

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAWNEE CITY, HELD ON MONDAY, NOVEMBER 24, 2025, AT 7:00 P.M. AT CORNERSTONE COMMUNITY 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. Availability of the agenda was communicated in the advance notice 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: Donnie Fisher, Vickie Zelenka & Pat Hatfield; Tamela S. Curtis, City Clerk/Treasurer & Deputy City Clerk Kellie Wiers; City Foreman Spencer Cumley. **Absent:** Susan Eisenhower. Mayor Hatfield called the meeting to order at 7:00 p.m. informing all those present of the posters stating the Open Meeting Law Changes on the West meeting room wall accessible to the public. At this time, all those present stood to recite the Pledge of Allegiance.

Council Member Zelenka moved to approve the November 10th, 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 **11/18/25 PR:** 11,534.13; **UBT**, FWH 3333.57; **NE Dept. of Rev**, SWH 447.84; **John Hancock**, retirement 1663.73; **AllState**, accid/cancer ins 184.04; **Ameritas**, vision ins 81.20; **Madison Nat'l**, life ins 53.71; **Medica**, health ins 8606.55; **Refund Deposits: J. Hatfield** 27.85/**HealthFirst RX**, 100.00; **BHE**, gas service 245.97; **Spectrum**, internet/ph @ shop 184.99; **Pawnee Republican**, publications 396.75; **Access Systems**, IT hardware 232.14; **Amazon Cap Serv**, sup 111.97; **First Concord Benefits**, POP non-discrimination testing 200.00; **Windstream**, Libr Ph/Int 133.51/Swr Ph 64.55; **Eakes Office**, Libr copier 56.42/City IT/Elevate Ph Serv 952.10; **Benefit Plans**, Admin Ret. Plan 570.00; **Econo Signs**, str signs 284.68; **Gyhra Constr.**, 20 ft tube 432.00; **Lincoln WinWater**, wtr valve box inserts/gr marking paint 614.90; **Pawnee True Value**, sup/rep parts 105.31; **Martin Marietta**, driveway tube rock 180.45; **Premier Pyrotechnics**, early pay fireworks 4000.00; **Quill**, office sup 250.52; **Schendel Pest Control**, spray Swr Plant 70.00; **Nebr. Public Health Env Lab**, wtr sample test 15.00; **Casey's Business**, equip fuel 341.42; **MidWest Alarm Serv**, Libr Fire Alarm Monitoring 528.84; **Travelers RMD**, City ½ Fire-Workman's Comp 543.50; **Zees Backhoe**, Libr plumbing rep 123.64; **NPPD**, elec 3492.20; **Verizon**, Fire home connect/jetpack 65.01; **PCDC**, 50% Sept City Sales Tax 8262.63; **Seneca SA**, Oct Garbage Serv 8290.24. 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.

Public Hearing – Rezoning application from Mark Sunneberg, Jr on Lot 28 & the N ½ of Lot 29 in SW, except Hwy in 23-2-11, from R1-Single Family Residential to GC-General Commercial, approved by the Planning Commission at their 11/04/2025 meeting. (*This property is located right North of the Dollar General Store.*): Council Member Hatfield moved to open the Rezoning Public Hearing at 7:05 p.m. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried. Council reviewed the Rezoning Application from Mark Sunneberg, Jr on Lot 28 & the N ½ of Lot 29 in SW, except Hwy in 23-2-11, from R1-Single Family Residential to GC-General Commercial and the letter from Zoning Administrator Joe Norman stating that the Rezoning Application had been approved by the Planning Commission at their 11/04/2025 meeting. Mark Sunneberg Jr. wants to turn the vacant lot into a 24-hour Fueling Station that will have gas pumps as well as diesel pumps that will be able to support tractor trailers as well as school buses. Council discussed at length that there will need to be something done with that street to the North of that property if it is going to be made into a 24-hour fueling station that will accommodate tractor trailers and buses. It is currently a rock road, and those heavy vehicles could possibly risk sinking or sliding off the road if there was a huge rainfall. Council Member Zelenka moved to close the Rezoning Public Hearing at 7:12 p.m. 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 affirm the Planning Commission's decision to approve the rezoning application changing a parcel of land from R1-Single Family Residential to GC-General Commercial from Mark Sunneberg Jr. Council Member Fisher seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

