

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAWNEE CITY, HELD ON TUESDAY, MAY 26, 2026, 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 Charlie Hatfield, Council Members Pat Hatfield, Donnie Fisher, Susan Eisenhower and Vickie Zelenka; Deputy City Clerk Kellie Wiers, City Clerk/Treasurer Tamela Curtis and Foreman Spencer Cumley. **Absent:** None.

Mayor Charlie Hatfield called the meeting to order at 6:00 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.

Job Performance Evaluations for City Foreman Spencer Cumley and City Clerk/Treasurer Tamela Curtis: Council Member Eisenhower stated she felt the job evaluations should be conducted in executive session. Foreman Cumley and Clerk Curtis opted to complete their employee evaluations in open session. Mayor Hatfield and the Council completed the job performance evaluation on Foreman Cumley in open session. Council Member Eisenhower moved to approve Foreman Cumley's job performance evaluation with a score of 36.5 and a goal to plan and hold training sessions with city crew at least every other month to include personal safety equipment, safety and maintenance and sanitation in the next fiscal year with a goal determined by Council to complete training on staff communication, employee morale, team building and supervisory skills. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Mayor Hatfield and Council completed the job performance evaluation on City Clerk/Treasurer Curtis in open session. Council Member Eisenhower moved to approve Clerk Curtis's job performance evaluation with a score of 39.5 and a goal to hold and document regular staff meetings and the Council has chosen a goal for Clerk Curtis to set aside 30 to 45 minutes daily for uninterrupted time to concentrate on specific tasks. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Council Member Zelenka moved to accept the May 11, 2026, regular meeting minutes. Council Member Eisenhower 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: **3/24/26 Payroll:** \$11,483.77; **Union Bank & Trust**, FWH 3,300.40; **NE Dept. of Rev**, SWH 410.25; **John Hancock**, retirement 1,663.32; **Allstate**, cancer/accid 199.56; **Ameritas**, vision 92.40; **Madison Nat'l Life**, employee life 40.93; **Medica**, employee health 8,975.30; **Windstream**, phone @ sewer plant 64.35; **Amazon Capital Services**, repair & office supplies 476.15; **NPPD**, electric service 3722.46; **Pawnee Republican**, publications 199.38; **Seneca SA**, April 2026 garbage service 8,375.17; **ACCESS Systems Leasing**, Fortinet/Fortigate lease 232.14; **BHE**, gas service 272.80; **PCDC**, March 2026 sales tax 10,436.23; **Sapp Bros.**, equip fuel 1301.89; **U.S. Cellular**, emergency cell phone 48.74; **Verizon Wireless**, home connect/jetpack 64.89; **Martin Marietta**, rock for G street intersection 1397.79; **Pawnee True Value**, repair supplies 455.96; **Schaardt Lawn Care**, library lawn care 410.00; **Spectrum**, internet/phone @ 445 6th street 193.50; **American Water Works Assn.**, annual membership 81.00; **Eakes Office Solutions**, libr copier 61.58, **Elevate** ph serv 959.32; **Findlay HVAC**, inspect gravity vent @ PCAL 115.00; **JD Financial**, re-build JD mower 3854.10; **Petty Cash Fund**, pool petty cash 150.00. 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.

Report and update from Council Member Hatfield: *Apology:* Council Member Hatfield stated he has apologized to Heidi Koster in person for his behavior at the last meeting when he confronted her about the construction of the patio behind the Old Guys Brew coffee shop/bar. He wanted to make a public apology also to the Mayor and other Council Members. Chuck Rathbun and Bill Crosby were present in the audience. Chuck addressed the Council and stated he appreciated the apology but it was unfortunate the project was subject to misinformation from several areas and very frustrating and hopefully, it is not a pattern.

Review City of Minatare's Code of Conduct for Elected Officials that was handed out at Clerk's School: Clerk Curtis explained the Code of Conduct included in the agenda packet was for the Council's review and they may want to incorporate this code of conduct and share it with new council members coming up. Council agreed it is good information and should be incorporated. Clerk Curtis will edit the document to make it relevant for Pawnee City.

