

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAWNEE CITY, HELD ON MONDAY, OCTOBER 27, 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 hereafter shown were taken while the convened meeting was open to the attendance of the public.

Present: Mayor Charlie Hatfield, Council Members Pat Hatfield, Donnie Fisher, Vickie Zelenka and Susan Eisenhower; City Clerk/Treasurer Tamela Curtis, Deputy City Clerk Kellie Wiers 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 the October 14, 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: **10/21/25 Payroll:** \$11 385.82; **Union Bank & Trust**, FWH 3,300.89; **NE Dept. of Rev**, SWH 452.48, Sept. Sales & Use tax 3006.89; **Nebr. Dept. of Labor**, unempl ins 67.46; **John Hancock**, retirement 1,672.97; **Allstate**, accid ins. 184.04; **Ameritas**, vision ins 81.20; **Madison Nat'l. Life**, employee life ins. 53.71; **MEDICA**, empl health ins. 8606.55; **Seneca SA**, Sept. 2025 garb service 7073.62, dumpster @ pond 120.00; **PCDC**, August sales tax 8,695.65; **Capital Bus. Syst**, Elevate Phone Syst 201.92; **Verizon Wireless**, home conn & jetpack 65.01; **Access Systems Leasing**, IT hardware 232.14; **Windstream**, phone @ swr plant & pool 137.35; **Pawnee True Value**, repair supplies 411.52; **Amazon Capital Services**, repair supplies 459.75; **Nebr. Public Health Environ Lab**, wtr sample tests 219.00; **U.S. Cellular**, emergency cell phone 48.76; **Binder Bros., Inc.**, concrete 495.00; **Black Hills Energy**, gas service 186.47; **Kyle's Service Center**, tires 489.95; **NPPD**, electric service 3493.50; **Pawnee Republican**, publications 293.12; **Spectrum**, internet & phone at city shop 184.99; **Casey's**, equip fuel 713.12; **Coral's Cleaning Service**, Sept. clean 120.00; **Diode Technologies**, repair sewer cameras 482.45; **Dollar General**, bleach for chlorinator 113.25; **Surnali (Diversified Drug Testing)** empl tests & annual query 163.00; **Arbor Country Cleaning & Restoration**, repair fire hall 3189.63; **Eakes Office Solutions**, IT & onboarding services 1097.30; **LARM**, WC & Liab/Equip insurance 143,114.05; **Sargent Drilling**, well & pump tests 1350.00. 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.

Discuss date change needed for the first meeting in December due to PC Elementary Christmas Program being on Monday, December 8th: Discussion was had and Council agreed to hold the first meeting in December on December 9th due to the Elementary Christmas Program being held on Monday, December 8th. Also, the second meeting will be held on Monday, December 22nd, three days before Christmas.

PC Little Learners Daycare: *Review Daycare Marketing Packet*: Jess Colo reviewed the daycare marketing plan included in the agenda packet with the City Council. The board members include Josie Friedly, Joni Hegemann, Jessica Colo, Emily Sisco, Julia Smith and Michelle Wehrbein. They have been working with fundraising and have so far received \$77,000 in pledges with a goal of \$350,000 which includes \$250,000 for the current daycare building and \$100,000 for business costs. Their goal was to raise enough money by Nov. 1st. They are also hoping to receive \$18,500 from the childcare tax credit pool. There is also \$150,000 pending from the Scott Family Foundation out of Omaha. The Sherwood Foundation is also interested in donating money as soon as the grant application is submitted. Both foundations would like to see a lot of community support in the form of money donated. The goal is to make a decision by Nov. 1st whether to purchase the current daycare building. If the group cannot get the funding to purchase the building, then PC Little Learners would like to rent two rooms at the assisted living and use the extra part of their dining room in order to have the daycare inside the building. They would also have to fence in a play area outside. This could be a temporary situation until the group could find a permanent location. PCAL's insurance will not cover the daycare and may not renew the facility's insurance next year if the daycare is located inside the building, but the daycare would have to have their own insurance, anyway. Ms. Colo said there is grant money available for daycares located inside long-term care facilities. Gold Crest in Adams has a daycare located on their campus and has been for quite a few years. PCAL still has to ask their residents how they feel about a daycare located inside the facility. The group has looked at other locations. It was suggested to Josie Friedly at the last council meeting about possibly setting up the daycare in the UB&T bank basement. It has bathrooms, a kitchen and its own entrance. The group has reached out to UB&T. Alpha said they have 15 -30 families looking for childcare locally, if the daycare hours would cover 6:00 a.m. to 6:00 p.m. If the daycare offered that, then Alpha would probably make a donation and the daycare would have income from those families. Council Member Fisher suggested looking at the old SENCA building next to the grocery store. Ms. Colo stated this could be a possibility but the group would have to look at the building to see how much money it would cost to become compliant with licensing. The group needs a purchase agreement from Amanda & Derek Niss for the grant application so there isn't much time to get this done since they just started in August. Council Member Eisenhower suggested contacting Steve Glenn to see if he would be interested in working with the daycare to include the daycare in his plans for the empty Premier Estates building. Ms. Colo explained there could be a safety issue with the people in the apartments living next to a daycare as there could also be issues if the daycare was located at the Pawnee Village. If the group is not able to purchase the daycare by the end of the year, then the Niss's will make some modifications to the building and sell it as a residence but they are firm on their price as a daycare. Clerk Curtis explained the Niss's can do that because they have a special use permit for the daycare. Ms. Colo explained the daycare