A Report and update from Clerk Curtis: *Discuss General NFIT (Savings) Account Balance:* Clerk Curtis stated that she has been watching the General NFIT savings account for a few weeks now as it has continued to go down. Clerk Curtis stated there really wasn't just one reason for this decline in the General NFIT Savings but several claims being paid over a short period of time. The biggest one being the \$144,000 payment for insurance to LARM. Deputy Clerk Wiers stated that also includes the \$18,000 that PCAL plans to refund the City for over this entire fiscal year. Clerk Curtis stated she had good news though as when reconciling the General October Bank Statement this afternoon, she was off by \$60,000 and once she researched into it she found that Union Bank in Lincoln had made a NFIT Transfer from the General NFIT account to the Utility Checking account for \$60,000. Clerk Curtis contacted NFIT right away and they were going to correct the transfer on Tuesday as it was after 2:00 p.m. today when she discovered the problem. That will bring the General NFIT account up to \$147,578, which should be good for right now. Clerk Curtis discussed other claims that are paid after the first of the Fiscal Year including the donations to the Gun Club and 4-H Foundation, the purchase of the dog park property and Eileen Hine's property. At the end of the last fiscal year the City purchased three (3) radar signs that totaled close to \$10,000 and the Library spent close to \$16,000 on purchasing library materials, which the Library needs to keep their current Library Certification. The City also settled on purchasing Ed Raper's buildings for almost \$18,000, which the City will be reimbursed for through the RCRP Grant, but had not received the funds yet. Clerk Curtis and Mayor Hatfield both stated that all of these items, even the smaller ones, just add up. Discussion was had on sending a letter to the Chamber now requesting their reimbursement up front before the 4th of July since the City paid for the fireworks early so the Chamber could get an extra 15% off when purchasing fireworks. Council felt that would be a good idea instead of the City not being reimbursed until mid-

July. More discussion followed with Council Member Hatfield stating that the City Council really needs to pay attention to what they are spending and agreeing to give out donations to all of these other organizations. Council Member Zelenka stated she agreed and that also goes to donating a credit towards an organization's water bill as that also adds up and takes away from the water and sewer cash accounts in the end. Clerk Curtis stated that for right now the City's General NFIT account should be okay, but they may still need to do an equity transfer in the future to keep the General account out of the red and the City running.

Review Letter from NDOT & Review/Approve Resolution #4 authorizing the Mayor to sign the Year-End Certification of City Street Superintendent form for calendar year 2025: Council Member Hatfield moved to approve Resolution #4 authorizing the Mayor to sign the Year-End Certification of City Street Superintendent form for calendar year 2025. Council Member Zelenka seconded the motion. Roll Call vote indicated all present voting in favor of the motion, whereupon motion carried.

Review Notice of Approval (NOA) on the CDBG Planning Grant to update the City's Comprehensive Plan: Clerk Curtis stated she had forwarded this email to Brittany McCullough with SENDD and she will get the NOA filed and will be working on admin. contracts between the City and SENDD while the NDeD is working on the grant agreements.

Discuss Nuisance Property Updates: *Updates on 522/526 G Street Building Debris Removal:* Mayor Hatfield stated that Ed Raper has done a great job in moving all of his equipment from the back of the collapsed buildings, which opened up that alleyway. Ed is also no longer removing any debris from the building site. Council reviewed the emailed correspondence between Clerk Curtis and InLine Construction stating that the contractor is still two weeks out from being onsite to start the debris removal process. **1145 G Street (Percival-Lewis): Updates on paperwork filed with State to have PC Vol Fire Dept do a control training burn, etc.;** **Discuss any additional updates on timeline:** Council Member Hatfield stated that Clerk Curtis got that last paperwork filed with the State, so on the City side we have jumped through all of the hoops and have gotten the go-ahead from the State. Deputy Clerk Wiers stated that Russ had stopped by the City Office to sign his Hay Lease with the City and had stated that he has been talking with the State Fire Marshall and they had tried to put a 30-day period in which the PC Fire Department plans to burn the structure, November 30th – December 30th. The State Fire Marshall stated that they need to decide on an actual date, in which the State gives one week before and after that actual date as "leeway," in which the Department would be allowed to do the controlled burn. Council Member Hatfield stated that since the department is requesting that the house be pushed in before they do the control burn, the State requires that all sinks, toilets, bathtubs, the furnace and hot water heater be removed before it can be pushed in and burnt, with pictures of the items as proof it was done. Fire Chief Smith had stated that he could bring his big loader into town and remove all of those items from the house and push the house in if he could have those three trees and replant them at his new house. It was discussed that Fire Chief Smith wasn't sure they could be saved anyway from fire damage when the department does the controlled burn if they are not removed. Much more discussion followed with Clerk Curtis stating she wasn't sure that the City could give the Fire Chief permission to remove trees on a property that the City went through the abatement process on but does not own. Council Member Hatfield stated he gave Janice's phone number to Fire Chief Smith, as he felt that Russ should talk directly with Janice and

