situation like the Pool. Mayor Hatfield wasn’t a member of the Council at that time but that is how it was done. The Mayor doesn’t want to get in the middle of an audit and have problems and then the City would be stuck with a mess like the Pool and have to pay a fine to get out of a contract. Council Member Dahlgren said he didn’t

care how it was done before but he thinks it should be a three year contract. Roll Call vote: Dahlgren: nay; Helms: aye; Eisenhauer: aye; Zelenka: aye; whereupon motion carried.

COVID-19 & office procedures: Council Member Zelenka explained to the Council that she had talked with the clerks about the five positive COVID-19 cases in Pawnee County. She asked the Council what their thoughts were concerning office procedures when the number of cases increases? Zelenka had recommended possibly locking the front door with a notice on the door for customers to knock on the door for service or call for an appointment but water bill payments could be inserted in the mail slot in the door. Council Member Dahlgren said he thought it should be up to the clerks on what they wanted to do. Every business in Lincoln asks customers to wear a mask. The City Office has installed a plexiglass screen at the front desk so that there is a barrier between staff and customers. Council Member Eisenhauer stated that the City could require customers wear a mask when they came into the office. Mayor Hatfield explained that Stallbaumer Lumber in Seneca doesn't require customers or employees to wear a mask but if the employees want to wear a mask, the owner will furnish a mask. If the clerks want to wear a mask, that's fine. If they feel the plexiglass barrier is enough, that's fine. Council Member Eisenhauer said that there were twelve masks available to use that the pool staff had worn when they were working this Summer. These could be used by the City employees or for the Public and then could be washed for reuse since you don't want to wear the same one every day. Council Member Dahlgren commented that True Value employees are supposed to wear masks, but they aren't wearing them.

Council Member Helms made the motion to adjourn the meeting. Council Member Eisenhauer seconded the motion. Roll Call vote indicated all in favor of the motion and meeting adjourned at 9:21 pm.

ATTEST: Kellie A. Wiers, Deputy City Clerk

Charlie Hatfield, Mayor