could lose some families during this process but they are trying to continue a daycare versus not having one at all. She will know more after the board meeting tomorrow. Many organizations such as C4K have helped other towns establish daycares but there isn't enough time to get this accomplished by Nov. 1st. Colo feels Pawnee City could have an amazing daycare by 2027. ***PC Little Learners Daycare is asking the City for a \$1,000 pledge with check date of 11/3/2025, along with the maximum allowable amount of a water discount for the daycare building at 1247 D Street:*** Council Member Eisenhower explained if the Council decided to award a \$1000 pledge and credit on the daycare water bill, it would have to be requested each year as other organizations request donations on a yearly basis. Council Member Hatfield moved to donate \$1000 to the PC Little Learners daycare and also award a \$1000 credit on the water bill if the PC little Learners are able to acquire the current daycare location in 2026. Council Member Eisenhower seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Ms. Colo explained the group has asked the Chamber of Commerce, PCPN, PCDC, PCCF, the Table Rock Bank (childcare tax credit), Bank of Steinauer and the Git-R-Done Foundation for donations. They have reached out to UB&T but have not heard back. There have been other fundraisers such as the Chick-fil-A truck was here and sold out in an hour. The Pumpkin Painting event at Old Guys Brew made \$300. They are helping with a "Feed the Farmers" fundraiser on Wednesday in Burchard where they will insert information on how to donate in the sack lunches. Clerk Curtis suggested the group talk to Rand Schafer again with an update on the group's efforts and address his concerns about the daycare supporting itself long term so tell him about the 15–30 families from Alpha needing daycare services. Ms. Colo state the daycare could be open the hours to accommodate Alpha employees and also workers could become CNA certified to help out with the assisted living residents, if needed.

Discuss/Approve 3-Year Hay Ground Farm Lease with Russ Smith (current lessor) at Sewer Plant/Metal Dump: Clerk Curtis explained that Russ Smith is the only person that submitted a bid last year for the hay ground lease so she suggested offering a 3-year lease with Mr. Smith. Foreman Cumley reported there are no concerns with how and when the grass was cut and Russ completed two cuttings for a total of around 25 bales. Council Member Hatfield moved to renew the hay ground farm lease at the sewer plant/metal dump with Russ Smith for three years under the current terms. Council Member Eisenhower seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review SENDD's Membership Packet with Community Development Questionnaire to be filled out & their request for continued participation and membership dues with Southeast Nebraska Development District (SEND D). Approve FY 2025/2026 Housing Dues--\$260.00 and Membership Dues--\$1,575.00 (same amount of dues as last year): Council asked whether the questionnaire had already been completed? Clerk Curtis will check with SENDD. Council Member Zelenka moved to approve FY 2025/2026 Housing Dues--\$260.00 and Membership Dues--\$1,575.00. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Discuss updates to Nuisance Properties: 1145 G Street: Clerk Curtis reported the asbestos was removed from the house yesterday by Ron Bruck with Environmental Inspection Services for \$1080.00. Dustin Barrett will complete a visual inspection; if not in person then he will look at

