

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAWNEE CITY, HELD ON MONDAY, AUGUST 11, 2025, AT 6:00 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 Charles Hatfield, Council Members Vickie Zelenka, and Pat Hatfield; Tamela Curtis, City Clerk/Treasurer, Deputy Clerk Kellie Wiers and Foreman Spencer Cumley. **Absent:** Council Members Donnie Fisher and Susan Eisenhower.

Mayor Charlie Hatfield 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 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.

Budget Workshop Retreat with Julie Bauman: City Auditor Julie Bauman reviewed the first rough draft budget figures for Fiscal Year 2025-2026 with all those present. Julie discussed that she requested pretty much the same on the Property Tax Request at \$179,107.14 and a slight increase on the Tax Request towards the Street Bond, which went from \$50,000 up to \$55,000. Ms. Bauman went over the 2025-26 proposed budget figures on page 3 of the budget document. Ms. Bauman stated that the draft budget does not include the new valuation figure for this year, but the new valuations should be available in the next few days from the Pawnee County Assessor. 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. Julie proceeded to go over each individual page of the draft budget document, explaining where the figures came from and how they all worked together. Ms. Bauman stated that the city will no longer be voting on the 1% increase allowable growth as she showed on page 8 of the budget that the City will automatically be given 5.17% for inflation, which adds up to a little over \$12,000. The City may also have more available but that will depend on whether the Assessor shows any actual growth value or not. To finish the Levy Limit Form Julie estimated the valuation at \$36,200,000 but if the valuation goes up more than \$170,000 she will have to make some adjustments to keep us under the \$.50 levy. Ms. Bauman 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. Council followed along on each individual fund budget worksheet with Clerk Curtis going over the main points that she had listed on each one of the budget worksheets, which went into a little more detail as to why those certain amounts were being budgeted on those line items. 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 stated she will present the final draft of the upcoming Fiscal Year 2025-2026 Budget to the City Council at the August 25th regular meeting with the actual FY 2025-26 Budget Hearing to be held on September 8th starting at 6:30 p.m.

Council Member Zelenka moved to accept the July 28th, 2025, regular meeting minutes. Council Member Hatfield 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: **8/12/24 Payroll:** \$15,400.34; **Union Bank & Trust**, FWH 3929.64; **NE Dept. of Rev**, SWH 519.72/Sales & Use Tax 2070.41; **John Hancock**, ret. 1359.06; **Amazon Capital Services**, comp keyboard/mouse 56.06; **NPPD**, elec. 2850.72; **Stehlik Law Office**, Aug 2025 atty fees/rmb serv fees 1039.90; **Pawnee Co Clerk**, Handi-bus agrmnt 2312.73; **Windstream**, Off/Libr PH/Int 251.35; **Pawnee City Thriftway**, sup/pool conc 320.59; **Coral's Cleaning Service**, office cleaning 120.00; **Access Systems Leasing**, Total IT care 931.60; **Schaardt Lawn Care**, Libr lawncare 675.00; **Pawnee Co. Rural Water**, pond wtr hydrants 45.00; **Hometown Leasing**, Libr copier contr 100.79; **Lincoln WinWater**, wtr parts/markings paint 152.99; **HOA Solutions**, rep touch screen @ Swr plant 794.60; **One-Call Concepts**, digger locates 21.24; **IIMC**, memb dues 220.00; **H&H Auto Parts**, parts 198.93; **Matt Kuhlmann**, Aug zoning 800.00; **Midwest Labs**, swr samp tests-s/h 688.64; **Nebr. Dept of Ag**, animal facility lic fee 175.00; **OPPD**, wells elec 480.12; **Protex Central Inc**, Libr fire alarm insp 275.00. Council Member Zelenka moved to approve the claims as submitted. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review July Treasurer's Report: Council reviewed the Treasurer's Report as of July 31, 2025, with no questions asked.

