

A regular meeting of the Mayor and the City Council of O'Neill was held at the City Hall in said City on the 2nd day of October, 2023 at 6:30 P.M.

Present: Mayor Scott Menish, City Clerk/Treasurer Sarah Sidak, City Attorney Boyd Strobe, Council President Tim Schneider and Council members; Kayla Burdick, Michelle Liewer, Susie Kramer, Paul Asche, Quana Wheeler and Beth Walsh. Absent: Tim Gleason.

Notice of this meeting was given in advance thereof according to Section 84-1408 of the Revised Statutes of Nebraska. Notice of the meeting was given to the Mayor and all members of the Council and a copy of the acknowledgement of receipt of notice and the agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while convened meeting was open to the attendance of the public.

The meeting was called to order by Mayor Scott Menish. Mayor Menish informed the public of the location of the Open Meetings Act poster.

Moved by Schneider, second by Wheeler to waive the readings of the minutes of the September 11<sup>th</sup> and 20<sup>th</sup> meetings and approve them as if read. Roll call vote as follows: All Ayes. Motion carried.

Moved by Kramer, second by Burdick to approve City Attorney Strobe to draft a contract for the new City of O'Neill sign on the North edge of O'Neill with Randy Hupp. Roll call vote as follows: All Ayes. Motion carried.

Moved by Kramer, second by Asche to open the public hearing for the City's receipt by gift of the following described real estate: Lot Twenty-Three (23), and the South Twenty-One Feet (S21') of Lot Twenty-Four (24), in Fahy's Sub-Division of Lots One (1), Two (2), Three (3), Fourteen (14), Fifteen (15), and Sixteen (16) in Block Thirty-Three (33) of the Original Town of O'Neill, Holt County, Nebraska. Roll call vote as follows: All Ayes. Motion carried.

No public comment was made.

Moved by Wheeler, second by Schneider to close the public hearing. Roll call vote as follows: All Ayes. Motion carried.

City Attorney Strobe read Ordinance No. 1421 by title and number.

ORDINANCE NO. 1421

OF THE

CITY OF O'NEILL, NEBRASKA

AN ORDINANCE OF THE CITY OF O'NEILL, NEBRASKA, ACCEPTING CONVEYANCE OF REAL ESTATE; REPEALING PRIOR ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF O'NEILL,

NEBRASKA, that:

Sec. 1. The O'NEILL SENIOR CITIZENS' CENTER CORPORATION, A Nebraska Non-Profit Corporation, also known as O'NEILL SENIOR CITIZEN CENTER, INC., no longer operates the O'Neill Senior Center at 307 South 4<sup>th</sup> Street on the following described real estate:

Lot Twenty-Three (23), and the South Twenty-One Feet (S21') of Lot Twenty-Four (24), in Fahy's Sub-Division of Lots One (1), Two (2), Three (3), Fourteen (14), Fifteen (15), and Sixteen (16) in Block Thirty-Three (33) of the Original Town of O'Neill, Holt County, Nebraska,

and desires to convey said real estate to the City of O'Neill for One Dollar (\$1.00) consideration.

Sec. 2. After publication of Notice of Public Hearing, the O'Neill City Council held a public hearing regarding said conveyance.

Sec. 3. It is determined to be in the best interest of the City of O'Neill to accept ownership of said real estate.

Sec. 4. The appropriate City officials are hereby authorized and directed to execute and deliver necessary documents and take necessary actions to receive conveyance of the real estate.

Sec. 5. That all prior ordinances in conflict herewith are repealed.

Sec. 6. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED this 2nd day of October, 2023.

SCOTT MENISH, MAYOR

ATTEST:  
(SEAL)

SARAH SIDAK, CITY CLERK/TREASURER

Moved by Wheeler, second by Schneider to introduce Ordinance No. 1421 and waive the three readings. Roll call vote as follows: Aye; Asche, Wheeler, Schneider, Kramer, Liewer and Walsh. Nay: Burdick. Absent: Gleason. Motion carried.

Moved by Schneider, second by Asche to adopt Ordinance No. 1421. Roll call vote as follows: All Ayes. Motion carried. Moved by Walsh, second by Schneider to open the public hearing for the City's conveyance of the following described real estate: Lot Four (4) and Five (5), Block A, and Lots One (1) and Two (2), Block B, all in Country Clover Estates Subdivision, City of O'Neill, Holt County, Nebraska, to the O'Neill Chamber of Commerce, a public agency. Roll call vote as follows: All Ayes. Motion carried.

No public comment was made.

Moved by Wheeler, second by Burdick to close the public hearing. Roll call vote as follows: All Ayes. Motion carried.

City Attorney Strobe read Ordinance No. 1422 by title and number.