Approve Paying Mayor (\$2000) / Council (\$1750) for the June 16th payroll: Council Member Eisenhower moved to approve paying the Mayor (\$2000) and Council Members (\$1750) for the June 16th payroll. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Officially Accept the Resignation of City Crew Member Lucas Barloon, effective 5-15-2026: Mayor Hatfield explained the special meeting that was scheduled May 18, 2026 to accept Mr. Barloon's letter of resignation was cancelled for safety reasons due to the threat of bad weather which ended with a tornado spotted west of Pawnee City and one east of town. Council Member Eisenhower moved to accept, with regret, Lucas Barloon's letter of resignation effective 5-15-2026. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review Full-Time City Crew Advertisement; proposed dates (6/4 & 6/11) to run in newspaper, with applications accepted through 6/19 @ 12 Noon; @ 6/22 CM – Pick Applicants to Interview: Council reviewed the full-time city crew advertisement included in the agenda packet and agreed with Clerk Curtis’s stated dates for ads and acceptance of applications.

Review/Discuss info from City Atty Stehlik-Ladman concerning Preservation of Records: Jennifer explained it was mentioned at a previous meeting that city employees and council members communicate city business by text messages. These messages should be kept as records of conversations. It was asked how long to keep these text messages? Jennifer said she would have to check but personnel records should be kept indefinitely. Mayor Hatfield stated in the past, employee evaluations were completed and the employee was asked to leave then the Council discussed the employee. Mayor Hatfield asked if the employee should be present during the discussion and not asked to leave? Jennifer stated it is unusual for that to happen. Mayor Hatfield asked if an employee agrees to have their evaluation completed in open session, can the public be asked to leave? Jennifer replied “no.” **Discuss if property owners of 1038 7th Street, 1120 5th Street and 728 9th Street had been served Show Cause Hearing documents; Review Demo Estimates:** Jennifer stated documents were mailed today to Ed & Barb Parker and she dropped off the documents in person with Cindy Johnson. Council set a hearing date for June 9th. Council Member Eisenhower had asked PCDC if they had heard from Ms. Johnson about turning the property over to PCDC in the amnesty program. She hopes to hear back by the end of the month. **Other business:** Jennifer will work on the annexation of the campground. Clerk Curtis and Foreman Cumley explained the house at 929 8th Street has a water leak which used to be a two-party line. Alan & Joyce Strong own the property next door and decided to remove the water line when the house was demolished, leaving the existing water line connected to 929 8th Street. The water line runs clear down to the shut off on 7th street. Doug Daily is supposed to fix the leak but if the water line is lead or galvanized pipe then according to our ordinance, the entire line will have to be replaced. Jennifer will send a letter to the owner of 929 8th Street explaining the situation.

Review Wind Damage RFPs from Contractors; motion to award RFP for wind damages to Library & PCAL: Clerk Curtis explained the City received 11 bids for roof repair on the library and PCAL. Council reviewed all the bids and decided upon Roof Guard which is the company that repaired roofs on quite a few city-owned buildings a few years ago when Pawnee City experienced high velocity straight-lined winds and hail damage. Also, their bid wasn’t the most or least expensive. Council Member Eisenhower moved to accept bid #3 from Dion Hancock with Roof Guard from Sterling, Nebraska for \$33,796.00. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. **Review emails from LARM & recommendations from Findlay HVAC to replace the whole PCAL hood:** One of the contractors expressed concern about the vent on the PCAL roof needing replaced versus replacing the top hood of the vent. So, Clerk Curtis contacted the insurance adjuster and he suggested having a local contractor look at it instead of the insurance adjuster making a special trip for one item. Travis Findlay charged \$115.00 to look at the vent and found there was hidden damage. He submitted an estimate to replace the whole vent hood for \$414.43. Per Fred’s (LARM) phone call to Tammy, once the bid is awarded to a contractor, we can negotiate with that contractor to replace the whole vent hood on PCAL vs. replacing the hood lid. We will need a change order now to replace the vent so we can be reimbursed for

Findlay's bill to inspect the vent. **Review Checks received from Insurance for wind damage to Library & PCAL:** the City received two checks from Sedgwick; one for \$33,450.16 to fix the library roof and a check for \$507.55 to replace the vent on the PCAL roof. Clerk Curtis explained that a "plan center" was used to advertise for bids on these projects and the office staff had to handle many phone calls about the projects and the advertisement did not offer complete information. She recommended not using a plan center again.