pictures to verify the asbestos has been removed. Dustin will let the City know when he has signed off and completed the third-party visual. Council Member Hatfield has been talking with Fire Chief Russ Smith and Asst. Fire Chief Mike Habegger but waiting on a reply from Mr. Habegger to schedule a date to burn the house. He also took pictures of the inside to verify nothing of value was left in the house. Council Member Hatfield has been talking with Foreman Cumley to mark which trees to cut down near the house. Mayor Hatfield has been talking with Janice Lewis to keep her informed of the steps taken on 1145 G Street and has asked Janice if there are certain trees that she doesn't want cut down as this was her childhood home. Ms. Lewis had commented to Mayor Hatfield that "there are worse properties in this town, such as the Peckham property and the City would not be looking at her property if it wasn't located on a main street." **248 14th Street:** This (Clarissa Peckham) property sold on October 20, 2025 and the house will be demolished. The deed will be validated on Nov. 17th in District Court. **Review Demolition Reimbursement Report 2020 – 2025:** Clerk Curtis compiled a report of all the demolition reimbursements the City has paid out for a total of \$100,295.00 as of 10/27/2025! **200 11th Street:** DC Wiers had called Mr. Burcham and found out he had been in the hospital and told Frank she would call back when he had returned home. DC Wiers has tried to call again but no answer and not able to leave a voicemail. DC Wiers drove by the property and there are still a few mattresses laying in the yard along with some rubbish on the east side of the property. Council Members Fisher and Hatfield along with Mayor Hatfield volunteered to help Mr. Burcham carry items to the curb for the city-wide clean up scheduled Nov. 3rd. **Eileen Hines empty lot:** Clerk Curtis received a phone call late this afternoon concerning the sale of this property located between the pharmacy and the fallen buildings. Ms. Hines told Clerk Curtis there is a problem with the legal description and this discrepancy is delaying the signing of the purchase agreement between Ms. Hines and the City of Pawnee City. Ms. Hines explained that her attorney should have already sent an updated purchase agreement but she wanted to email the purchase agreement so Mayor Hatfield could sign it timely. The agreement was signed by Eileen Hines with her husband, Jerry Graham as witness. She also asked Clerk Curtis to contact the city attorney and let her know if the city attorney received the purchase agreement. Clerk Curtis contacted Stehlik Law Office but Jennifer Stehlik-Ladman had already left for the day. Clerk Curtis wanted to review this information with the city attorney and the city attorney needed to contact Eileen's attorney before it was presented to Council.

TABLED FROM LAST MEETING: Updates to Employee Handbook under Attendance & Tardiness plus On-Call Pay: Clerk Curtis is still waiting on a recommendation from City Attorney Stehlik-Ladman on the proposed changes. This item tabled until the next meeting on November 10, 2025.

Discuss complaints received on Klepper & Sons Bait Shop, which holds a Special Use Permit and could be revoked at any time if he "doesn't keep the property up": *Review 4/26/2021 meeting minutes on the Bait Shop's Special Use Permit conditions & the 6/23/2025 meeting minutes where complaints were discussed: Review 6/6/2025 City nuisance letter sent out on thistles on east side of property & photos taken on 6/24 of thistles still standing & 6/26/2025 Invoice for City Crew cutting down thistles since the City did not receive any response from 6/6 nuisance letter:* Kenneth Klepper was present to discuss the concerns with the Council. Mr. Klepper stated he didn't have a push mower at the time to mow the thistles. According to the pictures the grass and weeds around the thistles had been trimmed but the

