

**VILLAGE OF DUNCAN BOARD MEETING MINUTES**  
**January 12, 2026@ 7:00pm – Village Hall, 906 8<sup>th</sup> Street, Duncan, NE 68634**

---

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 Lance Denbo, Nick Wagoner, Gary Schlesinger and Van Steyn. Jerusha Ratcliffe was absent. Also in attendance were Village Staff: Marianna Evans (Clerk) and Doug Michalak (Utility Superintendent). Michelle Schindel (Treasurer) was absent. *A motion was made to approve the December 8, 2025 meeting minutes by Denbo, second---Wagoner. Vote was as follows: Voting aye—Denbo, Wagoner, Schlesinger and Steyn. Voting nay—none. Ratcliffe was absent. 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. John Massman, 820 5<sup>th</sup> Street, presented to the microphone and asked if he could use storage containers as part of his structure that he received a zoning permit for. He explained the large price difference and that his building will not look like storage containers once he is completed with the construction. He explained that he had heard the Board banned storage containers from town and wanted to be sure before doing anything. Evans suggested he speak with the Zoning Administrator about what his ideas were. He stated that he saw the Board meeting and decided he would just ask the Board since they were here. Schlesinger reported that the Village Board had created an ordinance banning storage containers last July. Massman inquired about any leniency to the ordinance due to the fact he would not just be stacking them on his property and leaving. He reported that he would be placing a roof over the tops and garage doors to the front. He stated the only real visible parts of the storage container would be the sides. He stated he would be purchasing new containers and they would be clean and look nice. And, one wouldn't even be able to tell they were storage containers by its completion. Schlesinger stated there was no leniency in the ordinance for allowing them. He stated that any changes would need to go through the Planning & Zoning Committee first regardless. Evans stated that the next Planning & Zoning meeting is scheduled next Monday night. She asked Massman if he would like to be added to the agenda for that meeting to discuss with the committee. Massman requested to be added to the agenda. Evans stated she would and suggested that he bring pictures and/or plans to have visuals for the committee to see what he is wanting to do. No further comments.

**New Business**

**Appoint 2026 Chairman** *a motion to appoint Gary Schlesinger as 2026 Chairman of the Board was made by Wagoner, second—Steyn. Vote was as follows: Voting aye—Denbo, Wagoner, Schlesinger and Steyn. Voting nay—none. Ratcliffe was absent. The Chairman carried the motion.*

**Appoint 2026 Board Committees** *a motion to approve all committees continue with same members was made by Schlesinger, second—Wagoner. Vote was as follows: Voting aye—Denbo, Wagoner, Schlesinger and Steyn. Voting nay—none. Ratcliffe was absent. The Chairman carried the motion.* Street/Grade=Schlesinger/Ratcliffe; Water/Sewer=Wagoner/Denbo; Parks&Rec= Denbo/Steyn; Finance= Schlesinger/Steyn.

**Appoint 2026 Solid Waste Coalition Delegate/Alternate** *a motion to appoint Gary Schlesinger as 2026 Solid Waste Coalition delegate and Nick Wagoner alternate was made by Denbo, second—Wagoner. Vote was as follows: Voting aye—Denbo, Wagoner, Schlesinger and Steyn. Voting nay—none. Ratcliffe was absent. The Chairman carried the motion.*

**Appoint Board of Health 2026** *a motion to appoint Gary Schlesinger, Ratcliffe and Denbo for 2026 Board of Health was made by Wagoner, second—Denbo. Vote was as follows: Voting aye—Denbo, Wagoner, Schlesinger and Steyn. Voting nay—none. Ratcliffe was absent. The Chairman carried the motion.*

**Departmental Reports:**

**Utilities** Michalak stated that he found a toilet issue in the hall and had to locate the curbstoep for that line. Once he did, he shut it off and repaired and replaced the valve to shut water to toilet off. He stated the old

one was leaking and the valve did not function properly. He reported that he is attempting to determine the issue of a leak from the tractor tire area. If no issues, he will install the tire again. He asked the Board if there were any ideas on how to get a back-up utility super hired. He reported that so far we have not found anyone to even come to an interview. He stated that he will be taking vacation with his family this year so this issue needs to be dealt with. No further report.

**Parks & Rec** Schlesinger stated that he has had a few questions about the playground equipment he had accepted from Columbus Pawnee Park and when it would arrive. He stated that Columbus would be replacing theirs in the spring. Once they have their new equipment ready to install, they will take down the old equipment and load it for transport to Duncan. Schlesinger stated that there will be help to load and unload it.

**Planning & Zoning** meeting scheduled for next Monday night.

**Clerk Report** Evans reported that the Holiday Lighting Contest was judged and first place went to Gary/Joan Schlesinger, 2<sup>nd</sup> place to Thaine/Peg Saunders and 3<sup>rd</sup> place to Brett Fluckinger. Evans clarified with Board members that Schlesinger was the only Board member that wanted to attend the League of Municipalities Mid-Winter Conference in February. Board members present verified that they would not be attending. Evans explained that the host hotel is doing things different this year due to past issues with hotel reservations for this conference and payments with tax exempt status. She stated that she followed their instructions and was given a confirmation number for hotel reservation as requested by Schlesinger. Wagoner reported to the Board that he stopped in to Columbus Custom Embroidery and picked out his shirt and hat and was told that all Board members needed to come in to pick out what they wanted for their shirts etc. before they order.

**Treasurer Report** Schindel was absent, so Evans printed the monthly recap for Board members to review. Once the bills for the month were reviewed, *a motion to pay the bills was made by Schlesinger, second—Denbo. Vote was as follows: Voting aye—Denbo, Wagoner, Schlesinger and Steyn. Voting nay—none. Ratcliffe was absent. 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 **February 9, 2025 at 7:00 PM**. Being no other business, adjournment was made by Chairman Schlesinger at 7:28p.m.

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