ORDINANCE NO. 1422

OF THE

CITY OF O'NEILL, NEBRASKA

AN ORDINANCE OF THE CITY OF O'NEILL, NEBRASKA, AUTHORIZING THE CONVEYANCE OF REAL ESTATE; REPEALING PRIOR ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF O'NEILL, NEBRASKA, that:

Sec. 1. The City of O'Neill is owner of the following described real estate:

Lot Four (4) and Five (5), Block A, and Lots One (1) and Two (2), Block B, all in Country Clover Estates Subdivision, City of O'Neill, Holt County, Nebraska,

and no longer nor in the future shall need the same.

Sec. 2. The O'Neill Area Chamber of Commerce, Inc., A Nebraska Non-Profit Corporation, hereinafter referred to as "Chamber of Commerce", will accept ownership of said real estate to work with contractors for development and construction of housing on the real estate.

Sec. 3. The O'Neill Area Chamber of Commerce, Inc. is a public agency and Neb. Rev. Stat. §17-503(6) (b) provides a city

of the second class, which the City of O'Neill is, may convey real estate to another public agency notwithstanding the procedures in sub sections 1 through 5 of said statute.

Sec. 4. After publication of Notice of Public Hearing, the O'Neill City Council held a public hearing regarding said conveyance.

Sec. 5. It is determined it is in the best interest of the City of O'Neill for housing development to convey said real estate to the Chamber of Commerce.

Sec. 6. The appropriate City officials are hereby authorized and directed to execute and deliver a QuitClaim Deed conveying said real estate to the Chamber of Commerce, together with other necessary documents.

Sec. 7. That all prior ordinances in conflict herewith are repealed.

Sec. 8. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED this 2<sup>nd</sup> day of October, 2023.

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SCOTT MENISH, MAYOR

ATTEST:  
(SEAL)

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SARAH SIDAK, CITY CLERK/TREASURER

Moved by Kramer, second by Wheeler to introduce Ordinance No. 1422 and waive the three readings. Roll call vote as follows: Aye; Asche, Wheeler, Schneider, Kramer, Liewer and Walsh. Nay: Burdick. Absent: Gleason. Motion carried.

Moved by Asche, second by Schneider to adopt Ordinance No. 1422. Roll call vote as follows: All Ayes. Motion carried.

Moved by Burdick, second by Liewer to close Douglas Street from Madison Street to 8<sup>th</sup> Street on December 1, 2023 from 4:00 pm to 8:00 pm for the Lighted Christmas Parade. Roll call vote as follows: All Ayes. Motion carried.

Moved by Wheeler, second by Schneider to approve application PIP-LB840-160 for \$9,266.20 for a new sign, PIP-

LB840-161 for \$2,550.00 for concrete removal and replacement, PIP-LB840-162 for \$10,000.00 for new windows and door, PIP-LB840-163 for \$2,888.98 for a new fence and 10-LB840-23 in the amount of \$75,000.00 for building acquisition. Roll call vote as follows: All Ayes. Motion carried.

No action was taken on LB840 loan 03-LB840-17.

Moved by Schneider, second by Asche to approve Jesse Havranek for the Airport Authority to replace Steve Dennis after his resignation from the board. Roll call vote as follows: All Ayes. Motion carried.

Moved by Schneider, second by Wheeler to approve moving the Police Department into the former O'Neill Senior Citizens' Center Building. Roll call vote as follows: Aye; Asche, Wheeler, Schneider, Burdick and Liewer. Nay: Kramer and Walsh. Absent: Gleason. Motion carried.

Moved by Asche, second by Schneider to approve advertising for sealed bids for the construction project for the Police Department with a bid opening of November 6<sup>th</sup> at 6:30 pm. Roll call vote as follows: All Ayes. Motion carried.

Moved by Liewer, second by Burdick to approve Treasurer's Report. Roll call vote as follows: All Ayes. Motion carried.

Moved by Liewer, second by Asche to approve the bill submitted at this meeting by O'Neill Lumber. Roll call vote as follows: Aye; Asche, Wheeler, Kramer, Burdick, Liewer and Walsh. Nay: None. Abstain: Schneider. Absent: Gleason. Motion carried.

Moved by Liewer, second by Burdick to approve the remaining bills. Roll call vote as follows: All Ayes. Motion carried.

