

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAWNEE CITY, HELD ON MONDAY, JULY 14, 2025, AT 7:00 P.M. AT THE CORNERSTONE 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. The availability of the agenda was communicated in advance 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 Vickie Zelenka, Susan Eisenhauer, Pat Hatfield, and Donnie Fisher; Tamela Curtis City Clerk/Treasurer and Kellie Wiers, Deputy City Clerk and Foreman Spencer Cumley. **Absent:** None.

Mayor Charlie Hatfield called the meeting to order at 7:00 p.m. informing all those present of the Poster stating the Open Meeting Law Changes on the West meeting room wall, next to the storage closet, accessible to the public. At this time, all those present stood to recite the Pledge of Allegiance. Council Member Zelenka moved to accept June 23, 2025, 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 consideration: **7/1 & 7/15/25 Payrolls:** \$34,323.16; **Union Bank & Trust**, FWH 8822.56; **NE Dept. of Rev**, SWH 1195.29/sales-use tax 2047.36; **John Hancock**, retirement 2835.32; **Allstate**, cancer/accid.184.04; **Ameritas**, vision 81.20; **Madison Nat'l Life**, life ins. 53.71; **Medica**, health ins. 8606.55; **Amazon Cap. Serv**, rep parts/sup 451.49; **Access Systems**, IT serv 931.60; **OPPD**, elec at wells 439.49; **NPPD**, elec 6882.60; **Binder Bros**, mat, raise wtr valve 1987.00; **Black Hills Energy**, gas service 495.56; **Lincoln Winwater Works**, wtr/swr parts 2820.64; **M. Branek**, rmb pool conc/sup 94.34; **Pool Concessions: LBJ**, 72.00/**HealthFirst RX**, 385.00/**PC Thriftway**, 1583.78; **E. Beethe**, refund swim lessons 50.00; **NE Pub Health Env Labs**, wtr samp 15.00; **Surnali**, drug testing 123.00; **Midwest Lab**, swr samp/labels 48.00; **Hometown Leasing**, library copier lease 100.79; **Uribe Refuse**, pond port-a-potty 220.00; **Julie D. Bauman**, Budget Wrkshps 1400.00; **NDEE**, Swr cert renewal 150.00; **NE Notary Assoc**, dep clerk notary renewal 163.32; **Travelers**, Gov't entity crime bond 646.00; **One Call Concepts**, Digger Hotline Locates 19.52; **P. Lee**, refund wtr dep/credit bal 403.62; **Stehlik Law**, July atty fees 1,000.00/ReUse atty fees 1133.50; **Quill**, Libr off/maint sup 620.68; **Pawnee Co. Rural Water**, water @ pond 45.00; **Spectrum**, internet & phone @ shop 184.99; **Windstream**, Libr/Office PH/Int, Pool PH 371.64; **Seneca SA**, pool dumpster 60.00; **Matt Kuhlmann**, July zoning services 800.00; **US Cellular**, emerg cellphone 48.75; **H & H Auto Parts**, sup 224.76; **NE Dept of Labor**, unempl tax 54.35; **PC Libr Foundation**, USDA Bond Pymt 8400.00; **Stallbaumer Lumber**, sup 189.95; **Casey's Business**, equip fuel 320.76; **Saap Bros**, equip fuel 888.72. 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 June Treasurer's Report: Council reviewed the June 2025 Treasurer's report with no questions.

Sheriff Braden Lang: *Review/Discuss Accident at Corner of 9th & I Street:* Sheriff Braden Lang stated he had worked an accident a few weeks ago at the corner of 9th & I Street. The accident happened because the vehicles approaching that intersection could not see around the trees. There was discussion about a stop sign being put at that corner, which Council Member Eisenhower stated she was sure there used to be a stop sign right there, but the sign was gone now. Foreman Cumley stated that City Crew Member Barloon had just trimmed the trees back all along the trail right there a couple weeks ago. Sheriff Lang stated that this accident happened the first part of June, so it was probably before the trees were trimmed back. More discussion followed with Council stating the Tree Board needs to be pulled in on deciding what trees need to be trimmed back at intersections around town so letters can be sent to the property owners, then if they do not take care of trimming back the trees, the City will trim the trees/bushes and assess the charges against the property owners. ***Discuss recent Dangerous Dog situation:*** A couple weeks ago a larger dog snatched up a smaller dog that was being walked by its owner, grabbing the little dog and then shaking it. The smaller dog later died at its home. Council Member Zelenka stated that the Animal Control Board had met earlier today to discuss the dangerous dog issue and there was conflicting information within the City's Dog Ordinance 6-114, Dangerous Dogs (2) Determination that Dog is a Dangerous Dog where it states the word "potentially" dangerous dog. Sheriff Lang stated he felt it would get thrown out of court for that. Deputy Clerk Wiers stated that in that same Ordinance it states Dangerous Dog or Other Dangerous Animal shall mean any dog, or animal, that, according to the records of the appropriate authority has: (b) Killed a domestic animal without provocation while the dog was off (of) the owner's property; or..... More discussion followed about the dog being out of the property owner's yard, coming out to the street and snatching up the little dog, that the batteries in the dog's collar controlling the property owner's invisible fence were not charged and apparently the dog owner did not have "control" over their dog if it was able to snatch up that little dog and shake it. Council Member Zelenka stated that she would make an appointment with City Attorney Stehlik-Ladman this week and go over changes that need to be made to the Dog Ordinances so the Animal Control Board can proceed with this dog issue. Council Member Zelenka will report back to the Council at the next regular meeting with the proposed changes to the Dog Ordinances.