thistles were left standing. Clerk Curtis and DC Wiers both stated that the thistles were blooming (as seen in the photos) and the blooms were starting to break open so the City cut down the thistles to prevent the spread of the seeds. Mr. Klepper said he has sprayed the thistles but they keep coming back and he doesn't know what to do. It was suggested to cut the heads off of the thistles and dispose of them properly so the seeds don't spread. Mr. Klepper said there is a downed tree inside the fenced area because he had to cut it down to get the neighbor's cat out and left the tree as is. Council Member Hatfield explained Mr. Klepper received a special use permit for the bait shop but he would like to see items be more orderly and would like to see things cleaned up around the property. Mr. Klepper stated he had started to clean up behind the house and he plans to clean up the trees on the property. Council Member Eisenhower stated the property should be kept up nice for the business. Mr. Klepper stated the orange flags in the fenced area are there because he is thinking about building a shop and he is also looking at building a privacy fence on the west side of the property. Council Member Hatfield stated it is good Mr. Klepper plans to clean things up but he needs a timeline for getting things done and suggested the Council give Klepper two weeks to see improvement. Klepper said he works full time from 6:00 a.m. to 6:00 p.m. at Bern, Kansas for Alpha and it is difficult to get things done. Council Member Hatfield stated he understands that but the Council doesn't want to see things go downhill. DC Wiers explained there has been a complaint that Klepper has been blocking the alley with vehicles. Kenneth explained he had a truck breakdown and it was parked in the alley for a few months but he worked things out with the neighbor who complained.

Discuss when Zoning Administrator's pay starts, pro-rate for October? Discussion was had that the previous zoning administrator had died Sept. 30th and he had been paid for September. Council Member Hatfield asked Joe Norman what he had done since he was appointed interim zoning administrator? Mr. Norman explained he had dealt with a re-zoning request, completed a flood plains training and processed 4 – 5 building permits. He had also dealt with part of the situation concerning the chicken enclosure building permit. Council Member Hatfield moved to start paying Joe Norman for zoning administrator duties effective Oct. 1, 2025 at the same rate of pay of \$800.00/month. Council Member Eisenhower seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Mr. Norman explained that the flood plains ordinance needs to be updated. Clerk Curtis explained there is a special hearing scheduled Nov. 4th for a re-zoning request and for the Planning Commission's regular meeting. Also, the zoning laptop and computer printer have been returned to the City Office. John DeFreece discussed stepping down as chairman. The other Commission members include Angie Morehead, Russ Weeks, Terry Borchert and Corey Hatfield, who is currently out of the country.

Review JEO's Final Opinion of Probable Cost on CDBG Street Project & Bid Opening: Council reviewed the Engineer's Final Opinion of Probable Cost included in the agenda packet. Council Member Eisenhower questioned the removal and reset of 3 mailboxes on E street from 14th street to 16th street and the removal of a tree as listed on the report. Foreman Cumley will talk with Evan Wickersham on this item. Council Member Hatfield moved to set the CDBG Street Project Bid Opening for 12/2/2025 @ 10:00 a.m. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Clerk Curtis explained the notice of the meeting will have to be advertised three weeks before the Bid Opening.

TABLED FROM LAST MEETING: Review/Discuss email from Clint Simmons re: cost savings of \$2,046.51 on autos and \$6,686.65 on buildings, contents & equipment to raise the deductible amount to \$2500: Clerk Curtis explained the current deductible is \$1000.00 but if the City raised their deductible to \$2500.00, the city would save \$8733.16 and the deductible would be effective Nov. 1st. The recent fender bender when City Crew Member Lucas Barloon backed into Council Member Eisenhower's car would be covered under the current \$1000.00 deductible. Council Member Hatfield moved to approve raising the City's insurance deductible to \$2500.00 effective Nov. 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 Flyer from Premier Pyrotechnics on saving an additional 15% by paying for the fireworks by December 1st or additional 12.5% if paid by January 15th (Chamber Fireworks Budget is \$4000): Clerk Curtis explained if the City paid for the fireworks by Dec. 1, 2025, then the City would receive a 15% discount less the \$500 the City gave as a donation to the Chamber of Commerce. Council Member Eisenhower moved to pay the \$4000 by Dec. 1st to receive the 15% discount. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. ***Review the 2026 Shooter School Schedule:*** Clerk Curtis explained she will share this flyer with the Pawnee City Fire Dept. as this would be a good training since there are quite a few new firemen added to the department.

