

MINUTES OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF NELIGH, NEBRASKA
December 12, 2023

The regular meeting of the Mayor and City Council of the City of Neligh was held at the City Council Chambers on Tuesday, December 12, 2023, at 7:00 P.M. Present were Mayor Joe Hartz and Council Members Stephanie Lundgren, Dale Wilkinson, Leonard Miller, and Ted Hughes. Also in attendance were City Attorney James McNally, Economic Development Director Lauren Sheridan-Simonsen, City Supt. Dan Donaldson, City Clerk Danielle Klabenes, Police Chief Logan Lawson, Library Director Amy Baker, and News Reporter Sarah Coffey. Notice of this meeting was given in advance thereof by publication in the Antelope County News on December 6, 2023. Notice of this meeting was given to the Mayor and all members of the Council and a copy of their acknowledgment of receipt of notice and the agenda is attached to the minutes. The availability of the agenda was communicated in the advance notice and in the notice to the Council of this meeting. All proceedings thereafter shown were taken while the convened meeting was open to the attendance of the public. Mayor Hartz presided over the meeting and noted that a copy of the Open Meetings Law, located on the east wall of the City Council Chambers was available to the public. City Clerk Klabenes recorded the minutes. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Council member Wilkinson moved to approve the November 14th regular meeting minutes as presented. Seconded by Hughes. *Roll call votes in favor were Miller Lundgren, Wilkinson, and Hughes.* Opposed: none. Motion carried.

TREASURER REPORT

Clerk Klabenes reported the November Treasurer's report provided a snapshot of the first two months of the fiscal year. Discussion was held for the Community Development Block Grant account balance for future home rehab projects and the Community Development Block Grant De-Obligated account balance for property clean-up or demolition projects. *Lundgren moved to approve the November 2023 treasurer's report as presented.* Seconded by Miller. Roll call votes in favor were Hughes, Miller, Wilkinson, and Lundgren. Opposed: none. Motion carried.

UPDATE ON WATER AND SEWER EAST HIGHWAY 275 PROJECT

City Supt. Dan Donaldson reported the project bid letting would be delayed 3 weeks following an EPA regulation change in the Build America Buy America rules. He reported the state Department of Environment and Energy office had written a bridge document that tied the November 2023 and March 2024 Build America Buy America regulations to keep projects moving forward. He reported the project was still on track for a February notice of award following the January bid letting and a new bid letting date would be set at the January meeting. No action was taken.

RESOLUTION 2023-19 YEAR-END CERTIFICATION OF CITY STREET SUPERINTENDENT

Hughes introduced and moved for passage of Resolution 2023-19 authorizing the mayor to sign a Year End Certification verifying that the City Engineer was appointed in 2023. Seconded by Wilkinson. Roll call votes in favor were Wilkinson, Miller, Hughes, and Lundgren. Opposed: None. Thereupon Mayor Hartz declared Resolution 2023-19 adopted.

MAINTENANCE AGREEMENT WITH THE NEBRASKA DEPARTMENT OF TRANSPORTATION

Wilkinson moved to approve the maintenance agreement with the Nebraska Department of Transportation for Highways 14 and 275 at \$2,997.30. Seconded by Lundgren. Roll call votes in favor were Lundgren, Wilkinson, Hughes, and Miller. Opposed: None. Motion carried.

EMPLOYEE HEALTH INSURANCE RENEWAL

Clerk Klabenes reported on two competitive insurance quotes out of three quotes offered for the employee health insurance renewal of January 1st. She reported on the Blue Cross Blue Shield and Medica options showing the Blue Cross maintaining a premium rate and Medica decreasing the premium by 20.92%. She reported the employees met with the insurance brokers, asked questions and 70% of the employees voted for the Medica policy. Discussion was held for consideration to increase the contribution to the health savings accounts to match the new deductible offset with the decrease in monthly premium from changing to Medica. Discussion was held this has not been an option for ten years and the city may not be able to offer a benefit like this in the future. *Lundgren moved to approve the Medica MHPS NTL NE 3200 plan for employee health insurance effective January 1, 2024, and to contribute \$6400 for family plans and \$3200 for single plans to match the deductible for the health savings account contributions for 2024.* Seconded by Wilkinson. Roll call votes in favor were Wilkinson, Hughes, Miller, and Lundgren. Opposed: None. Motion carried.