Ralph Schiffbauer, Discuss starting a Sober Living House in Pawnee City Sponsored through Mission Field Treatment Facility: Ralph Schiffbauer, Tim Kuker and Vic Johns, Co-Founder of Mission Field Treatment Facility in Nebraska City met with Council to discuss starting a Sober Living Home in Pawnee City. Mr. Schiffbauer stated that they were starting with the City because if the Council is against them starting this Sober Living Home in Pawnee City, then there was no sense in moving forward with applying for any grant funding, locating a house, etc. Mr. Schiffbauer explained that so many times when a person has been charged with a drug or alcohol crime and they get released from a treatment center, they do not have a healthy environment to return to and end up getting involved with the same crowd they were around before and fail at staying drug-free and/or sober. Housing is a very crucial part of recovery. Schiffbauer stated that he was one of the lucky ones as when he left the treatment center he was able to go to a safe and loving home with a wife and children that are helping to hold him accountable. By starting a Sober Living Home in Pawnee City a person would be released from a treatment center and come to live in the home for the next two to three months instead of turning them back into the circumstances they just came out of. Mr. Kuker & Schiffbauer explained that a person who lives in this house is going to be held 100% accountable. So, if they fail a drug test, you just failed the one chance you got and your probation officer will be notified, which will most likely land you back in jail again. They will be responsible for house chore duties, they have two weeks to find and keep a job. Even a small infraction of leaving a bottle outside will get you written up one time and if it happens again then you will be removed from the home. Falls City has recently started the House of Hope for Women, and it seems to be working quite well over there. Mr. Schiffbauer stated that Vic Johns, co-founder of Mission Field Treatment Facility in Nebraska City sees the people going right back at it if they don't enter a home like this. Mr. Kuker stated that he has dealt with some of this on a personal level as he still works with the US Marshall's office out of Omaha with people who live down in this area who are on

U.S. Probation through the Federal Government and it's kind of the same thing, it has to be about accountability. Kuker was really surprised at the number of people down in the Richardson, Pawnee and Nemaha County area that are on this probation. One of the biggest problems is that these people have gotten out of prison, then gone to a halfway house and then they just go right back into that same environment they came from. Council Member Hatfield inquired what they needed from the City. Mr. Schiffbauer stated that they needed the City's approval more than anything because if something like this isn't wanted in your community then they will move onto another community that welcomes them. Council Member Zelenka inquired what size of a house they were looking for? Mr. Schiffbauer stated somewhere around starting at a house that could hold 6-8 people. Mr. Johns stated that there is always going to be a staff member there in this home, day, and night, 24/7 and there will be a curfew. Mr. Kuker stated that he does not really trust anybody until he gets to know them. If you want to be trusted, then you have to be trustworthy. Abide by the curfew, picking up after yourself, doing your house chores, doing your duties. This is about being accountable besides somebody other than yourself because so far this person hasn't been able to even do that. Council Member Hatfield inquired if they had a place in mind? Mr. Schiffbauer stated that they are looking at a couple of locations within town. Mr. Johns stated that the one thing about it too is if they are going in to a treatment facility that's ordered by the court and they find out that there's a Sober Living for them, the Court will probably be ordered right after treatment to go straight into Sober Living if it's available for them and if they can get that set up through Drug Court, which they all three have ties to it, they could have it set up in their probation order that as soon as they get out of the treatment facility you go to Sober Living and if you screw up there, then you are done. Mayor Hatfield stated the only question he would have would be as a citizen, not necessarily as the mayor, let's say that you have someone in your facility and they do wrong, so where do they go? Are they going to hang around homeless in Pawnee City until somebody either runs them out of town or what? Mr. Kuker stated that they would take them right back to the County in which they came from. Mayor Hatfield stated again that the only thing he could think of which might alarm the citizens of Pawnee City is if this person who gets kicked out of the home is just going to be lying on the streets of Pawnee City or come knocking on somebody's door. Mr. Schiffbauer stated that a lot of them will be on probation for whatever they were in trouble for and if they violate their probation, they will be headed back to jail, for the most part. Kuker reiterated that if they were to violate their probation, it would be as simple as them calling the County that they are in trouble out of, reporting to them first and giving them the first opportunity to come down to pick them up. They do not plan to dump them on the County Sheriff here. Mr. Schiffbauer stated he has talked to Sheriff Lang before about starting a Sober Living Home here in Pawnee City and he told him flat out that he was on board with it unless it's going to create a bunch of problems for their department and then he would fight it. They are not trying to make problems and stir up trouble. Mr. Schiffbauer stated that he will have a year sober from drugs and alcohol tomorrow as he went through treatment, he went through transitional living, and he was one of the lucky ones that had a home to go to with a wife and children. A lot of the people that he went through with didn't have the opportunity that he had, and they've gone back in and everything that they had went out the window. If they have more places for these people to go, then maybe they can help cut down on the repeat offenders. Kuker stated that he was just reading that in the Lancaster County Jail, it is so overpopulated, and they just keep getting more and more with drug and alcohol charges. Mr. Johns stated to explain that this housing is a really crucial part of long-term recovery. So many times, going home is not the best idea because maybe a spouse continues to