Jennifer Stehlik-Ladman, City Atty: *Discuss camper in backyard by VanHorne Park:* Mayor Hatfield stated that he was happy to report that Friday afternoon the camper was no longer located on the Iverson property beside VanHorne Park. Foreman Cumley stated that the camper is now located in the Portrey backyard, which the young man has been recently working at dismantling a camper. Clerk Curtis stated that the City received another complaint on a camper that has been sitting in the same place for years at the corner of 5th & I Streets. The camper, which is parked on the City ROW, belongs to the property owner Dave Michener, who is now residing in Lincoln. Clerk Curtis inquired to Sheriff Lang what could be done about this camper situation? Sheriff Lang stated that since the camper is parked in the City ROW then the 72-hour parking ordinance should go into effect, and he would be able to issue Mr. Michener a ticket. Once Sheriff Lang issues the ticket, he will deliver it to the Clerk's office so they can mail it to Mr. Michener's Lincoln address. ***Review/Discuss Praecipe for Order of Sale on 738 3rd Street***

(K. Lee): City Attorney Stehlik-Ladman stated that now the Court will issue an order for sale and once that date is decided upon, the sale date will be published in the newspaper. These are the last few steps left to getting this property sold and hopefully cleaned up. **Discuss latest updates on 522 & 526 G Street collapsed buildings, Bank/Pharmacy Insurance Updates:** Clerks Curtis and Wiers had contacted Heidi Kohake with HealthFirst Pharmacy last week and asked to have her insurance company send the City a copy of the final insurance claim amount that they had planned to sue Mr. Raper to get reimbursed for the damages caused by the collapsed buildings next to the pharmacy. Mrs. Kohake stated she would contact her insurance company and have them email the final insurance claim amount for the pharmacy to the City. Clerk Curtis stated she talked to Ms. Kohake again this afternoon and she emailed her the contact information for her insurance company and the Claims Examiner appointed to the pharmacy's claim. Clerk Curtis called the Claims Examiner, who followed up with an email to the City with the final subrogation demand on Mr. Raper in the amount of \$14,466.16 for the Pharmacy's damages. Clerk Curtis also contacted Jason Reimers, Manager of all UBTs on whether the structural engineer had inspected the bank building yet. Council reviewed the email from Mr. Reimers stating that the structural engineer had reviewed UBT's building foundation and it did not show any permanent damage from the collapse of the buildings. The only damage they sustained was the broken window, which had been replaced with labor completed by UBT staff with no further actions planned. Council then reviewed the invoice for the window totaling \$1667.42. More discussion followed with City Attorney Stehlik-Ladman stating she could draw up a new counter-offer purchase agreement that would include the purchase of the buildings for a dollar each from Mr. Raper, the UBT and HealthFirst Pharmacy claims, recording costs, title insurance to be included in the sale terms, directly mentioning where the proceeds will go (bank & pharmacy) in addition to getting releases from the Union Bank and Pharmacy and their employees present at the time of the collapsed buildings for any future damages or claims against the City. More discussion followed. Council Member Eisenhauer moved to propose a counter-offer purchase agreement to Ed Raper for the purchase of the buildings at 522 G & 526 G Street for \$1.00 for each building with the offer to include \$1,667.42 to Union Bank & Trust and \$14,466.16 to HealthFirst Pharmacy for repairs and damage caused by the collapsing of the buildings for a total of \$16,133.58, in addition to include all recording fees, title insurance, property tax will be pro-rated to the date of closing and also obtain a release of all liability from the Union Bank and Trust and HealthFirst Pharmacy and all staff members onsite when the buildings collapsed. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. **Asbestos Updates from Mayor Hatfield:** Mayor Hatfield stated that he and Council Member Eisenhauer met with Nolan with the Dept of Health and Human Services (DHHS) a couple days after the last Council meeting in June so he could test the collapsed building site for asbestos, which none was found. Mayor Hatfield stated that as of today he still hasn't received a letter back from DHHS stating there was no asbestos found onsite. The Mayor has left a couple messages to Nolan and then left a message with Nolan's boss, Andrea to have her call the Mayor so the City can get that report of no asbestos on-site emailed to them. More discussion followed with City Attorney Stehlik-Ladman stating that once the new purchase agreement has been signed the City can start putting the clean-up project out for bids. **Discuss Contractor Proposals to remove building debris ranging in price from \$39,370 - \$130,000:** Clerk Curtis stated that Foreman Cumley had contacted several contractors in the area to submit bid estimates for building debris removal with prices ranging from \$39,370 up to \$130,000. Clerk Curtis stated that she and Mayor Hatfield had

