The Acting Mayor and City Council of the City Of Pierce met in regular session on Monday, February 09, 2026 at 7:00 P.M. at the Pierce Fire Hall. Present: Acting Mayor Lee Acklie, City Council Members Will Fogle, Kyle Stuchlik, and Jared Baumann. Also Present: City Clerk Cathy Furstenau, City Administrator Chad Anderson, City Attorney Ted Lohrberg, Randee Falter, Police Chief Brett Oestreich, Police Sargent Troy Becker, Andrew Willis with Cline Williams Wright Johnson & Oldfather, LLP, Kent & Shari Kruger, Abby Simpson, and a few residents of the Pierce Community. Not present was Mayor Tom Meyer.

Advance notice of the meeting was published in the Pierce County Leader. Advance notice of the meeting was also given to the Mayor and all members of the City Council. The Mayor and the City Council Members have signed an Acknowledgment Of Receipt Of Notice Of Meeting dated February 09, 2026. Availability of the agenda was communicated in the advance notice in the Pierce County Leader and in the notice to the Mayor and City Council. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The audience was notified that a copy of the Open Meetings Act is posted inside the west entrance of the Pierce Fire Hall on the north wall.

Motion by Stuchlik and seconded by Fogle to approve the minutes of the January 05, 2026 City Council Meeting. Voting Aye: Fogle, Baumann, Stuchlik, and Acklie. Nay: None. Motion carried.

Motion by Fogle and seconded by Stuchlik to approve the City Of Pierce January 31, 2026 Financial Report listing Cash And Investments in the amount of $6,277,898.03 and Bonded Indebtedness in the amount of $1,560,000.00. Voting Aye: Stuchlik, Baumann, Fogle, and Acklie. Nay: None. Motion carried.

Motion by Fogle and seconded by Stuchlik to approve the City Of Pierce claims in the amount of $164,121.80 and the Pierce Utilities claims in the amount of $276,478.00. Voting Aye: Baumann, Acklie, Fogle, and Stuchlik. Nay: None. Motion carried.

Motion by Baumann and seconded by Fogle to open a hearing for the Consideration of a Change of Zoning from MDR-1 (Medium Density Residential) to C-2 (General Commercial District) at Pierce Original Town Block 38 Lot 1 & Lot 2 & PT Lot 3 (23x26). Voting Aye: Stuchlik, Acklie, Fogle, and Baumann. Nay: None. Motion carried.

Abby Simpson was present to explain to the Acting Mayor and City Council her and husband Trent Thompson's plans for a drive-thru only coffee shop to be in the lot where Expressions Floral and Gifts was previously located on Nebraska and Lucas streets. The Simpson's plans are to build a 16x20 building with a drive-thru window located on the west side of the building as well as a wood panel fence running north & south on the west side of the building. Owners Trent & Abby Simpson hope to strengthen community involvement with the coffee shop by enhancing the curb appeal to what is currently an empty lot, it will also provide part-time job opportunities for local residents. Tentative hours to be open will be Monday through Friday 6:00 A.M. to 3:00 P.M. and Saturday & Sunday 7:00 A.M. to Noon. City Administrator Chad Anderson added that at the January Planning & Zoning meeting the change in zoning was unanimously approved.

Motion by Stuchlik and seconded by Fogle to close the hearing for the Consideration of a Change of Zoning from MDR-1 (Medium Density Residential) to C-2 (General Commercial District) at Pierce Original Town Block 38 Lot 1 & Lot 2 & PT Lot 3 (23x26). Voting Aye: Baumann, Acklie, Stuchlik, and Fogle. Nay: None. Motion carried.

Motion by Fogle and seconded by Stuchlik to waive the three readings of Ordinance #747. Voting Aye: Acklie, Stuchlik, Fogle, and Baumann. Nay: None. Motion carried.

Motion by Baumann and seconded by Stuchlik to approve Ordinance #747, Change of Zoning from MDR-1 to C-2 at Pierce Original Town Block 38 Lot 1 & Lot 2 & PT Lot 3 (23x26). Voting Aye: Acklie, Baumann, Fogle, and Stuchlik. Nay: None. Motion carried.

