

MINUTES OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF NELIGH, NEBRASKA

March 12, 2024

The regular meeting of the Mayor and City Council of the City of Neligh was held at the City Council Chambers on Tuesday, March 12, 2024, at 7:00 P.M. Present were Mayor Joe Hartz and Council Members Dale Wilkinson, Leonard Miller, Stephanie Lundgren, 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 Officer Aubrey Miller, Library Director Amy Baker, and News Reporter Carrie Pitzer. Notice of this meeting was given in advance thereof by publication in the Antelope County News on March 6, 2024. 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 February 13th regular meeting minutes as presented. Seconded by Hughes. Roll call votes in favor were Lundgren, Miller, Hughes, and Wilkinson. Opposed: none. Motion carried.

TREASURER REPORT

Clerk Klabenes reported the February Treasurer's reported the largest receipt on record for the Lottery was received in February at \$16,000. She reported the claims included a \$30,000 payment to the Neligh Chamber of Commerce to complete the city's match for the Rural Workforce Housing Grant for the release of the housing grant funds. *Hughes moved to approve the February 2024 treasurer's report as presented.* Seconded by Lundgren. Roll call votes in favor were Wilkinson, Hughes, Miller, and Lundgren. Opposed: none. Motion carried.

SEMI-ANNUAL LIBRARY REPORT

Library Director Amy Baker reported on the semi-annual library report. She reported statistical figures including the total operating revenue of the library, total residents' cost without a library, the library population served, and the average annual cost per resident. She reported on services not included in the statistics including the use of meeting rooms, programs offered to adults and youth, and unique classes like a book folding class. She reported the Junior Library Board was planning a teen event, A Night at the Museum. She reported that in managing a budget within the budget constraints over the last 3 years and decreasing spending, the state funding of approximately \$1500 would decrease by 6%, or about \$90. She reported that state funding views decreasing spending to decrease funding. Both the Mayor and Council thanked the Director for managing the budget and all the programs and services the library offered. *Lundgren moved to approve the semi-annual library report as presented.* Seconded by Hughes. Roll call votes in favor were Wilkinson, Miller, Hughes, and Lundgren. Opposed: None. Motion carried.

LIBRARY LIGHTING PROJECT

City Supt. Dan Donaldson reported on an estimate from Boyd's Electric for the replacement of existing indirect lighting with the LED flat panel light fixtures and the LED strip fixtures for \$19,450. He reported the original estimate was \$27,000 and the biggest expense was the labor-intensive part of the project. He reported the proposed fixtures drop in and are not as intensive, however, the monthly electric savings should be extensive as the fixtures will convert from seven lights to one circuit to forty lights to one circuit. He reported the HVAC quote was expected at the end of the week as the problem was finding a-coils in the existing furnace. A discussion was held that the city budget allocated \$15,000 for the library lighting project. Library Director Baker reported the Library Foundation would be meeting the following week to discuss the lighting project. *Hughes moved to approve the estimate of Boyd's Electrical Service of \$19,450 for the library lighting replacement project.* Seconded by Lundgren. Roll call votes were Lundgren, Wilkinson, Miller, and Hughes. Opposed: none. Motion carried.

LOAN AGREEMENT FOR DISPLAYING THE JET IN RIVERSIDE PARK

Clerk Klabenes reported the previous biannual agreement was beginning the first of a 5-year agreement term beginning April 2024 through March 2029. She reported the city was required to cover \$10,000 coverage on the jet displayed in the park and the annual premium was under \$50 for that coverage. Discussion was held for re-painting the jet with the guidelines the City Supt. had and to consider the project at budget planning time. Discussion was held that finding a painter to assist with the requirements was more difficult than the cost or time to paint the jet. *Wilkinson moved to approve the renewal of the new five-year loan agreement from April 1, 2024, to March 31, 2029, to display the jet in Riverside Park between the Department of the US Air Force and the City of Neligh.* Seconded by Lundgren. Roll call votes were Wilkinson, Lundgren, Miller, and Hughes. Opposed: none.