discussed this earlier because these contractors were all giving a request for a rough estimate on the costs of the debris removal and some included backfill and others did not, they were not actually bidding all of the exact same things, so we are not comparing apples to apples when looking at these bid estimates. Once this clean up project is officially advertised for bids, then it will all be in writing what exactly the City needs the contractors to bid on. ***Set Hearing Date: Danielle Malik, 1025 8th Street, requested a hearing after receiving her Nuisance Property Abatement Letter; Set show-cause hearing date (not on a regular Council Meeting date) and make decisions on what to do with properties that were sent abatement letters that did not request a hearing:*** City Attorney Stehlik-Ladman stated that the only person who had requested a show-cause hearing after she received a nuisance abatement letter was Danielle Malik for the property she owns at 1025 8th Street. Dates were discussed with the Council agreeing to set Monday, August 4th at 7:00 p.m. at the Cornerstone Building for the Show-Cause Hearing Date on the Abatement Letter on 1025 8th Street, owned by Danielle Malik. Council Member Hatfield stated that he does not understand why our Volunteer Fire Department cannot burn down some of these nuisance properties as it would be a lot cheaper than hiring a contractor to tear down the structures and haul everything to a local landfill. Clerk Curtis stated that she had contacted the Fire Department's insurance carrier, Randy Miller with Community Insurance and he had emailed her back stating that any liability issues that might arise from a controlled burn, the coverage would apply and especially for training purposes. More discussion continued with Clerk Curtis stating someone needs to talk with the Fire Department about the possibility of them burning some of these nuisance structures down for training purposes. Council Member Hatfield stated he would visit with the new Fire Chief Russ Smith. Clerk Curtis stated she would forward the email from Mr. Miller to him so he could share that information with Fire Chief Smith. Stehlik-Ladman stated that she will need to know estimated costs associated with either tearing down or burning the structure, including the time the City Crew may be involved in the process. City Attorney Stehlik-Ladman stated that the Council could hold other hearings that same night to the rest of the nuisance property owners that received abatement letters but had not requested a hearing. After much discussion it was agreed upon to hold hearings on 1145 G Street (Percival), 1129 G Street (Herrera-Mora) and 1120 5th Street (Parker). Stehlik-Ladman stated that she had just received the Percival certified letter back, unsigned, so she will update the abatement letter and have the Sheriff's Dept do personal service on it to Ms. Percival Lewis right away.

Discuss several overgrown pasture properties in town: Deputy Clerk Wiers stated that the City had received a complaint from John Dahlgren on the Rogge Pasture that is located across the street from Mr. Dahlgren's house. When Deputy Wiers did her drive-around last week looking over properties that need to be sent mowing letters, she saw many other pasture properties in town that were also overgrown. Deputy Wiers and Clerk Curtis both felt that if the City was going to send a letter to one overgrown pasture owner, then the City should be sending letters to all of the overgrown pasture owners, but they wanted to get some direction from the City Council before proceeding. Much discussion followed with the City Council tabling this matter until further notice.