Open/Review Planning Grant RFPs for updating Comprehensive Plan from Consulting Firms; Score each Consulting Firms RFP: Award RFP to the Consulting Firm with the highest score: Clerk Curtis opened the bids received which included JEO Consulting Group, Marvin Planning Consultants, Downtown Redevelopment Services, and Hanna Keelan. Clerk Curtis explained the City's comprehensive plan expires in August and needs to be completed soon. This will affect the City's eligibility for grants but should be okay if the City is actively renewing the comprehensive plan. Council, Mayor Hatfield and Clerk Curtis reviewed each bid and scored them all according to qualifications, public engagement plan, cost of services, timeline, similar projects, overall project understanding and clarity, creativity and thoroughness of proposal. JEO Consulting Group scored 65 with a cost of \$62,500 with scorer notes of a respectable company but cost was too high. Marvin Planning Consultants scored 65 with a cost of \$48,000 with scorer notes being noted that the timeline was way too long. Downtown Redevelopment Services scored "0" with a cost of \$74,000 with scorer notes stating that their proposal was written for Pawnee, Oklahoma, not Pawnee City, Nebraska. Hanna:Keelan scored 88 with a cost of \$38,000 with scorer notes stating the City has an excellent long working history with H:K as they have updated the City's last two Comp Plans and Housing Studies; completed a Blight & Substandard Study and General Redevelopment Plan for Areas #1 & #2; updated two Zoning and Subdivision Regulations; and an Assisted Living Housing Market Study. H:K also included in their bid an add on for completing a Housing Study. Council Member Eisenhauer moved to approve hiring Hanna:Keelan as the consulting firm to update the City's Comprehensive Plan as they scored the highest points at 88. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Discussion was had that it is important to include members of both the Pawnee City Development Corporation and Pawnee City Community Foundation along with the Planning Commission, Mayor, City Council and the City Office in updating our comprehensive plan.

Review Applications received for Deputy City Clerk/Treasurer Position, set up interviews or re-advertise: Council reviewed the applications for the Deputy City Clerk/Treasurer Position to replace Kellie Wiers, who is retiring. Council decided to interview Velma Hauck, Cody Farwell, Lauren Moser and Beverly Smith. Special meeting to conduct interviews was set for June 1, 2026 @ 6:00 p.m. at the Cornerstone Building with 30-minute intervals. Back up date set for June 2nd.

Take action on Ordinances (1071-1088) presented by the League of Nebraska Municipalities and recommended by City Attorney Jennifer Stehlik-Ladman on Second Reading with said Ordinances to be published in pamphlet form: Council Member Fisher moved to approve Ordinance #1071 Vacancy, Ordinance #1072 Generally, Ordinance #1073 Investment and Use of Surplus Funds, Ordinance #1074 Credit Cards, Ordinance #1075 Open Burning Ban; Waiver, Ordinance #1076 Keg Sales, Ordinance #1077 License Application,