use it, maybe they have irritated their families that they now have to rebuild that relationship. He and his wife have a transitional house in Nebraska City as well as they started Mission Field Treatment Center. The day during treatment is highly structured. When a person gets out afterward going through a transitional living and going to a Sober Living house that is like a buffer to help people relearn habits to work the coping skills and to gain the support and the accountability. Mr. Johns stated that on their website that the opposite of addiction is not sobriety, the opposite of addiction is love and community. That is so true as when you build a supportive community then people get to know one another and then they are able to say, hey I'm starting to see some little behaviors that we need to talk about. They do have a separate contract that is outside of the Nebraska Landlord/Tenant Act so when you sign on, you do agree to conform to the rules and regulations. We do random drug testing, and they can even happen at 2 in the morning, and they have to agree to do that. If they are unable to pass that or unable to do it within 20 minutes. Johns continued that they are given 20 minutes to leave and have to have their things removed from the house in 10 days. If they don't have any support outside of that house, which is what they teach them to try and obtain, then they are going to have difficulty. He would like to speak on some of the ancillary benefits of something like this as one of the requirements is that people get employment and it looks as though there are some employers down in this area that would support this program and in turn the people are doing quite well. Council Member Hatfield inquired if they had visited with any of the employers in this area yet about this program and if they would be able to cross State lines into Kansas to work? Mr. Kuker stated that most of these people are not coming out of prison, they are most generally coming out of a county jail. Kuker continued that when he got out of prison, he went to a halfway house and once he got a job, his paycheck came right to the house with the house keeping 2/3rds of your paycheck and they give you a third of your paycheck that way when you're on the way out the door, you have a nest egg ready to get your apartment, utilities and everything hooked up and ready to go. Mr. Kuker also stated that when he was still on probation through Federal Parole he was allowed to cross the state line clear down into Onaga, KS to go to meetings. Council Member Zelenka stated she wasn't sure if anything had changed, but at one time, employers were given incentives to hire someone coming out but there was also a big accountability. Mr. Schiffbauer stated that he knows that Koch and Company out of Seneca, KS they send vans up to pick workers up. Mr. Kuker stated that if you ask permission you might be surprised by what a probation or parole officer will allow you to do. Another thing is that there will be a guaranteed requirement of at least three to four meetings each week and the only way you are sleeping in the daytime is if you are working at night. Mr. Johns stated that at their home they have volunteers that come in and they teach budgeting and investing for their futures, which they have found to be quite rewarding. This housing program also helps them to avoid the triggers that can cause a relapse because you have people that are all in the same boat and it is a community. Council Member Zelenka stated she felt that the State was really starting to separate the violent crimes vs. the drug and alcohol crimes and by having these homes available to those coming out of a drug/alcohol situation has made a huge difference. Mr. Kuker stated that they can also enroll these people in shame and grieving classes, trauma classes. If they have a drug charge with a violent nature, then it is mandatory to take an anger management class as part of their requirements. If they can't take it here, they must find some place that provides that class to take. Ric Helms, a member of the audience, inquired who was going to be responsible in getting them to and from work and who will be maintaining this house? Mr. Schiffbauer stated that they are working out all of those details yet. They have SENDD looking into different grants that

including grants on rehabbing housing and one that has just become available to the rural communities down here from the Opioid Settlement. All they wanted to do tonight was to make sure that they were not going to butt heads with the City on bringing this project to Pawnee City. Mr. Johns stated that once they find a house, they will set up an LLC or Corporation and that becomes the owner of the property. Council Member Hatfield stated it all sounded like a good idea, but he couldn't promise that they wouldn't butt heads with the City because there are so many uncertainties at this time. Mr. Schiffbauer stated that he understood that as it was the same way Sheriff Lang had stated to him that his department would support this project 100% unless it started disrupting the community and then he would be their worst enemy. Council Member Zelenka stated she would recommend that as they go through this process, they need to keep the Council informed of their progress as they move forward. Discussion was had on whether the City had any zoning regulations. The Clerks stated one of them would share the City's Zoning Administrator Matt Kuhlmann's contact information with Mr. Schiffbauer. Mayor Hatfield stated that the City doesn't plan on butting heads with anyone on this project, but his suggestion was that they keep meeting with the Council as they make progress, getting more information, then come back and share it with the whole Council, as they are missing a couple Council Members at tonight's meeting. Clerk Curtis stated that it is definitely a program that our community needs. At this time, Mr. Johns left a packet explaining a little more about what they do along with his contact information as he would love to hear from anyone with questions about this program.