Review Emailed Correspondence between Kelly Gentrup/SEND, Nicole Bartels/NDeD, Clerk Curtis & the Little Learners Daycare Group: Discussing options the City has to assist with keeping the Licensed Daycare Center open: Clerk Curtis stated this was more of a FYI for the Council to know what discussions have been going on about the daycare since the

Council last met in June. Questions that had been answered regarding the City applying for a CDBG Public Works Grant to purchase the Daycare building included the compliance period: *All community facilities assisted with CDBG funds must remain in the same use for five (5) years after grant closeout per 24 CFR 570.489. If the business were to fail it would fall on the subrecipient (City) to determine how reimbursement would occur.* Is the City responsible for all building costs and insurance related to the project during the grant performance period correct? *Not necessarily. That would be up to the city/nonprofit.* Can the City do what they want with the building after the 30-month grant contract, such as selling to a nonprofit or a for profit entity? *I would also refer to 24 CFR 570.489(j)(1), during the five years after closeout if the property were to have a change in use it would still have to meet a national objective. If it didn't meet then the city would have to reimburse the state. Also selling the property might also create program income.* Since the City would be acquiring the facility, would they have to follow the Uniform Relocation Act? *Yes.* Do you have an example of a community who did use CDBG funds for acquisition of a childcare center? *Yes, Alliance utilized CDBG-CV funds and entered into a purchase agreement for a childcare center contingent upon their award. Please note that for the National Objective of LMC for the childcare center income certifications would be completed by the child/families to qualify at the 51% (direct beneficiaries) for the period of the award. LMC would be the National Objective because I am going to assume the center will not have full public access. If the childcare center did not meet the 51% or National Objective, then the city would also be required to reimburse the state.* When asked what LMC was? *Low to moderate income Clientele - so instead of 51% of the population being LMI (Low to Moderate Income), 51% of the childcare enrollment would have to be LMI.* Since Pawnee City is an LMI community, would this have to fall under LMC? *Even though Pawnee City is an LMI/LMA community, the LMA or area benefit is one that benefits all residents in a particular area (or Pawnee City). For the proposed project I am going to assume the childcare center will only benefit those attending. If so, then those benefiting would be direct beneficiaries and would have to be income qualified. A similar example is a Senior Center which would also be LMC because it would benefit those that are in that identified LMC group.* Council reviewed the FY 2025 Income Limits Summary sheet for the LMI guidelines for Pawnee County. Josie Friedly was present stating that the Daycare board is trying to look into other avenues for funding sources. Recently the board met with Derek and Amanda Niss to ask for an extension in keeping the daycare facility open until they could find the necessary funding to keep the daycare going as the Niss' are set in closing the daycare as of 12/31/2025 if they have not sold the building/business by then. ***NOTE there is a Public Meeting re: Community for Kids (C4K) at the Library on July 22nd at Noon that will give info about other communities doing non-profit daycares and how they were able to make it work:*** Council Member Zelenka stated she was unable to attend this meeting on July 22nd due to having appointments already set up out of town. Clerk Curtis stated she would also be out of town yet. Deputy Clerk Wiers stated she planned to attend this meeting. Council Member Eisenhower stated she would try her best to also attend this C4K informational meeting at the Library. Josie Friedly stated something else that she had just learned about was the Childcare Tax Credit Program which gives a person who owes State taxes that instead of paying taxes to the government, a person can make their payments to a State Licensed Childcare Facility. Council Member Eisenhower stated she would be interested in learning more about that program for future reference.

Clerk Curtis/Deputy Clerk Wiers discuss PRIDE Committee recent activities: Clerks Curtis and Wiers stated that last week the PRIDE Committee met to assist the homeowner at 702 3rd Street in cleaning up overgrown trees, bushes, and weeds around her house and along the back side of her property. The PRIDE Committee also worked on removing dead and new grass/weeds on the steep part of her yard that last year she had a contractor place landscaping fabric and larger rock down to omit having to mow the steep bank. Unfortunately, the property owner will need to spray that area more often to keep the grass and weeds from coming through the fabric. It was a hot evening, but the PRIDE Committee made up of eight community volunteers and a young man completing some community service hours all worked between 3-3.5 hours on this property. They plan to go back and finish up a few more items but thought they would wait for the weather to cool off a bit more. ***Memorandum of Understanding (MOU) between committee and individual (reviewed/approved by City Atty Stehlik-Ladman):*** Clerk Curtis stated she had typed up the (MOU) between the PRIDE Committee and the individual that they are assisting. Even though this is not a legal binding contract, it still gives the PRIDE Committee a little pull in having the property owner agree to continue to take care of the property in the future. ***Donations:*** Deputy Clerk Wiers stated that last week the property owner of 702 3rd Street called the City office stating that she had shared some pictures to a close friend of all the PRIDE Committee who had cleaned up on her property and this friend wanted to make a monetary donation to the PRIDE Committee. Clerks Curtis and Wiers called City Attorney Stehlik-Ladman who stated it would be best to keep this committee separate from City funds and to talk with one of the organizations within the community that would allow us to have the money deposited under them, so it's under their structure in which they could have a separate line item for the PRIDE Committee's revenue and expenses. After much discussion, the Clerks contacted Sherri Smith, President of the Pawnee City Community Foundation (PCCF) to inquire if the PRIDE Committee could possibly fold into the PCCF organization. Smith felt it was a great idea and invited Clerk Curtis and Deputy Clerk Wiers to come to give a short presentation of what the PRIDE Committee does for the Community at the next PCCF meeting on August 7th at the Fairview Golf Clubhouse. PCCF will then vote on whether to endorse the PRIDE Committee as a project, which would allow them to take donations on behalf of the PRIDE Committee.