Report and update from Foreman Cumley: Discuss any updates to sewer plant issues: Foreman Cumley hasn't received the flow meter results back yet from the new meter. The meter we had before that is broken calculated flow off of volume so it's in a perfect flume the exact same size and then it measures the depth of the water but it cannot measure velocity so we don't know how fast the water is traveling through there. The test meter measures depth and velocity versus pipe size and so we did see a difference of almost 30,000 to 40,000 gallons less/day being discharged with the test meter GPM had. We still are making water somehow but 30,000 to 40,000 gallons less.... So we are going to be really close to what our influent is. So, we could have problems with the influent meter as well. When GPM comes down to calibrate, they could put their test meter on at the influent. The influent is different. It's an internal mag meter so they can't really put one in line there because it is hard-bolted into the plumbing. GPM is discouraged with the bad meter that's there because it is so many times the diameter of the pipe in feet away from elbows and joints which this one is bolted to an elbow. So there is probably some inaccuracy there. GPM can bring out their test meter but once again, it's going to be by an elbow so for \$200 extra they could throw it on there when they come out to calibrate meters so we could get live data and see what we are getting versus what the meter is getting when it's pumping to see if we can even yield a better result there, at a minimal charge. We are still state compliant. Do we want them to change what we have to the style GPM used which records the velocity as well or go back with something else? Foreman Cumley doesn't have information on cost at this time. The original replacement for the effluent meter will be \$3600. Foreman Cumley will work on some quotes. He would like to check the data on the live influent to see if there is a problem with our influent meter because it would be very difficult to change out the influent meter and probably not worth it if there isn't much of a problem. There hasn't been any problems with the other jet pump after Foreman Cumley reset it. Still waiting on the one he ordered. We still don't have the sewer line camera so Cumley will call for an update. ***Discuss various projects***

throughout town that City Crew has been working on: The City Parking lot and the storm drain were completed last week. The area that was replaced is part of the parking lot not a sidewalk. The curb was added at the bottom so the water run off would stop eroding the dirt on the neighbor's property and shoot the water out on the highway. They also fixed the hole in the storm drain. The City Crew plans to exercise water valves this week with Nebraska Rural Water and replace a driveway tube. DC Wiers and Foreman Cumley's computers were updated last week. Clerk Curtis and Cumley worked together to update the crew members' timecards with the new information concerning on-call pay. The City Crew will be dealing with city-wide cleanup next week. Foreman Cumley is renewing the city crew members water licenses through Nebr. Rural Water. Gary Droge, Jr. recently attended a training through Nebr. Rural Water so that his water license can be renewed, also. A heater will also be installed in the restrooms at the pond for the winter. Council Member Eisenhower added that an additional \$175 memorial for Linda Hodges was received today and this money will be used to purchase new ladder steps for the pool in the middle on the south side.

Review PCAL October Meeting Agenda & the September 24th PCAL meeting minutes: Council reviewed the September 24th PCAL meeting minutes. A comment was made that the reserve accounts have small balances. The City Office has not yet received any receipts for reimbursement that was approved by Luann Brown from the USDA. Council Member Zelenka asked what PCAL was doing for advertising? It is mentioned in the minutes that Tory, who has left RHD had previously worked on a marketing plan. Council members have heard radio ads for PCAL. It is mentioned in the minutes that Colonial Acres in Humboldt is no longer working with RHD. Clerk Curtis stated that the City Office has not yet received anything from PCAL to list on the back of the water bill, which would be free advertising.

Review Correspondence: Council reviewed the spreadsheet on August 2025 Total Sales Tax of \$25,665.71 with ½% Street Repairs Sales Tax totaling \$5,797.10 and \$2,477.31 being Motor Vehicle Sales Tax. Review Dog Licensing \$5 Off Special running in November for 2026 Dog Licensing & Full Notice that will be posted around town. The office hasn't received the dog tags from Cornhusker Press yet so DC Wiers will contact them about the order.

Council Member Zelenka moved to adjourn the meeting. Council Member Fisher seconded the motion. Roll Call vote indicated all in favor of the motion and meeting adjourned at 8:43 pm.

ATTEST: Kellie A. Wiers, Deputy City Clerk

Charlie Hatfield, Mayor