RESOLUTIONS 2023-20, 2023-21 AND 2023-22 TO DETERMINE DANGEROUS BUILDINGS

City Attorney McNally reported three properties had not made progress. He recommended consideration

of three resolutions to determine the properties as a nuisance and dangerous building and provide 30 days to act. City Supt. Donaldson reported a 3rd Street property was planning for a fire department burn training in the Spring. He reported he was looking at renting a trailer to haul the garages to be demolished by city personnel. Mayor Hartz thanked the city employees for cross training and multi-tasking across departments to help a lot of people. *Wilkinson introduced and moved for passage Resolutions 2023-20, 2023-21, and 2023-22 determining nuisance and dangerous buildings at 606 East 4th Street, 709 P Street, and 201 East 3rd Street.* Seconded by Hughes. Roll call votes in favor were Lundgren, Miller, Hughes, and Wilkinson. Opposed: None. Thereupon Mayor Hartz declared Resolutions 2023-20, 2023-21, and 2023-22 adopted.

APPOINTMENTS

Mayor Hartz recommended the reappointment of Angie Belitz and Nick Ramold to the Park Board for a 3-year term. *Hughes moved to approve the appointments as presented.* Seconded by Wilkinson. Roll call votes in favor were Lundgren, Wilkinson, Miller, and Hughes. Opposed: None. Motion carried.

RECOMMENDATION FROM HOUSING COMMITTEE FOR CDBG LOAN APPLICATION

Clerk Klabenos reported the Housing Committee had met to review an application for home rehab projects, however, the total project costs exceeded the CDBG limit of \$25,000. She reported that if the property received assistance through an emergency repair program with Northeast Nebraska Economic Development, the total project cost may come in under \$25,000. She reported that the Housing Committee recommended approval of the application based on bids received with an emergency repair program. Discussion was held for the balance of funds available within the CDBG program and that CORE funds may be combined with the city's CDBG to fund a project. *Lundgren moved to approve the recommendation from the Housing Committee for CDBG loan applicant #157 for the application based on bids received if an emergency repair program is included to bring the total project cost within CDBG limits.* Seconded by Hughes. Roll call votes in favor were Wilkinson, Miller, Hughes, and Lundgren. Opposed: None. Motion carried.

ECONOMIC DEVELOPMENT DIRECTORS REPORT

Economic Development Director Lauren Sheridan-Simonsen reported that the Chamber of Commerce had contacted the city's auditors for an annual review of the Chamber account as part of the requirements of the Rural Workforce Housing Grant for the revolving market loan funds. She reported the Antelope County Career Fair was going to start a semi-annual schedule with the next event to be held in 2025 to gain more involvement, more students and more colleges attending. The Director thanked the City Supt. and public works crew and ED Assistant for the assistance to set up the Christmas displays at the ED office and Library, and the FBLA students at the Antelope County Courthouse. She thanked the City Supt, ED Assistant, Sara Woodard, and Tip & Trim Tree Service for the partnership in starting a Memory Tree at the Riverside Park entrance. She reported thirteen floats went through the Parade of Lights and approximately 230 people were served hot dogs following the parade. She reported the Great Elf Hunt was underway at participating businesses for the holiday season and the Christmas lighting contest would be judged the following weekend. *Hughes moved to approve the Economic Development Director's report as presented.* Seconded by Lundgren. Roll call votes in favor were Miller, Wilkinson, Hughes, and Lundgren. Opposed: None. Motion carried.

POLICE REPORT

Chief of Police Logan Lawson reported he had attended a training with Officer Juracek in Grand Island on human trafficking and one of the LB51 requirements had been met from a training conducted by Antelope County Attorney Joe Smith. He reported November calls included a hit and run, terroristic threat, and domestic violence and had a conclusion on the investigation of a stolen pickup. He reported the Neligh PD received conditional approval to become members of the Mid-States Organized Crime Information Center and Regional Information Sharing Systems which offered programs and resources for small annual fees. He reported the license plate readers cost estimate was \$3,000 per year per reader lease and he originally considered 3 – 4 readers but planning continued to evolve and further information would be provided later. *Hughes moved to approve the November numeric and written police reports as presented.* Seconded by Miller. Roll call votes in favor were Wilkinson, Hughes, Lundgren, and Miller. Opposed none. Motion carried.

Chief Lawson reported the final expenses for the DARE graduation were \$541.83. Discussion was held for a donation from the Lottery fund. *Miller moved to approve a donation of \$541.83 from the Neligh Lottery Fund for the DARE program graduation expenses.* Seconded by Lundgren. Roll call votes in favor were Miller, Lundgren, Wilkinson, and Hughes. Opposed: None. Motion carried.