Pawnee City Assisted Living (PCAL): *PCAL June meeting agenda & April meeting minutes:* Council reviewed the June PCAL meeting agenda & April meeting minutes. Clerk Curtis stated that there was not a quorum for the May PCAL meeting, so there were no meeting minutes. ***Report on Zoom meeting with USDA, PCAL & City held on June 30th to discuss PCAL's Reserve Requirements with USDA not being met:*** Clerk Curtis, Deputy Clerk Wiers, Mayor Hatfield and Council Member Hatfield all attended the zoom meeting with USDA-RD representatives Luann Brown and Kelly Messenger; PCAL Board Members John DeFreece, Jim Kubik and Mike Sheldon; PCAL Administrator Caralyn Friedly and Matt Ross with RHD Consulting Firm to discuss where PCAL was at financially and how USDA-RD could assist in finding a way to get them back on track and start back up deposits into the reserve accounts again. Per the meeting the City is still waiting for USDA to approve invoices for PCAL emergency maintenance items, but to date PCAL has not submitted any of the invoices for USDA's approval. Council inquired what Matt with RHD Consulting group or the PCAL board contributed to the group discussion on trying to get PCAL back on track again. Clerk Curtis stated that Mr. Kubik stated that he felt they needed to work on marketing and come up with

some new ideas on how they could reach people. Mr. Ross added that their marketing person, Tory is ready to jump in and help with making a flyer for marketing. Clerk Curtis had also informed the group that the City would allow PCAL to put their marketing flyer on the back of any of their upcoming water bills at no charge to PCAL. Ms. Messenger stated that if PCAL does come up with a new marketing plan, USDA will need to see a step-by-step plan as they need to see progress with good corrective actions included and submitted in writing to USDA-RD with a proposed time frame as to when PCAL can start depositing into the monthly reserve account. Much discussion followed with the Council showing concern again on where PCAL was sitting financially.

Local Emergency Operations Plan (LEOP) for Johnson & Pawnee Counties: Council reviewed the LEOP Planning Committee Announcement with registration open from July 1-31 with no action taken.

Review/Approve Transit Agreement between County/City for July 1, 2025-June 30, 2027, the new annual amount is now \$2312.73 from \$1436.00/year for the past four years: Council Member Eisenhower moved to approve the Transit Agreement between the County/City for July 1, 2025-June 30, 2027, for \$2312.73. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Discuss providing straight “on-call” pay to City Crew Members during the week they have the on-call phone: Council Member Hatfield stated that he had visited with Council Member Eisenhower as part of the Wage Committee about giving the City Crew Members 1 hour straight pay per day, when they are on-call with the emergency phone. Hatfield stated he felt they deserved that 1 hour of straight pay per day for the week they are on-call as they can’t leave town or need to be no further than 10 minutes away from town in case they need to deal with a City emergency call. Council Member Hatfield continued that there would need to be some stipulations including a time clock being used so after hours the crew member would need to come in to punch the clock unless it is just a phone call and they don’t have to do anything extra, then that would just be included in their 1 hour straight pay. There would also be penalties implemented if a crew member does not answer the on-call phone, or return a phone call within 10 minutes, then they do not get that 1 hour of straight pay and will be written up. Once a crew member has been written up three times, they will have one week off without pay. Council Member Hatfield also stated that he felt that if one of the City Crew Members need Jr. Droge to fill in for them on-call over a weekend, they should give him a good 3-days advance notice and not expect him to just fill in for them last minute. Council Member Hatfield reiterated what his proposal was with the City Crew Member that is on-call for the 7-day week, the crew member will get 7 hours regular pay then if they go out on a call after hours, they get 1.5 (overtime) pay. Hatfield also stated that he feels that overtime should not be based on a 40-hour work week but instead if a crew member or clerk works more than 8 hours a day, then those extra hours past their regular 8 hours should be considered overtime pay. Hatfield also felt that an employee should not be penalized for having a holiday or taking vacation time during a week, which causes them to lose overtime pay when you’re basing it off of a 40-hour work week. More discussion followed with Foreman Cumley giving the example of the City Crew plowing snow on Christmas Eve or Day, the Crew Members were only paid straight pay for that day and not overtime for working on a holiday. Discussion was had about what the Nebraska Department of