Motion carried.

DANGEROUS BUILDING UPDATES

City Supt. Donaldson reported city personnel would be cleaning the property along Highway 14 by removing the previous fire burn remnants, metal, and refuse that week. He reported Contractor Rick Funk would be hauling dirt in and compacting the former basement hole. He reported an asbestos report was received on the Highway 275 garage which was scheduled for demolition and the asbestos report was anticipated this week on the Wylie Drive garage which would be demolished soon after. He reported the City Attorney had sent a letter to the 3rd Street property owner which stated the home must be demolished by June 1st in which the city would conduct the demolition after and assess the costs to the property. City Attorney McNally reported he had filed a complaint on the 5th and N Street property with a hearing scheduled in April for a mandatory order for property cleanup. The City Attorney suggested the city council consider an ordinance to prohibit parking on the parkway area located between the street and sidewalk. *Hughes moved to approve the February update on dangerous buildings as presented by the City Attorney and City Supt.* Seconded by Lundgren. Roll call votes in favor were Hughes, Miller, Lundgren, and Wilkinson. Opposed: None. Motion carried.

APPOINTMENTS

Mayor Hartz recommended the reappointment of Judy Eggerling to the Tree Board for a 3-year term. *Lundgren moved to approve the appointment as presented.* Seconded by Miller. Roll call votes in favor were Wilkinson, Miller, Hughes, and Lundgren. Opposed: None. Motion carried.

CITY SALES TAX TO 1.5% FOR PUBLIC IMPROVEMENTS

Discussion was held for the proposed increase of the .5% sales tax for public improvements and to seek a committee to assist with informing the public on the future ballot question. *Wilkinson moved to introduce and move for passage of Resolution 2024-1 to propose a .5% sales tax increase to the voters at the 2024 general election for the financing of street and other public improvements.* Seconded by Miller. Roll call votes in favor were Lundgren, Miller, Hughes, and Wilkinson. Opposed: None. Motion carried.

ECONOMIC DEVELOPMENT DIRECTORS REPORT

Economic Development Director Lauren Sheridan-Simonsen reported she had a spirited team who offered to clean up the Fountain. City Attorney McNally reported a trust that he works with would donate for the lighting of the fountain. The Director reported that the loan documents for the New Moon Theater were submitted, and the Loan Review Committee will be meeting to review the LB840 grant for the theater.

She reported the city's match of \$30,000 for the Rural Workforce Housing Fund would be deposited into the Chamber account to release the housing funds. She reported the Hild Construction duplex project was finishing painting, cabinet installation, and outdoor sprinklers. She reported the BTB project had cleared out a large amount of property and remodeling was expected to begin soon after youth wrestling finished. The Director reported a developer was interested in constructing a 4-plex apartment. She reported the pre-application for the Nebraska Affordable Trust Fund Grant was submitted to the Department of Economic Development.

She reported the Center for Rural Affairs had awarded the Entrepreneur of the Year Award to River Mill Coffee Company. She reported an indoor golf simulator was opened by Ryan and Becky Lichtenberg called Fore Fun Golf and offered an indoor golf league. She reported Neligh would be hosting a Brownfields workshop in May with partners including NDEE, Kansas State University, EPA, USDA, History Nebraska, and Five Rule Rural Planning. She reported the workshop attendants would be touring the New Moon Theater. She reported on a change in the TIF reporting from a zoning conference that included a listing of the estimated amount of TIF indebtedness and the date of payment in full. She thanked several people for helping with Ag & Home Expo including her Assistant Director, Rich Burgess, Grant Knutson, and Tanner Knutson. The Director reported that a Digital Marketing course available to the public will be held on two dates in April at the Neligh Public Library.

Director Sheridan-Simonsen reported an update on Clearwater projects including looking at a drainage project, the American Legion project remodeling, and a meeting with Five Rule Rural Planning for infrastructure and improvements.