keep the City out of the middle of it, but he was just ready for this whole project to be done so if that meant we could speed the process up by having someone re-locate the trees, then do it. More discussion followed with Clerk Curtis stating that all of the conversations about the trees being saved were text back & forth to Janice, so she would have proof that the Mayor stated he would mark those trees as ones she wanted saved, not giving them away to someone else to relocate. Clerk Curtis inquired if anyone had talked with City Attorney Stehlik-Ladman recently about the Fire Chief wanting to remove the trees from the Percival property. Nobody had brought this request up to her yet. It was decided to wait to hear if Fire Chief had talked with Janice first before contacting the City Attorney as if Janice gives Russ permission to remove them, then there's nothing to discuss with the City Attorney. Council Member Hatfield stated he would volunteer to help remove those items from the house, but he couldn't do it until after 3:30 p.m. during the week or over a weekend. Council Member Fisher stated he would volunteer to help, too, if he wasn't working. Foreman Cumley inquired why the Council just doesn't have the City Crew go in with a sledgehammer and crush these items to be removed during work hours and be done with it. Council stated if Foreman Cumley thought the Crew would have time to remove those items, then go ahead and get started on that project. Mayor Hatfield reminded Foreman Cumley to just make sure to get pictures of the items removed when piled up outside. **1120 5th Street & 728 9th Street (Parker): Have Abatement Letters run in newspaper yet?** Clerk Curtis stated that she had emailed City Attorney Stehlik-Ladman today to inquire if the abatement notices had been sent to be published in the newspaper yet on Parkers. City Atty Stehlik-Ladman sent them over right away, so they should be in the paper in the next week or two.

A Report and update from City Foreman Cumley: Discuss updates on Decorative Lights: Foreman Cumley stated that the Decorative Lights were recently delivered but unfortunately the lights that came in did not have a GFCI plug in on them. Deputy Wiers stated that the lights were ordered with the GFCI plug included and the City paid the extra costs for that, but Kellie had included that on the order to Tuscumbia. Deputy Wiers has called and emailed Tuscumbia and has received no response as of yet. Mayor Hatfield stated he has also emailed Tuscumbia but has not received a response from anyone yet. He will also try calling them tomorrow. Deputy Clerk Wiers stated she could try calling them every day if Council wanted her to. Wiers also inquired if the Council wanted her to talk to City Attorney Stehlik-Ladman on this issue? Council Member Zelenka stated she would suggest continuing to contact Tuscumbia and if there has been no word back from them, discuss the issue with City Attorney Stehlik-Ladman before the next Council meeting.

Discuss Various City Crew Projects: Foreman Cumley stated they have been working on getting the Christmas lights ready to hang early next week and preparing the snow removal equipment for the projected incoming storm. They need to change pigtail plugs on the two snowplows, otherwise they are ready to go. All vehicles have been serviced for winter, too. There are issues with the tractor at the sewer plant that is used to haul sludge as the window falls out and the door handle is broken. More discussion followed with Foreman Cumley stating that once Jr. Droge starts back at the City he will have him work on finding parts to make the needed repairs to the tractor to get it up and going again. The Crew read water meters today. Foreman Cumley stated that the blower motor at the Sewer Plant is having issues and it appears that one of the legs in the motor blew up. Cumley is fairly sure they have an extra blower motor on hand so they should get that changed out tomorrow to get the Sewer plant back running on all blowers. The Sewer Jet Pump came in today and they plan to also put that in this week. Cumley also reported that the Wissler property driveway that Constructors was supposed to come back to fix for the past 18 months has