Labor (NDOL) site states and if the City can alter from that. Council Member Hatfield stated the rough estimate that he had figured for budget purposes for paying the City Crew an hour per day, regular pay for the 7 days they are on call was Foreman Cumley \$3,748, Crew Member Barloon, \$3,185.60 and Crew Member Holthus \$2,645.90 for a total of \$9,579.50. Council Member Hatfield stated that with his employer NPPD, anything worked over 8 hours in one day is paid 1.5 time pay and on holidays if he is called out he gets the 8 hours straight pay for the holiday plus 1.5 pay for the hours we were out working. More discussion followed with the big question on whether or not the City can alter from the NDOL. Council Member Zelenka stated that if we don't take care of our City employees we are going to be just like some of the other employers with an overturn of employees. Council Member Hatfield stated he would go and talk with City Attorney Stehlik-Ladman and report back to the Council.

Review/Approve Salary Ordinance #1070 (First Reading) (*Needs to be published in paper July 15-Aug. 15*): Council Member Eisenhauer moved to approve Salary Ordinance #1070 on first reading. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review/Approve LARM recommended Agreement to Hold Harmless and Indemnify to be signed by all those who rent the Cornerstone Building (*City Atty Stehlik-Ladman has reviewed/approved, also*): Council Member Eisenhauer inquired if anyone had actually paid to rent the Cornerstone Building besides organizations, which get to use the meeting room at no charge. Clerks Curtis and Wiers stated that there have been a handful of people using the Cornerstone Building for small graduation and birthday parties, a baby shower, and a family reunion. Council Member Zelenka moved to approve the LARM recommended Agreement to Hold Harmless and Indemnify to be signed by all those who rent the Cornerstone Building. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

LARM 2025-26 Renewal Proposal: *Review LARM 2025-26 Renewal Letter with new breakdown of renewal proposal split into what each fund will owe (with the 180 day/3-year commitment contract with 5% discount.) Note: Increases of 26% rate adj. for Property; 5% rate adj. for Liability & 5% rate adj. for W.C.*: Council reviewed the LARM 2025-26 Renewal Letter with the breakdown of renewal proposal split into what each fund will owe (with the 180 day/3-year commitment contract with 5% discount). ***Review FY 2025-26 Contribution Spreadsheet:*** Clerk Curtis inquired if anyone had any questions on the spreadsheet showing what each fund will owe? Council Member Hatfield inquired what the Law Enforcement Liability and General Liability under Police covered. Clerk Curtis stated she wasn't exactly sure, but she would contact Fred with LARM and ask about those two coverages. ***Review/Approve Resolution #11 for 2025-26 LARM Insurance Renewal Policy (Previously City has went with the 180 day & 3-year commitment contract w/5% discount)***: Council Member Eisenhauer moved to approve Resolution #11 for 2025-26 LARM Insurance Renewal Policy with the 180 day & 3-year commitment contract w/5% discount. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review/Discuss Computer and Managed IT Service Proposals from Eakes Office Solutions (John Watkins) to possibly take over Access System's contract for IT Services & bid for new Computers: Clerk Curtis stated that John Watkins had been the City's IT tech, working for Capital Business Systems (CBS), shortly after the City Office moved to their current location back in 2019. At that time, CBS had just added IT services to their company and Mr. Watkins was very good to work with, but he was the only IT Tech that Capital Business had working for them, so he ended up leaving CBS. The next IT Techs that CBS hired were a nightmare to work with, so the City switched to Access Systems for their IT services. Clerks Curtis and Wiers stated that Access Systems have been ok, but they would like to have John Watkins back as their IT Tech again. John Watkins has joined Eakes Office Solutions as their main IT Tech but has several techs working under him as well. Clerks Curtis and Wiers both met with John Watkins and Jeff Vaughn, Managed IT Solutions Advisor this past month to discuss what Eakes Office Solutions could do for the City, looking over the city's current IT Services agreement with Access Systems. Council reviewed the proposal from Eakes Office Solutions for IT Services at a monthly charge of \$847.30 vs. Access System's monthly IT Services charge of \$931.60. Clerk Curtis also stated that Access Systems updated the City's firewall system, FortiGate in January 2025 at which time, they had the City sign a 5-year support contract at \$232.14 per month. At the meeting with Eakes, John Watkins told the Clerks that the City could have just purchased that FortiNet FortiGate firewall system for right around \$2,000 vs. signing a support contract with Access Systems, which in turn will cost the City thousands of dollars over this 5-year period. More discussion followed with the Council stating that this was not a particularly good way for Access Systems to treat their customers instead of being upfront with the actual cost of this firewall system. Council Member Eisenhauer moved to start the process to end the City's contract with Access Systems for IT Services and enter into an agreement with Eakes Office Solutions for \$847.30 per month. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Council reviewed the proposals to replace Deputy Wiers' computer and Foreman Cumley's computer from Access Systems for \$4,027.20 and Eakes Office Solutions' proposal for \$3,656.67. Council Member Hatfield moved to purchase the two new computers from Eakes Office Solutions for Foreman Cumley and Deputy Clerk Wiers for \$3,656.67 to be purchased in the new fiscal year as of October 1, 2025. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review/Discuss 1&6 Year Street Plan—*Make recommendations for changes of the current listing; If Council is in agreement, need motion to set 1&6 Year Street Plan Public Hearing for 9/08/2025 @ 7:15 p.m.*: Council reviewed the draft One- and Six-Year Street plan received from JEO. Much discussion followed with Council deciding to keep the 1&6 Year Street Plan the same as last year since the CDBG Street Improvement Project will not be completed until 2026. Council Member Fisher moved to set the 1&6 Year Street Plan Public Hearing for September 8th, 2025, at 7:15 p.m. Council Member Eisenhauer seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

