

**VILLAGE OF DUNCAN BOARD MEETING MINUTES**  
**April 13, 2026@ 7:00pm – Village Hall, 906 8<sup>th</sup> Street, Duncan, NE 68634**

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The monthly board meeting of the Village of Duncan Board of Trustees was called to order at 7:00 PM by Chairperson, Gary Schlesinger. The Chairperson publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was held in the Village Hall. Board members present were Nick Wagoner, Gary Schlesinger, Jerusha Ratcliffe and Van Steyn. Lance Denbo was absent. Also in attendance were Village Staff: Marianna Evans (Clerk), Doug Michalak (Utility Superintendent) and Michelle Schindel (Treasurer). *A motion was made to approve the March 9, 2026 meeting minutes by Ratcliffe, second--Wagoner. Vote was as follows: Voting aye--Wagoner, Schlesinger, Ratcliffe and Steyn. Voting nay—none. Absent--Denbo. The Chairman carried the motion.* The Chairman provided an opportunity for public comments. Each individual is allowed to have a 5-minute time limit. The Board may only listen and add to the next agenda if approved. No comments presented to the Board.

**New Business**

**Public Hearing—New Class C Liquor License Application Lassek Lounge LLC (Shae & Jamie Lassek)**

*A motion to open the public hearing at 7:02pm was made by Ratcliffe, second---Wagoner. Vote was as follows: Voting aye--Wagoner, Schlesinger, Ratcliffe and Steyn. Voting nay—none. Absent--Denbo. The Chairman carried the motion.* The Lassek's presented themselves to the Board for any questions/concerns. The Board reviewed the application and had no concerns or questions for the couple. *A motion to close the public hearing at 7:03pm was made by Wagoner, second—Steyn. Vote was as follows: Voting aye--Wagoner, Schlesinger, Ratcliffe and Steyn. Voting nay—none. Absent--Denbo. The Chairman carried the motion. A motion to approve recommendation to the Nebraska Liquor Commission for a Class C liquor license for the Lassek Lounge with Resolution R26-303 was made by Steyn, second—Schlesinger. Vote was as follows: Voting aye--Wagoner, Schlesinger, Ratcliffe and Steyn. Voting nay—none. Absent--Denbo. The Chairman carried the motion.*

**Proposed Columbus Baseball 2026 Contract (Marcus-Columbus Baseball representative)** Marcus Gillespie presented to the Board and requested the contract be the same as last year's. Evans presented the Board with the updated contract with only dates changed to this season. Gillespie stated that they had already been out to the field and sprayed for weeds and fertilized the outfield. He commented on the shade structure that was recently added and thanked Schlesinger for that. Schlesinger proceeded to explain to Gillespie of the playground equipment that would be added at the ballfield and where it would be placed. Gillespie verified placement. Gillespie stated that practices would be starting soon and he would get the schedule emailed to Evans shortly. He stated that his insurance is still good and that he would send the new one when he gets it. The Board reviewed the contract and *a motion was made to approve the 2026 Columbus Baseball Contract was made by Schlesinger, second—Ratcliffe. Vote was as follows: Voting aye--Wagoner, Schlesinger, Ratcliffe and Steyn. Voting nay—none. Absent--Denbo. The Chairman carried the motion.*

**Nuisances in Town** Schlesinger stated that 804 10<sup>th</sup> Street seems to be the most severe nuisance and has previously been addressed but never resolved. He stated that he had reviewed the Nuisance and Abatement ordinances several times and believes that Evans should send the notice to the property owner and the Village should finally take care of this nuisance. He would like to schedule a meeting of the Village Board of Health to declare this property a Nuisance and move forward with the Abatement process. He reported that there have been neighbors who have helped in the past. However, there seems to be no intent to continue forever. The Board stated understanding of the property owner's situation with age and health and noted that the other tenant of the property has shown no intent to clean the property up either. Evans supplied printed pictures of the property that were taken few days before. They show overgrown vegetation all over the property. Junk and farming equipment strewn all over the property with the vegetation growing around and through all of it. There are trailers with large appliances hidden behind some trees in the weeds. There are several vehicles that haven't moved in years that are unregistered and appear inoperable and