Gary Droge, Jr, Discuss coming back to work for the City: Gary Droge, Jr met with the Council to discuss if the City would be interested in hiring him back as a year-round part-time City Crew member? Mr. Droge stated he was not interested in working full-time for the City, but working part-time would work out good for him. Droge stated that he would be available after Harvest was finished so the soonest he could start would be November. Council Member Hatfield stated that the City would love to just hire Jr. Droge back again, but they will have to post for the year-round, part-time City Crew position before the City could legally hire anyone and also work this position into the budget to see if the City could make it work. Clerk Curtis stated she had been working on re-calculating the City Crew wages as with hiring a fourth crew member they would split the on-call phone between four people instead of three, so each crew member would have the one-call phone 13 weeks throughout the year. Since some of the crew members' wages are split out between several funds, that would basically affect six different fund budgets. She will work on finishing adding those wage changes on those funds and get them to Julie Bauman right away, so she could see if it would work to add this fourth part-time crew member as a City employee. Foreman Cumley stated he would assist Clerk Curtis in an ad to post for the position.

Ramon Herrera-Mora plans to attend CM to discuss 1129 G Street: Council reviewed a copy of the certified letter that had been returned and the personal service served by the Otoe Co. Sheriff's Dept. Council also reviewed the City mowing statement that had been mailed to Mr. Herrera-Mora by Deputy Clerk Wiers after the City Crew had to mow his property a few weeks ago. Mr. Herrera-Mora met to discuss his plans with the Council. Herrera-Mora stated the reason the lawn got so tall was because he was out of the State. He plans to keep the yard mowed and clean up the brush on the property. As for the house, he will start by replacing the roof and has a group coming down to look at it on Saturday to give him a cost estimate. He also plans to tear down the old garage completely once they get the roof done, then he will start on the inside. Council Member Hatfield inquired what kind of a timeframe Mr. Herrera-Mora was looking at.

Ramon stated they should have the roof completed and yard cleaned up in the next two to three weeks. More discussion continued. Council Member Hatfield moved to give Ramon Herrera-Mora 3 weeks to get the roof replaced and yard cleaned up at 1129 G Street. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Sheriff Braden Lang: Discuss Dog Issues: Sheriff Braden Lang met with the Council stating that a dog ticket hasn't been issued to Kara Lee because she was in jail in Richardson County but then checked herself into the Mission Field Treatment Facility in Nebraska City, so they are not sure who they should ticket. Sheriff Lang reported that Deputy Stankowski has been at training for the last couple weeks so once he gets back, he plans to get Tozer's dangerous dog ticket issued. Deputy Clerk Wiers stated that she had received a report that Tozer's dog was still charging at people, although the dog's collar must have been charged up, as he had stopped at the invisible fence area and not entered onto the roadway. Wiers continued that Logan Tozer came into the City office this past Friday and showed paperwork that the dog had been spayed. While Tozer was in the office, she gave him a copy of the current dog ordinances to look them over. Sheriff Lang stated that Tozer has been made aware of all he must do since his dog has been determined to be a "Dangerous Dog," but he still decided to keep the dog even after hearing about all of the requirements and fines he will have. Mayor Hatfield had wondered what happened when a dog had been determined to be a "potentially dangerous dog" and the owner moves out of town with the dog, does that determination follow them? Sheriff Lang stated that he was unaware of any way that it would follow the dog/owner to another town unless there was an incident with the dog in the new location and that sheriff's office contacted his office. Sheriff Lang stated that they have had to deal with a lot of dog issues lately, as even this morning he had to put a dog down. **Speeding Traffic on Highways:** Sheriff Lang inquired if the City had been getting a lot of complaints about speeding traffic. Mayor Hatfield introduced Jean Kwiatkowski who had complained about speeding traffic on the highways going through town. Ms. Kwiatkowski stated that there is a lot of speeding traffic that comes by her house coming into town from the North. She stated she's watched a child almost get hit by a speeding driver, watched two vehicles drag racing down the 4-lane highway and with school just about to start she wanted to come and talk about her complaint on speeding traffic before someone ends up getting seriously hurt. Council Member Zelenka stated she agreed that there is a problem with speeding vehicles on the highways coming into town in all directions. Kwiatkowski stated she felt the Sheriff's Dept needed to be more proactive about issuing tickets as she used to see patrol cars sitting at certain locations along the highway clocking traffic coming into town on the highways, but she hasn't noticed that in quite some time. Ms. Kwiatkowski continued that it is only going to get worse with more semi traffic coming through town with the three grain bins that Farmer's Union Coop is putting in North of town. Discussion was had on what an unsafe intersection that will be when semis will be waiting to turn west on 704 Road heading to the new Farmer's Union Coop Bin locations, especially since the intersection is located at the bottom of the hill and the speed limit is already up to 65 mph before then. Ric Helms spoke stating that it was unreal how fast people are driving past his house on the East side of town. Sheriff Lang stated that his department is stretched so thin right now from working so much overtime that he's just not sure what more they can do. Council Member Zelenka inquired if we have to have a fatality first before something is done? More discussion followed with questions on who had the authority to change speed limits on the state highways as the "S" Curve going by Alpha heading North out of town has two different speed limits posted along it and by the time you start in on