A Report and update from Foreman Cumley: *Discuss Summer-time help leaving as of August 1st*: Foreman Cumley stated that the City's summer-time help, Heath Finke got a full-time job with Pawnee County, so will no longer be working for the City as of August 1st, 2025.
Discuss Water Items: *Aquifer Water Levels*: Foreman Cumley handed out Sargent Drilling's

Well Pump Tests they had just done on July 9th which showed that Well #1 & #3 were running excellent at 73% & 77% efficiency but Well #2 was only running at 59% efficiency, which is low. The efficiency refers to how well the motor and pump are running and pumping in each Well. Both Well #1 & #3's water pumping levels are comparable to last year's but Well #2's pumping level dropped 3-5 foot further. The current Water Aquifer levels have not dropped since starting Stage 1 - Voluntary Water Conservation and have actually been using around 20,000 gallons less than before starting stage 1. **Rural Water's Customer Letter:** Cumley stated that the aquifer level is dropping everywhere in this corner of the State not just where our wells are located. **Nitrate Trend Report:** Council reviewed the City's Nitrate Trend Report which the City has no issues as our nitrate level is at 1.08 for there are of no concern to us at this time. **Emails on Water Meter Replacement Project/SRF Funds:** The City had received the new interest rate for the SRF Funding which is 1.5% for a loan with a 20-year term for a meter replacement program. Tyler Keenan with JEO had made up a spreadsheet showing JEO's opinion of costs on the water replacement project at \$525,000, which included \$75,000 in engineering fees. Foreman Cumley stated he was not for going with the SRF Funding package as he did not see why the City would want to pay \$75,000 towards engineering costs when there really wasn't anything for them to engineer on a water meter replacement project. More discussion followed with Foreman Cumley stating that he and Clerk Curtis had met with Derek, salesperson at Lincoln WinWater Works and his team to discuss the total AMR Water Meter System they could provide, which would include all meters, antennas, installation, and the software for \$236,000. AMR system would allow a City Crew Member to drive around and gather all "radio-read" meter readings somewhere around a 30-minute timeframe. For another \$35,000 they could turn our water meters into an AMI system, which would include three (3) repeaters at \$3500 each and \$15,000 for the data collector. The AMI meter system would allow the clerks in the office to just push a button to obtain the water meter readings each month. Clerk Curtis stated that we had discussed this meter replacement project with Julie Bauman during the Budget Workshops and she had agreed that looking into a bank loan vs. going with the SRF Funding option and extra costs for engineering fees that are really not needed on this project. Council agreed that it didn't seem like a good idea to go with the SRF Funding option for a 20-year loan, when a new meter system only has a life expectancy of 20 years and also paying an extra \$75,000 towards engineering fees that don't need to be included in this project. Clerk Custis also stated that the City could put at least \$50,000 towards this project by cashing out one of their Water CDs, which would lesson the total amount of the bank loan. More discussion followed with the Council asking Clerk Curtis to look into getting interest rate quotes for a bank loan from Union Bank & Trust, State Bank of Table Rock, and The Bank of Steinauer, which are all local banks. **Water Break on 5th Street:** Foreman Cumley reported that there was a water leak on the other side of the road on 5th Street, so they had to have Pohlmann's come and bore under the street so the City Crew could fix the leak. **Discuss Concrete Pile at Tree Dump:** Foreman Cumley was told by a contractor that there is someone local that will haul off any concrete they can get. Cumley has left a message with this local gentleman but will try to reach out to him again this next week and see if he would be interested in hauling off the huge piles of concrete that have accumulated down at the Sewer Plant/Tree Dump area. **Discuss updates on various projects in the City:** Foreman Cumley stated that the City Crew has been working at knocking out many items on their to-do lists.