abandoned. There has been scaffolding against the house for over 15 years, never having been used for anything. The house is dilapidated and unkempt. The porch is cluttered and filled with furniture, large water heater, picnic table and other junk that prevent use of it. Evans reported the water has been shut off to the property for over five years with the tenant moving in with his mother next door approximately shortly after. There has been no one living in the home since. It appears the electricity may also be disconnected to the property...or off. There are several small and medium sized sheds that appear rusted and possibly unstable. There is a tractor that hasn't moved in years and a 4-wheeler that has been in the same position for a long time as well. After reviewing the pictures and having witnessed the property in person, the Board agreed that this property needs to be dealt with. It was mentioned that the current status of the property decreases the likelihood that anyone will want to buy or build a new house in the Lloyd Subdivision right next door. *A motion to approve scheduling a Board of Health meeting to declare 804 10<sup>th</sup> Street a Nuisance was made by Schlesinger, second—Wagoner. Vote was as follows: Voting aye--Wagoner, Schlesinger, Ratcliffe and Steyn. Voting nay—none. Absent--Denbo. The Chairman carried the motion.* The Board agreed there are other nuisances in town that need to be dealt with as well, however they would like to address this one first due to having a long history of being a nuisance and nothing ever being resolved. As well as many complaints from neighbors and others living in Duncan. It was agreed that they would try to work on the worst first. Schlesinger reported that he had received complaints of a few houses in town that need to be painted. However, he noted there is nothing in the Ordinances that would force someone to paint their house.

### **Unfinished Business**

**Proposed Playground Equipment Update** Schlesinger reported that he has a truck lined up to pick up the equipment. There will be community service kids available to help get the area ready and unload and put it up and lay the rubber mulch down after. He stated that he had received an email stating that we did get the bid. He is currently waiting for a call stating that they are ready for us to come pick it up. Schlesinger reported that the placement of the equipment will be north of the ballfield. He reported that he was told that the west park area people stated they didn't want any of it there. No further update.

**Proposed Solar Digital Hwy Speed Limit Sign Update** Schlesinger stated that he has gotten Senators involved and that is helping the situation. He stated it was suggested the Village put up a solar speed limit sign that will collect data on the speed of drivers through our 45mph speed zone. He stated that this data could help with getting the state to move our speed limit sign further out to get truckers and other to slow down before going through town. He stated that he would bring estimates of cost of the sign to the next monthly meeting. He also reported that he is working on grants as well to help pay for the sign. No further report.

**Proposed Independence Day Event Update** Ratcliffe stated she had spoken with the car show guy and was told it is too late this year to schedule anything with him. She stated that he schedules an entire year at a time. She stated she was advised that he would need booked by New Year's for the following year. Ratcliffe stated that it doesn't seem hopeful this year but would be good to keep in mind for the future. And to remember that planning would need a year in advance. No further report.

**Utilities** Michalak reported that things are good right now. He stated he is getting the sprinklers going and will be flushing sewers and hydrants next week. Schlesinger asked if there were any issues with street sweeping. Michalak reported he didn't believe there were any issues with cars parked on the road. Schlesinger reported that it appeared that the sweeper doesn't do the middle strip of the streets. Michalak stated that he did as far as his observation. But that maybe he doesn't do the middle every time if there is very little to sweep. Michalak stated that he would let the sweeper know to do the middle every time. Schlesinger asked if any of the paint needed redone. Michalak reported the parking lines and hydrants look fine to him and could most likely wait until next year. But that he would let Schlesinger make that decision.

**Parks & Rec** no report

**Planning & Zoning** no report

**Clerk Report** no further report

**Treasurer Report** The monthly recap was provided to Board members to review. Evans requested the Board's opinion on a matter. She reported that she had called Ace Sanitation about their current

bill since it was \$25 more. She stated she was told that they had picked up for a fish fry last month at the Duncan fire station. When asked who approved that, she was told that it was in their system in a note from 2022 that they pick up for the Village, Post Office and Fire Station. Evans explained that she had no idea this was happening and that she was in office in 2022 and never made a call like that and did not recall any Board making that decision. Evans stated that the bill apparently has always included pick up for the post office. However, Evans reported that she would need to verify this with the contract with USPS. But, she had spoken with Peg at Post Office and she had said that the Village has always paid for their garbage pick-up. Schlesinger stated that when he ran his sanitation service he never even charged the post office. Evans also reminded the Board that the Village already pays for half of all of the bills for the Duncan Rural Fire Dept.. The Board agreed this was not right and Schlesinger requested to shut off the ACH payments and get an itemized invoice for services to see exactly what they are charging and to be refunded the \$25 and let the Duncan Fire Dept pay for their own service. Evans stated she would look at the USPS contract to verify if the Village should be paying their service bill. Once the bills for the month were reviewed with Schindel, *a motion to pay the bills was made by Wagoner, second—Ratcliffe. Vote was as follows: Voting aye--Wagoner, Schlesinger, Ratcliffe and Steyn. Voting nay—none. Absent--Denbo. The Chairman carried the motion.*

All meetings are open to the public and a current agenda for said meetings will be posted and available for public inspection at the office of the Village Clerk, Post Office, T-Bone 2 and the Village website on the Thursday prior to the meeting. The next meeting will be on **May 11, 2026 at 7:00 PM**. Being no other business, adjournment was made by Chairman Schlesinger at 8:00p.m.

*Minutes recorded and submitted by: Marianna Evans (Clerk)*