that last curve heading out of town it's already up to 65 mph. More discussion followed with Clerk Curtis stating that she and Deputy Clerk Wiers would look into who they need to contact at the NE Dept of Transportation (NDOT) about speed limit changes. Sheriff Lang stated that recently both of his deputies Hans and Justyce have both really pushed for adding another position to the department so when they (almost always) lose one then they will still have enough manpower to function with everyone working so much overtime. Sheriff Lang stated that it might also help if the City had radar signs to deter traffic from speeding coming into town. The Council stated that was the next line item to discuss on the agenda.

Discuss quote from Radar Signs, LLC on their End of Summer Sale of (3) Radar Signs for \$9000 plus s/h: Clerk Curtis stated that when Jean Kwiatkowski had talked about speeding traffic on the highways recently at a PRIDE Committee meeting she told her she would look into where the Village of Burchard had recently purchased their two new radar signs coming into Burchard from both directions on the highway. Clerk Curtis contacted Ron Seitz, Burchard Village Clerk to get the information on their new radar signs. Curtis put in a request for a quote from Radar Signs and the same gentleman that had helped Burchard called the City Office stating they had a great end of summer promotion going on that the City could purchase three (3) TC-600 Radar Signs for \$9000 plus shipping/handling for a total cost of \$9,696.00. Clerk Curtis stated this really was a good price as the Village of Burchard only purchased two radar signs and it cost them over \$7500. Clerk Curtis stated she had spoken with Council Member Fisher last Friday and he was all for purchasing the three radar signs if he had the funds left in his street budget and Council Member Eisenhauer has been complaining about vehicles speeding by her house for a long time, so she was sure she would be in agreement with purchasing these radar signs, too. ***Review NDOT Information on placement of traffic control devices upon the State Hwy System:*** Clerk Curtis stated that Jean Kwiatkowski had printed off the paperwork from the NDOT website that the City will need to fill out to get a permit to place a traffic control device within the State Right of Way. More discussion followed with everyone feeling this would be a good way to assist in slowing down the traffic coming into town from all directions. Council Member Hatfield moved to approve the purchase of three (3) solar TC-600 Radar Signs from Radar Sign LLC for \$9000 plus shipping and handling. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Jennifer Stehlik-Ladman, City Atty, Discuss Nuisance Properties:**1145 G Street (Percival):**
Review Sheriff's Service Fees billing for personal service: City Attorney Stehlik-Ladman stated the Sheriff's Department had already billed them, so this needed to be paid. Discussion was had on how much lower a cost it was to have the Pawnee County Sheriff's Department serve papers, \$18.50 vs. other counties like Otoe County charging almost \$40 to serve Mr. Herrera-Mora;
Gyhra Construction's Estimate for demolition costs: Stehlik-Ladman stated she needed this estimate on the demo of 1145 G Street so she could include it in the show cause hearing letter that she will have served on Ms. Lewis next. City Atty Stehlik-Ladman stated that the Council needed to set a new show-cause hearing date on the 1145 G Street property. More discussion followed. Council Member Zelenka moved to hold the new show-cause hearing on the Percival property at 1145 G Street on August 27th at 7:00 p.m. at the Cornerstone Building. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. ***Asbestos Testing Paperwork, est. cost of \$700 to remove:*** Deputy Clerk Wiers had contacted Dustin Barrett with DBEnvironmental about an estimated cost