A Report and update from Council Member Eisenhauer: Discuss Pool/Park Issues/Updates: Council Member Eisenhauer stated that the pool was inspected by the state on June 11th and

received an excellent score on their State Swimming Pool Evaluation. The next Midnight Swim is scheduled for July 25th with a “Neon Night” theme. Eisenhauer is donating the sloppy joes for part of the meal with the entry fee being \$8 per person or they are offering a 2/\$15 entry fee again. They are also encouraging patrons to wear neon swimming attire! They plan to have a “Last Blast of Summer” Midnight Swim on August 8th with the last day for the pool to be open being August 9th with clean-up day scheduled for August 10th. Pool Manager Mallory Branek is checking to see if she would have any lifeguards that would be available to do morning water aerobics for the week after the pool closes. Council Member Eisenhauer will report back to Council on what she finds out on that. Eisenhauer talked to a salesperson from Miracle Recreation and is getting the City a quote on replacing the flume only of the blue water slide that is located in the deep end of the pool and also a quote on replacing the entire water slide unit, as this is the company where the City originally purchased the pool water slide from and they still have the exact same model in stock. Eisenhauer will include the quotes in the next agenda packet if they are made available to her. Council Member Eisenhauer also got ahold of The Pond Guy to discuss what the City could do about the excess amount of algae and weeds, which upsets most trying to fish there in addition to some fish dying at the Pawnderosa City Pond. Foreman Cumley and Eisenhauer had discussed purchasing a surface aerator, which it bubbles up and then sends oxygen back down into the water. The Pond Guy stated that if the City has a problem with turnover, the city does not want to just take the top water and bubble off of that, you want to reach the bottom of the pond and bubble up from there. He stated what the city actually needs is an Air Max System which is a two-plate system that sits at the bottom of the pond to circulate less with the cost being less than \$3000, which is comparable to the price of a surface aerator. The Pond Guy will be sending CM Eisenhauer an actual quote for the Air Max System based off of the size of the pond, which she will plan to include in the next agenda packet. ***Review/Discuss Valuation Protests CM Eisenhauer attended on July 8th***: Council reviewed the photos of the two properties that Council Member Eisenhauer protested in front of the Pawnee County Board of Equalization on July 8th. The first property is located at 1st & C Street, which is waste ground, has not electric or utilities, is in the floodplains, borders turkey creek and is located next to a rock road. The Board of Equalization agreed to keep the valuation the same as last year at \$3720 vs. what the valuation had increased to, which was \$12,395. The second parcel of land was the South portion of the property that the Pawnee City Assisted Living plans to extend their park/walking trail area as funds become available, but that portion has not been completed yet. This parcel is very narrow, and the electrical lines overhead prevent anyone from building on that lot. The City had requested the valuation to be lowered to \$2000 but the Board of Equalization voted to lower the valuation to \$2940 vs. what the valuation had increased to, which was \$4410. Council thanked Council Member Eisenhauer for taking care of these protests for the city.

A Report and update from Clerk Curtis: Discuss budgeting to purchase Nebraska Municipal Clerk/Treasurer Reference Manual (\$395): Clerk Curtis requested the City budget to purchase a copy of the Nebraska Municipal Clerk/Treasurer Reference Manual for \$395, which will assist the new clerk after Clerk Curtis plans to retire in the next five -years. Council Member Zelenka moved to approve the City budgeting \$395 to purchase a copy of the Nebraska Municipal Clerk/Treasurer Reference Manual. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Correspondence: Council reviewed the email on the merger announcement of the Nebraska Dept. of Environment and Energy (NDEE) and the Nebraska Dept. of Natural Resources (NDNR) into the Nebraska Dept. of Water, Energy and Environment (DWEE), effective July 1st, 2025 and the Linda Hodges Celebration of Life set for July 26th at 6 p.m. at the Fairview Golf Course. Council Member Eisenhower stated that Linda was the one who donated the money to purchase all new pool furniture a few years ago with the Pawnee City Swimming Pool being listed as one of the recipients of memorial funds donated in Linda's honor. Council Member Zelenka moved to adjourn the meeting. Council Member Eisenhower seconded the motion. Roll Call vote indicated all in favor of the motion, whereupon meeting adjourned at 10:02 p.m.

ATTEST: Tamela S. Curtis, City Clerk/Treasurer

Charlie Hatfield, Mayor