Motion by Baumann and seconded by Stuchlik to Suspend City Council Meeting to go into a Meeting of the Community Development Agency. Voting Aye: Acklie, Fogle, Baumann, and Stuchlik. Nay: None. Motion carried.

Motion by Baumann and seconded by Stuchlik to Reconvene City Council Meeting and Continue with Regular Business. Voting Aye: Acklie, Fogle, Stuchlik and Baumann. Nay: None. Motion carried.

Motion by Baumann and seconded by Fogle to open a hearing for Consideration of an Amendment of The Redevelopment Plan of The City of Pierce to Include a Redevelopment Project Utilizing Tax Increment Financing. Voting Aye: Acklie, Stuchlik, Fogle, and Baumann. Nay: None. Motion carried.

Andrew Willis with Cline Williams Wright Johnson & Oldfather, LLP, explained to the Acting Mayor and City Council that the purpose of the Amendment is to identify and provide for the implementation of a redevelopment project on a site within the Redevelopment Area that will aid in the removal of blight and substandard conditions in the Redevelopment Area and that the Pierce Prosperity Foundation (PPF) Housing Redevelopment Project will utilize Tax Increment Financing. The project site consists of the following (5) lots: 2204 North Street., 2216 North St., 2226 North St.., 2234 North St., and 2240 North St., together with the adjacent public right of way. The Pierce Prosperity Foundation (PPF) as the developer will utilize Tax Increment Financing as a financial tool to fund the paving of the new street that would otherwise be cost prohibitive. The cost of the improvements is estimated to be around $250,000.

Motion by Baumann and seconded by Fogle to close the hearing for Consideration of an Amendment of The Redevelopment Plan of The City of Pierce to Include a Redevelopment Project Utilizing Tax Increment Financing. Voting Aye: Stuchlik, Acklie, Baumann, and Fogle. Nay: None. Motion carried.

Motion by Fogle and seconded by Stuchlik to approve the Resolution Approving an Amendment of the Redevelopment Plan for the City of Pierce, Nebraska including The Pierce Prosperity Foundation Housing Redevelopment Project. Voting Aye: Baumann, Acklie, Fogle, and Stuchlik. Nay: None. Motion carried.

Motion by Baumann and seconded by Fogle to approve the Resolution Approving The Form of The Redevelopment Agreement and Authorizing The Community Development Agency of the City of Pierce to Enter Into Said Agreement and Issue Tax Increment Financing Indebtedness for The Redevelopment Project. Voting Aye: Acklie, Stuchlik, Fogle, and Baumann. Nay: None. Motion carried.

Motion by Fogle and seconded by Stuchlik to allow Kent & Shari Kruger to remove the light pole south of the alley between their property and the Locker to prevent damaging it while construction is going on. The time frame given is six months before the pole needs to be moved to its permanent location. Voting Aye: Acklie, Baumann, Fogle, and Stuchlik. Nay: None. Motion carried.

City Administrator Chad Anderson updated the Acting Mayor and City Council on the Sewer Lagoon Valve Replacement Project including bids received. Engineer John Zwingman advised that the bids received should be rejected due to the project now coming in over budget. Engineer Zwingman will be looking for alternative options for the project.

Motion by Baumann and seconded by Fogle to reject the bids for the Sewer Lagoon Valve Replacement Project due to the bids being over budget. Voting Aye: Acklie, Stuchlik, Fogle, and Baumann. Nay: None. Motion carried.

Motion by Baumann and seconded by Fogle to authorize the selling of the 2007 Recycling Trailer via the Nebraska Recycling Council Web Site. Voting Aye: Stuchlik, Acklie, Fogle, and Baumann. Nay: None. Motion carried.

Motion by Baumann and seconded by Stuchlik to approve the Resolution to Sell Surplus City Equipment via Purple Wave. Voting Aye: Fogle, Acklie, Baumann, and Stuchlik. Nay: None. Motion carried.

Motion by Baumann and seconded by Fogle to authorize City Administrator to send out a Request for Proposal for modular flooring and basketball hoops for Chilvers Park Basketball Court Project. Voting Aye: Stuchlik, Acklie, Baumann, and Fogle. Nay: None. Motion carried.

Motion by Baumann and seconded by Stuchlik to adjourn. Motion carried.

Cathy Furstenau
City Clerk

Tom Meyer
Mayor