to remove the asbestos that were found in the kitchen flooring at 1145 G Street property in which Mr. Barrett had told Wiers he thought it would cost approximately \$700 to have the asbestos removed. More discussion followed with Council inquiring if this amount included any fees at the landfill or just to have the asbestos removed. The Clerks stated they would contact the Beatrice Landfill and ask about costs associated with taking asbestos to their landfill. **1120 5th Street & 728 9th Street (Parker):** *Cert. letter returned:* Has she been personally served? City Atty Stehlik-Ladman stated that the certified letter to Parkers had been sent back, and she needed to verify the Parker's address in Lincoln before having the Lancaster County Sheriff's Department try and serve the abatement letter on them. Clerks Curtis and Wiers stated they had made some arrangements with the Parkers son-in-law, Dave Michener, that if he brought Barb Parker into their office on Wednesday morning, then they would make a deal with him on the recent ticket he had received for the camper that had been parked on I street for years. Mr. Michener has sold the camper and is being driven to Pawnee City on Wednesday morning to get the money from who had purchased the camper. Clerk Curtis stated that while on the phone with Mr. Michener the Clerks were able to verify both Barb and Ed Parkers' phone numbers and mailing address, which were what the Clerks currently had on file. Stehlik-Ladman stated that either of the clerks could serve the abatement letter on Mrs. Parker if she did come into the City office Wednesday morning and then fill out a service return afterwards. City atty Stehlik-Ladman gave the clerks the letter that needed to be served on the Parkers. The Clerks will report back at the next meeting whether they were able to serve the paperwork on Barb Parker or not. **1025 8th Street (Malik):** *Any Updates on PCDC acquisition?* City Atty Stehlik-Ladman stated that she had received the paperwork from Emily Sisco of Danielle Malik signing the property over to PCDC. **1038 7th Street (C. Johnson):** Clerks Curtis and Wiers both stated that the City has received another two complaints from citizens on nothing being done with this property including letting the yard continuously get out of control. ***Review correspondence from Ms. Johnson:*** Clerk Curtis stated that to date no progress has been made since Cindy Johnson received her abatement letter and then emailed the City in Jan. 2025 and stopped at the City Office in Apr. 2025. City Attorney Stehlik-Ladman stated she would contact Ms. Johnson. **112 12th Street (Osborne):** *More complaints received:* Clerk Curtis stated that the City has received complaints again about junk being collected on Jeff Osborne's 112 12th Street property & even on the neighboring property. Stehlik-Ladman stated she would write a letter to Mr. Osborne. ***Other Nuisance Property Complaints:*** Council discussed that they have been receiving complaints on the 200 11th Street property belonging to Frank Burcham. Mr. Burcham doesn't even appear to be mowing his property any longer and seems to be collecting more junk. City Attorney Stehlik-Ladman stated she would send Mr. Burcham a letter to start on the abatement process. Jean Kwiatkowski reported that the owners of the former Joe Bily/ Goodenkauf property have now moved back and plan to finish renovating the inside of the house and have the dead trees cut down and cleaned up in the near future. Council stated they appreciated everything Jean did to keep that property cleaned up until the owners could return to live here. City Clerk Curtis stated this is why it's so important for the City Council to stay on top of these Nuisance properties as things are starting to happen to get these properties cleaned up.

Updates on 522 & 526 G Street Properties: *Signed Purchase Agreement:* Council reviewed the Purchase Agreement that had been signed by Mr. Raper on the City purchasing the 522 & 526 G Street collapsed building properties. Stehlik-Ladman stated she had Apex Title start on the title search paperwork on this property and the Clerks have emailed Brittany @ SENDD to start on the Procurement Demo Bid Process. ***More Claims from UBT:*** Review Email from City atty

Stehlik-Ladman regarding UBT having another bill from the Structural Engineer, making their total bill \$3,268.22 new. City Attorney Stehlik-Ladman stated when she contacted Union Bank's attorney to let him know that Ed had signed the purchase agreement, their attorney stated they had received another billing from the Structural Engineer for \$1600.80 that needed to be paid.