CITY SUPT. & ELECTRIC REPORT

City Supt. Donaldson reported the public works crew all assisted with mechanical work while the full-time mechanic was absent for surgery. He reported tree trimming and assistance with the swinging bridge was underway in the park. He reported after a new guide on the jetter was installed with a counter to help with the sewer cleanout in the hills and the mains, that the sewer department was running well including the wastewater

treatment plant. He reported he was near completion of his first 3-year emergency plan and contact list for the state with a 34-page document that covered major storm and emergency scenarios. He reported the transfer station repairs from the May 2022 storm were about 99% completed and due to FEMA by January 27th. He reported that contractors could not be found to perform the repairs, so the City Supt. and city personnel were completing the work. He reported he found a used trailer that was designated with the FEMA funds and the new garbage trucks was scheduled to arrive at the end of the week. He reported the City Supt. and City Clerk had attended a recycling meeting for the northeast Nebraska region to learn the area's recycling needs, to discuss short and long-term goals and to work toward creating a steering committee at a future meeting. He reported several new services were completed in the electric department and one outage had occurred when a branch fell on the line. He reported that once Caterpillar was scheduled, that the generation units would all be flushed. He reported city crew assisted Antelope County with tree trimming by the Antelope County Law Enforcement Center. He reported he was approached by the State Department of Transportation to assist with trimming tree branches over the Highway 275 bridge. Discussion was held for handling Saturday services between departments consistently. Discussion was held that the library was going to be closed Saturday, December 23rd and the Compactor and Tree dump would be open. Discussion was held that the Library Board and Library Commission had statutes covering some functions of the library, and all departments were under the City of Neligh employee handbook and how to balance both so that all employees were treated fairly. Discussion was held for the city attorney to research the statutes to discuss at the next meeting. *Wilkinson moved to approve the City Supt. report as presented.* Seconded by Miller. Roll call votes in favor were Lundgren, Miller, Hughes, and Wilkinson. Opposed: none. Motion carried.

NEW MOON THEATER REPORT

Theater Liaison Lundgren reported the board was working on a New Year's Eve event and were selling tickets for tables of eight or single tickets. She reported the Architect was excited about the theater building and was working on pictures to display at the New Year's Eve fundraiser. She reminded the council of the local artist-donated works for calendars available for sale and the theater t-shirts for holiday stocking stuffers. She reported research was underway to apply for a Brownfields grant for mold remediation. *Miller moved to approve the New Moon Theater report as presented.* Seconded by Hughes. Roll call votes in favor were Wilkinson, Lundgren, Hughes, and Miller. Opposed: None. Motion carried.

APPROVAL OF BILLS AND GARBAGE TRUCK FINANCING

Wilkinson moved to approve the current claims as presented. Seconded by Hughes. Roll call votes in favor were Wilkinson, Lundgren, Hughes, and Miller. Opposed: None. Motion carried.

Wilkinson moved to approve \$60 Chamber of Commerce Big Bucks to each employee for employee appreciation and to hold an employee recognition banquet for years of service sometime in January. Seconded by Hughes. Roll call votes in favor were Miller, Hughes, Lundgren, and Wilkinson. Opposed: None. Motion carried.

HIRING OF TWO PART-TIME DIAL-A-RIDE DRIVERS

Lundgren moved to approve the hiring of Delbert Ames and Allan Schroeder as part-time Dial-A-Ride drivers at \$12.00 an hour in December and \$12.50 an hour beginning January 1st. Seconded by Miller. Roll call votes in favor were Wilkinson, Miller, Hughes, and Lundgren. Opposed: None. Motion carried.

There being no further business to conduct, *Miller moved to adjourn.* Seconded by Lundgren. Roll call votes in favor were Hughes, Wilkinson, Lundgren, and Miller. Opposed: None. Thereupon Mayor Hartz declared the meeting adjourned. Time 8:37 P.M.

City of Neligh

Joe Hartz, Mayor

ATTEST

Danielle Klabenes, City Clerk

CERTIFICATION

I, the undersigned, City Clerk of the City of Neligh, Nebraska, hereby certify that on December 12, 2023; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available for public inspection at least twenty-four hours before the meeting; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning

meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting; and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

(SEAL)

City Clerk