**ALL FUNDS**

Payroll, salary	153,528.09	FED & FICA, tax	34,357.22
American Family, ins	1,531.32	Appeara, su	796.13
Black Hills Energy, util	386.09	BlueCrossBlueShield, ins	53,644.54
Bomgaars, su	654.28	Colonial life, ins	1,037.13
Guardian, ins	1,656.26	John Hancock, pension	7,870.68
NE Dept. of Revenue, tax	5,395.51	NPPD, util	18,065.83
NT&T, phone	821.53	PowerManager, pmt	10,750.00
Unum, ins	225.90	Verizon, phone	846.33
Wex Bank, fuel	7,070.86		

**GENERAL FUND**

Arbor Day Foundation, fees	50.00	Tony Bosn, ser	3,054.97
Century Link, phone	57.07	CNEDD, fees	5,729.60
Danko Emergency, su	7,224.41	Dearborn Life, ins	86.00
Ed Feld, su	36,108.00	Egan Supply, su	644.00
Floor Maintenance, su	122.57	GreatAmerica Finance, ser	218.25
Great Plains Engine, ser	1,007.29	Heiman Fire Equip, su	1,649.00
Hollman Media, ser	19.95	Holt Co Independent, ad	624.86
Island Supply, su	9.60	KBRX, ad	22.50
LB840 Fund, pmt	34,172.94	LONM, fees	8,873.00
NECC, school	144.00	Odeys, su	13,850.00
Olsson, fees	1,281.08	One Office, su	30.45
O'Neill Lumber, su	3,848.98	O'Neill Pharmacy, su	303.93
Precision IT, fees	12.00	Ranchland Auto, su	3.08
Dori Rich, clean	885.00	Schaecher Electric, ser	3,107.86
Siteone Landscape, su	672.40	State Fire Marshall, fees	100.00
Sundown Electric, ser	225.00	Tax Commissioner, tax	208.73
Torpin's, su	14.50	Mike Walker, ser	100.00

**POLICE FUND**

Century Link, phone	66.42	Jackolyn Collier, clean, su	120.00
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Flatland Project, fees	300.00	Galls, su	93.83
GreatAmerica Finance, ser	129.00	Terri Krysl, ser	48.00
MetOcean, su	3,020.50	O'Neill Car Wash, ser	26.51
O'Neill Electric, su	299.40	Pinnacle Bank, su	247.80
Quill, su	152.71		

**STREET FUND**

4 Seasons Lawn Care, ser	195.00	A1 Roofing, ser	17,136.00
A&R Construction, fees	293,984.89	BOK Financial, pmt	133,438.75
BX Civil, pmt	111,323.13	Carhart Lumber, su	41.96
Cole Redi-Mix, su	2,870.50	FCF Const, ser	38,762.50
Great Plains Engine, pmt	17.50	Hendricks Small Motor, ser	38.00
It's Werth the Time, ser	24,000.00	Kinetic, pmt	57,955.35
Olsson, fees	22,861.97	One Office, su	18.15
O'Neill Auto, su	51.45	Ranchland Auto, su	28.88
Rowse Rakes, ser	900.00	Rutjens Const., fees	70,604.00
Stan Houston Equip, su	*		

**SEWER FUND**

A&R Construction, fees	275,565.41	Carhart Lumber, su	37.50
Colonial Research, su	10,843.00	Connot Tire, ser	250.00
ERA, su	306.71	Holt Co Independent, ad	31.76
Johnson Service, pmt	251,164.00	Krier Tech, su	1,908.75
LONM, fees	629.50	Mid-Iowa, su	3,745.00
Midwest Lab, ser	295.07	NE Dept of Rev, fees	25.00
Olsson, fees	3,535.99	One Call, ser	62.10
O'Neill Electric, ser	5,149.27	Ranchland Auto, su	3.08
Tax Commissioner, tax	4,264.86		

**WATER FUND**

A&R Construction, fees	275,565.40	City Utility Deposit, re	*
Colonial Research, su	65.00	Connot Tire, ser	250.00
Fedex, ser	149.15	Hawkins, su	24,382.62
Interstate Industrial, su	147.08	Krier Tech, su	1,908.75
LONM, fees	629.50	Missouri Petroleum, re	1,500.00
Municipal Supply, su	322.34	NE Public Health, tests	76.00
NE Support, pmt	363.68	NE Water Environment, fees	400.00
Niobrara Valley, util	*	Olsson, fees	640.99
One Call, ser	62.10	Sargent Irrigation, pmt	235,784.26
Tax Commissioner, tax	1,164.57		

**SOLID WASTE FUND**

Accounts Management, pmt	489.85	Butler Co. Landfill, fee	55,143.53
Connot Tire, ser	40.00	Cubby's, fuel	748.85
Carmen Jorgensen, re	31.74	Linweld, su	38.20
Niobrara Valley, util	*	NMC, ser	327.00
One Office, su	495.00	Ranchland Auto, su	64.95
Dori Rich, clean	300.00		

**LB840**

KBRX, ad 15.00

**COMMUNITY IMPROVEMENT**

A&R Construction, fees 138,819.00

KAYLA BURDICK, WARD I  
MICHELLE LIEWER, WARD I

Moved by Schneider, second by Kramer to adjourn. Roll call vote as follows: All Ayes. Motion carried.

The meeting was adjourned at 6:59 P.M.

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SCOTT MENISH, MAYOR

ATTEST:  
(SEAL)

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SARAH SIDAK, CITY CLERK/TREASURER

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