Discuss/Take Action if City wants to add that to the purchase price & have Ed sign an addendum to the purchase agreement: Much discussion followed on whether to add the \$1600.80 to the purchase price and have Mr. Raper sign an addendum to the purchase agreement or to have the bank or its insurance company go after Ed directly for that amount. Council Member Zelenka moved to add the \$1600.80 to the purchase price and have Ed Raper sign an addendum to the original purchase agreement for the 522 G and 526 G Street properties. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. The Council felt that this assures that all claims against that property will be completely taken care of by this purchase agreement. ***Review any updates on release of liability to the City from Union Bank & Trust and HealthFirst Pharmacy and all of their employees that were present during the collapse of the buildings:*** City Atty Stehlik-Ladman stated she has started working on the release of liability paperwork for Union Bank & Trust and HealthFirst Pharmacy along with all of the employees that were present at the time the buildings collapsed. Clerk Curtis had gotten City Atty contact info on the UBT cleaning person she received from Carly at UBT- Pawnee City Branch.

Review/Approve CDBG Street Improvement Project 24-PW-013 Expenses for Drawdowns #2 for a total of \$31,074.51: Council Member Zelenka moved to approve the CDBG Street Improvement Project 24-PW-013 Drawdown #2 for a total of \$31,074.51 with \$28,512.50 to JEO Consulting for Design Engineering Services \$21,926.10 from CDBG Public Works Grant and \$6,586.40 from City Match and \$2,562.01 to SENDD for Admin (\$2,527.01) & Construction Management (\$35.00) all paid from the CDBG Public Works Grant only. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review/Discuss Quotes/Take Action for a \$185,000 Loan for the Water Meter Project from Union Bank (5.25%), the State Bank of Table Rock (5.5%) & the Bank of Steinauer (6%-5 yr; 7%-10 yr). This would be budgeted for starting in the next FY 2025-26: Much discussion was had on the over \$25,000 in interest the City would end up paying out if they took out a loan to cover the \$185,000 to assist in paying for the Water Meter Replacement Project with a total cost of \$236,000. Council Member Hatfield inquired about using money the City had in reserves to cover the \$185,000 instead of taking a loan out. Clerk Curtis stated that if the City were to take the \$185,000 out of the Utility NFIT Savings Reserve account on top of the over \$200,000 for the Water and Sewer Bond Payments that are due on October 1st, 2025, that would be depleting a lot of that Utility Reserve account. More discussion followed with Clerk Curtis recommending that the Council table this item until the August 25th Council meeting when more Council Members would be here and they could also discuss this with City Auditor Julie Bauman and get her opinion on what would be the best option for the City.

A Report and update from Foreman Cumley: Tree Board Drive-Around: Foreman Cumley stated he, Council Member Hatfield and Mary Moser, president of the Tree Board all drove around to check on "blind intersections" that Sheriff Lang had reported were all over town. While checking out every intersection in town, they only actually found one blind intersection.

Ms. Moser plans to send out three letters for property owners that have overhanging tree branches over the streets. ***Discuss Geo Tech Services:*** Foreman Cumley stated that the estimate on GEO Tech Services that Evan Wickersham had provided when applying for the CDBG Street Project was low compared to the cost estimate Mr. Wickersham had emailed Foreman Cumley for GEO Tech Services going from \$4500 up to \$8,185.50. Foreman Cumley stated that the services that GEO Tech provides include coring the five blocks of streets to make sure that they are meeting the 5" of asphalt for the whole project and they also test compaction for soil on the streets before the asphalt is poured. More discussion followed with the Council deciding that it would be best if they waited to make a decision on this until Council Member Fisher could be present to discuss, since he is in charge of the Street Fund. Clerk Curtis will add this back on the August 25th Council meeting agenda. ***Discuss updates on various projects in the City:*** Foreman Cumley stated that Tyler Binder did get back to him about the concrete at the Tree Dump and he is very interested in taking all of it. Normally Mr. Binder charges to take the concrete but he may not charge the City, instead the City could pay him for the fuel that they use to haul it off, which should be between \$2500-\$5000. It was decided to table this item until the next meeting when all City Council members should be present for discussion.