Ordinance #1078 Rights to Licensee, Ordinance #1079 Re-Issuance of Revoked and Forfeited License, Ordinance #1080 Candidate Election Forms, Ordinance #1081 Special Election, Ordinance #1082 Write-In & Other Candidates, Ordinance #1083 Exit Polls, Poll Watchers, Ordinance #1084 Open Meetings, Notice, Agenda, Ordinance #1085 Penalties for Speeding Violations, Ordinance #1086 Animal Abandonment and Abuse, Ordinance #1087 Levies Authorized, Ordinance #1088 Liquor Licenses on second reading with said ordinances to be published in pamphlet form. Council Member Eisenhauer seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Council Member Eisenhauer moved to suspend the third readings on Ordinances (1071-1088) presented by the League of Nebraska Municipalities and recommended by City Attorney Jennifer Stehlik-Ladman with said Ordinances to be published in pamphlet form. Council Member Hatfield seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review/Take Action on Ordinance #1089 amending City Code 2-205 Planning Commission, adding in a section that the Zoning Administrator will start reporting monthly at a Council Meeting on First Reading: Council Member Eisenhauer moved to approve Ordinance #1089 amending City Code 2-205 Planning Commission, adding in a section that the Zoning Administrator will start reporting monthly at a Council Meeting on First Reading. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review/Take Action on Ordinance #1090 adding a section under Article 3. Parks in the City Code Book designated as 3-304 Camping on First Reading: Council Member Eisenhauer moved to approve Ordinance #1090 adding a section under Article 3. Parks in the City Code Book designated as 3-304 Camping 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/Take Action on Ordinance #1091 amending City Code 6-114 Dangerous Dogs on First Reading: Council Member Zelenka moved to approve Ordinance #1091 amending City Code 6-114 Dangerous Dogs on First Reading. Council Member Eisenhauer seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Report and update from Foreman Cumley: *Review Estimate from Johnson Service Company for Budgeted Slip lining Services:* Johnson Service Co. submitted an estimate of \$36,800.00 to complete slip lining by the hospital near 1007 7th Street and a spot over by the library near 8th & I streets behind Kerl's storage units. They are planning to come down around first of June, weather permitting. ***Review Maguire's Water Tank Inspection Report:*** Everything seems to be in order but there seems to be two spots on the inside where the liner has come off and one spot on the outside. Foreman Cumley called Jake Dugger and Jake was rather upset because he didn't have a copy of the report and it was supposed to be sent to him first before it was sent to the City. These spots should be covered under the current maintenance agreement and they should be able to repair them without draining the water tower. ***Review NPDES Fee Outreach – Tiered Base Model vs. Flat Fee Model:*** The City received a survey email from

DWEE (Dept. of Water & Environmental Energy) about NPDES (National Pollutant Discharge Elimination System) permit fees for the sewer. It would be beneficial for the City to select the tiered base model for fees which is cheaper. **Discuss Wells:** Holding steady. **Review Keystone Utility Systems installation process on water meter replacement:** This company will be completing most of the water meter replacement project. A notice will be sent out to customers with the next water bill. **Discuss updates on various projects in the City:** There is one more large and one more small concrete pour left on the south G street project. Gyhra's have started hauling all of the trees cleared from the Peckham property down to the sewer plant. They hauled 37 loads on Wednesday, 27 on Thursday and another 37 on Friday. The city crew tried to keep the tree dump pushed up but Gyhra's came in on the weekend and pushed it up with their equipment which helped. The City Crew has started trying to burn the pile. The "fingers" in the digesters at the sewer plant have been repaired. There is a new water tap, possibly two coming up. One is for the new Farmer's Coop location but Foreman Cumley has not heard back from them. They want water for the office and shop restrooms so nothing major. Josie Friedly stated that Farmer's Coop is digging a well for their water service and applied for a permit. Council Member Hatfield asked if Farmer's Coop would be drilling into the same aquifer as the City? Clerk Curtis replied, "yes." Foreman Cumley explained the permission for them to drill a well goes through the NRD (Natural Resources District). If they are going to pump under 100 gallons/minute, then they don't have to have a permit. The City crew read meters today.

Report and update from Council Member Eisenhauer: Discuss the Pool's Opening

Weekend: Council Member Eisenhauer stated the pool had 46 people on opening day and 80 on Memorial Day. The concession stand ran out of pickles, ice cream and Reese's candy. Three of the glider swings do not have seats which were made out of canvas but the frames are in good shape. Discussion was had about replacing the canvas seats and contacting local vendors or replacing the swings with recycled materials which would last longer.

PCAL's Loan from the City is Paid in Full: Clerk Curtis included a copy of the check and payment schedule in the agenda packet to show PCAL has paid off their original \$80,107.50 loan from the City.

Correspondence: Council reviewed the May 2026 Sales Tax of \$32,423.37 with Motor Vehicle Sales Tax totaling \$4,593.43 and \$6,957.49 being ½% Street Repairs Sales Tax. Council also reviewed an email from NPPD about the results from their nuclear feasibility study. Julie Bauman will be here for one-on-one budget workshops on Tuesday, June 30th.

Council Member Zelenka moved to adjourn the meeting. Council Member Hatfield seconded the motion. Roll Call vote indicated all in favor of the motion and meeting adjourned at 8:57 pm.

ATTEST: Kellie A. Wiers, Deputy City Clerk

Charlie Hatfield, Mayor