

The regular meeting of the Seward Civic Center Commission of the City of Seward, Nebraska was held on Monday, January 9, 2023, at 5:00 p.m. at the Civic Center, 616 Bradford Street, Seward.

Present: Jan Matzke, Mark Suhr, Rick Endicott, Mark Kolterman, Pat Sanley, Sandy Wright. Absent: Betty Jean Kolterman. Also in attendance Ken Morgan, Greg Butcher, Erin Wiseman and Megan Kahler.

Notice of the meeting was given in advance thereof by posting in the following places. City Hall, Civic Center, and Seward Memorial Library. Availability of the agenda was communicated in the advance notice of this meeting. All proceedings, hereafter, shown were taken while the convened meeting was open to the attendance of the public.

Sitting Vice President Jan Matzke call the meeting to order. Matzke also mentioned that a copy of the Open Meetings Act is posted in Room Three (south wall) for public inspection.

1. Welcome New Member Mark Kolterman as the newest board member.
2. MANAGER'S REPORT - Erin Wiseman

Wiseman reported that the roofing project went well. There is a bit of work to be finished. Next project is the installation of HVAC Units for auditorium. It has also been mentioned that the boiler is going to need a decision made as well, Lee's Refrigeration says there is nothing more they can do for the boiler. In addition to the HVAC issues, Wiseman reported the plumbing issues in the lower level. There have been times the sewer has backed up. After some discussion, it is noted that the sewer system was probably installed at a time when the building had less use. Matzke noted that she had some estimates available for a carpet project in the lower level. However, after Wiseman had the carpets cleaned, the area is looking so much better. The decision for new carpet will be tabled for another meeting.

3. LANGWORTHY TRUST REPORT

Ken Morgan (representing Langworthy Trust) reported a balance of \$1,287,844.34.

4. ELECTION OF OFFICERS

5. a. Kolterman nominated Rick Endicott for the position of Chairman of the Board, Endicott agreed to serve in this capacity.

Kolterman made motion, Suhr seconded, unanimous vote to have Endicott serve as our Chairman of the Board.

6. b. Matzke for Vice Chair. Matzke agreed to serve.

Kolterman made motion, Sanley seconded the motion, a unanimous vote for Matzke to serve as Vice Chair of our board.

7. c. Wright to serve as Secretary, Wright agreed.

Kolterman nominated, Suhr seconded the motion, and a unanimous vote makes Wright the secretary of the board.

8. REPORT ON ROOF REPAIR

Discussed in Managers Report

9. REPORT ON PLUMBING SITUATION

With regard to the (above reported plumbing issue) Butcher added some commonsense insight into the age, shape, repairs needed and why for the building. Kolterman made a motion that a recommendation to the City Council to consider hiring a consultant to make renovations to the building, including plumbing, HVAC, ADA modifications, technology, design including carpet in lower level. Endicott called for a second, Sanley seconded, vote is unanimous.

10. REPORT ON COURT SITUATION

All filings are presented. The goal is to keep the decision making moving. Waiting to hear from the courts.

11. OTHER BUSINESS

Wiseman noted that a clear and defined set of rules and policies regarding the use of the building is becoming necessary. Butcher reiterated the problems that have occurred over the course of time with the current policy. Kolterman asked if we could form a small group to take a look at the policy and procedures for future use along with Wiseman, Butcher and Kahler to at least make a good framework for new regulations. Endicott called for a motion, Kolterman made motion, Sanley seconded, unanimous vote. Kolterman noted that Betty Jean Kolterman will be returning to the board.

12. CONSENT ITEMS

Endicott asked for a motion to accept the consent items.

Motion made by Matzke, seconded by Kolterman, unanimous vote.

13. Vice Chairman Matzke adjourned the meeting at 6:15.

Next regularly scheduled meeting on March 13, 2023.

Respectfully submitted,

Sandy Wright

Secretary