A Report and update from Council Member Hatfield: Discuss any updates on Fire Dept doing "controlled burn" projects: Council Member Hatfield stated he had met with Fire Chief Russ Smith to discuss if the Pawnee City Volunteer Fire Department was interested in doing "controlled burn" projects in the future, namely the properties that are involved in the abatement procedure right now. On the property that is on 5th street, they would want to check with the hospital first, to make sure there wouldn't be a problem with smoke issues, but otherwise they were onboard to start doing controlled burns, which could save the City a lot of money. Hatfield stated that Fire Chief Smith had a couple options on how they could do the control burn as they could burn it in place with the City taking care of clearing out any trees. They also had access to a big backhoe that they could knock the house down and then burn it in place. The third option Fire Chief Smith had suggested was knocking the house down and taking it to the City's Tree Dump to burn it, but Hatfield had already been informed by Clerk Curtis that the City's Tree Dump State Burn Permit would not allow that to happen. The bottom line is the Fire Department is willing to work with the City and save us some money, while giving their firemen some on-site training. Council Member Hatfield will stay connected with the Fire Dept on letting them know if the City obtains property that they may need to burn down in the future.

A Report and update from Council Member Eisenhower: Discuss any updates to Pool & Parks: Pool closed for the season on August 9th with the Last Blast of Summer held Aug. 8th: Council Member Eisenhower was unable to attend tonight's council meeting, so Clerk Curtis gave a short report on the pool. Clerk Curtis stated that Head Manager Mallory Branek was in the City Office today and made the final pool deposit and had been finishing up cleaning out the last of the pool items that needed to be done for the year. She had contacted City Crew Member Barloon asking him to pick up the cash register, unhook the hose on the small slide and carry the handicapped chair inside the pool house. Mallory had also stated that they had a great turnout for the Last Blast of Summer "Neon Night at the Pool" Midnight Swim held on August 8th.

Review/Take Action on Letter requesting support of \$467.50 for Blue Rivers Area Agency on Aging (BRAAA) services for Pawnee City for the 2025/2026 Fiscal Year: Council Member Hatfield inquired what Blue Rivers Area Agency on Aging services were? Deputy Clerk Wiers stated that they are an agency that provides assistance with house cleaning, light handyman services, can prepare a light meal and can also assist with lawncare. They also deliver meals on wheels to Pawnee City residents as the Table Rock Senior Center is run by BRAAA. Council Member Hatfield moved to approve donating \$467.50 to support Blue Rivers Area Agency on Aging in the next Fiscal Year 2025-26. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review Pawnee City Assisted Living (PCAL's) June Meeting Minutes: Council inquired if the Clerks had heard anything from USDA on if PCAL had followed through with any of the suggestions that were talked about at the group meeting held at the end of June. Clerk Curtis stated that the City Office has not received anything from USDA or PCAL indicating nothing had been done. Clerk Curtis will plan to reach out to Luann Brown at USDA and see what she has heard from PCAL or their management company.

Correspondence: *PRIDE Committee asks PCCF to run donations through their organization:* Clerk Curtis and Deputy Clerk Wiers reported that they both along with Jean Kwiatkowski, as PRIDE Committee members, all attended the Pawnee City Community Foundation (PCCF) meeting this past Thursday morning to inquire if PCCF would accept donations for PRIDE Committee through their non-profit organization. The PCCF Board unanimously approved accepting donations for the PRIDE Committee, which donors could receive tax credits for.

Public Power License Plates: NE Rural Electric Assoc. is in process of attempting to get a Nebraska license plate to honor public power & is opening the process to municipal officials with a deadline of 8/20/2025; ***League Conference:*** The 2025 Annual League Conference is Sept. 24th-26th in Lincoln. Clerk Curtis stated she needs to attend to obtain her minimum required 8 (Treasurer) hours continuing education. Mayor Hatfield stated he may also be interested in attending, especially sitting in on the Mayor sessions. Council Member Zelenka moved to approve attendance at the League Conference September 25th & 26th in Lincoln. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried; ***City Photos for new League Building:*** Council discussed the invitation to submit digital photos of your City for the new League Building. It was stated that taking a photo of the Cornerstone Building would be a good submission from Pawnee City. Council Member Zelenka moved to adjourn the meeting. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried, and the meeting adjourned at 9:14 p.m.

Attest: Tamela S. Curtis, City Clerk

Charlie Hatfield, Mayor