finally been repaired by a third party. Cumley stated they did an incredibly good job. Johnson Service Company came and videoed the City's sewer mains on 17th Street under the new tube and from behind Kerl's Storage Units to the manhole behind Jr. Droge's property. Richard Klepper that lives at the corner of 8th & H Street had been in to complain to the City Clerks that water had been thrown all over in his bathroom. He was terribly upset as this was the third time in the last two years this had happened and he also complained about the City not cleaning out his driveway tube. Clerk Curtis had told him that Johnson Service Company (JSC) was camera-ing the sewer main in that area, so that may have been what had caused it. Mr. Klepper then spoke with JSC and City Crew Members Holthus and Barloon, who were onsite with JSC. Foreman Cumley stated that JSC left door hangers on each property in the area to notify them they were there and also took off the sewer clean-off cover but it still backed up. Foreman Cumley had previously visited with Mr. Klepper when they had to jet the area main and told him that he needed to talk with a plumber as his sewer vents were not done correctly and he probably had issues at the end of his sewer line where it ties on to the main, but Mr. Klepper stated his house was newer and there should not be any issues. When JSC was camera-ing that sewer main area they could see that part of Mr. Klepper's connection where his line hooked onto the main had cracks in it. Foreman Cumley also stated that he had previously visited with Mr. Klepper about his driveway tube needing to be replaced, but that the City would only put in a 20 foot tube and Mr. Klepper wants it longer. Cumley had told Klepper at that time that he would have to contact a contractor like Gyhra Construction to put in a longer tube. The two other crew members had also told Mr. Klepper that same thing after he had been in the office complaining.

Discuss/Approve hiring Leora Hofmann as additional PT office sub while Clerk Curtis recovers from shoulder surgery (scheduled for 12/30/2025): Deputy Clerk Wiers stated that Ms. Hofmann had texted her today and she is no longer able to help fill-in at the City office. Council discussed other options with Clerk Curtis stating they could possibly ask previous Utility Billing Clerk Laura Poskochil if she could come in for a few hours a couple days a week to help out in the office in addition to Olivia still working a day here and there to help fill-in while Clerk Curtis is recuperating after her shoulder surgery at the end of December. Council felt that was a good option to look into.

Pawnee City Assisted Living (PCAL): Council reviewed the October PCAL meeting minutes and the agenda for the November board meeting. Clerk Curtis reported that PCAL had started depositing funds into both of their reserve accounts in November and the City received PCAL's first refund payment towards the cost of their building insurance. Deputy Clerk Wiers stated she had emailed PCAL and John DeFreece asking them to put something in writing requesting to pay the LARM building insurance costs back to the City spread out over the next fiscal year. Wiers continued that the letter the City received back from PCAL and the amount they had paid today meant that PCAL wouldn't have the balance paid off before the end of this fiscal year, so they either needed to increase their payment amount or make a double payment one month. Council directed Deputy Clerk Wiers to email PCAL back giving them those options and to update their request letter. Clerk Curtis is to put this item on the next agenda to update Council on the status.

Correspondence: Council reviewed the September 2025 total sales tax spreadsheet of \$24,402.10 with motor vehicle sales tax totaling \$2,368.41 and \$5,508.42 being ½% street sales tax and the SENDD Community Needs Survey – focusing on broadband & healthcare to meet the needs to finish up the application for the City to become a Leadership Certified

Community. SENDD should be mailing out the survey this week. Jess Colo stated you can also go to the Chamber's website or Facebook page, where there is a link you can click on that will take you directly to the survey. Ms. Colo stated that once she got home she would also add the survey link to the City's Website. Council Member Zelenka moved to adjourn the meeting. Council Member Fisher seconded the motion. Roll call vote indicated all present voting in favor of the motion, whereupon motion carried, and meeting adjourned at 8:33 p.m.

ATTEST: Tamela S. Curtis, City Clerk

Charlie Hatfield, Mayor