Hughes moved to approve the Economic Development Director's report as presented. Seconded by Lundgren. Roll call votes in favor were Wilkinson, Miller, Hughes, and Lundgren. Opposed: none. Motion carried.

Discussion was held that the ED Board had discussed alternative financing options to propose for the Nebraska Affordable Housing Trust Fund Grant and was open to discussions for those options. The Director presented information on estimated property tax and utility income on a 4-unit complex with examples of other communities that were awarded the grant. She reported the funds were needed for the Spring of 2025. Discussion was held for changes to the CLG ordinance that were coming from another government entity before approving. No action was taken. The matter was tabled.

POLICE REPORT

Chief of Police Logan Lawson was absent. Police Officer Aubrey Miller introduced himself to the Council. Miller joined the Neligh Police Department on February 26th. Miller reported that the Police Chief was working on

the license plate readers. Discussion was held that the Jake Brake ordinance was going to be watched by the police department. *Wilkinson moved to approve the February numeric and written police reports as presented.* Seconded by Hughes. Roll call votes in favor were Lundgren, Miller, Wilkinson, and Hughes. Opposed: none. Motion carried.

CITY SUPT. & ELECTRIC REPORT

City Supt. Donaldson reported grading of streets and gravel application had begun. He reported a culvert installation at 10th and Q Street was helping with water drainage away from a residence. He reported he was looking at a different pothole application like the state highway application. He reported the Pool Manager was returning and he was still looking for two more assistant managers and more lifeguard applications. He reported the concrete pool deck replacement was to begin that week. In the sewer department, the City Supt. explained that the UB lights were budgeted to rebuild but he learned that parts were no longer manufactured so new modules were purchased to be in compliance. He reported the sewer operator, and two water operators were attending continuing education classes that week. For the water department, the superintendent reported that the north well was re-piped and the VFD installed, and with the energy savings the new motor will be paid off in 4 to 5 years. The Supt. thanked Casey Flenniken for the use of his backhoe at the Compactor while the city's backhoe torque converter was replaced. He reported the city's electric generation was on spinning reserve status and the available service hours had changed to a daily schedule of 6 am to 8 pm which should provide a revenue increase of 35%. He reported the revenue was to be listed on the monthly transmission invoice and the invoice should reflect a credit for the generation when energy was not purchased and for the demand power. Discussion was held for consideration of opening a separate electric generation account to record the revenue on the invoice presented as an expense savings to reflect the revenue of the generation plant. Discussion was held about delaying a new account until the invoices reflected the expense savings or until budget planning. The Supt. reported Nebraska Machinery Caterpillar was on site that week to flush the generators which were offline and not on demand for the week. *Wilkinson moved to approve the Supt. report as presented.* Seconded by Lundgren. Roll call votes in favor were Miller, Wilkinson, Lundgren, and Hughes. Opposed: None. Motion carried.

NEW MOON THEATER REPORT

Theater Liaison Lundgren reported the Theater Board was meeting with the engineers in April to see plans. Discussion was held that the Building and Grounds Committee, along with the City Supt. and Economic Development Director would also attend. *Miller moved to approve the New Moon Theater report as presented.* Seconded by Hughes. Roll call votes in favor were Wilkinson, Lundgren, Miller, and Hughes. Opposed: None. Motion carried.

APPROVAL OF BILLS

Wilkinson moved to approve the current claims as presented. Seconded by Lundgren. Roll call votes in favor were Miller, Wilkinson, 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 Wilkinson, Hughes, Miller, and Lundgren. Opposed: None. Thereupon Mayor Hartz declared the meeting adjourned. Time 8:37 P.M.

City of Neligh

Joe Hartz, Mayor

ATTEST

Danielle Klabenos, City Clerk

CERTIFICATION

I, the undersigned, City Clerk of the City of Neligh, Nebraska, hereby certify that on March 12, 2024; 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