MINUTES OF REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF NELIGH, NEBRASKA
October 14, 2025

The regular meeting of the Mayor and City Council of the City of Neligh was held at the City Council Chambers on Tuesday, October 14, 2025 at 7:00 P.M. Present were Mayor Joe Hartz and Council Members Ted Hughes, Tyler Pedersen, Steph Lundgren, and Leonard Miller. Also in attendance were City Attorney James McNally, City. Supt. Dan Donaldson, Economic Development Director Lauren Sheridan, City Clerk Danielle Klabenes, Police Chief Logan Lawson, News Reporter Carrie Pitzer, Megan Bilstein, Natalie Ward, Vanessa Carpenter, and Adam Mortensen. Notice of this meeting was given in advance thereof by publication in the Antelope County News on October 8, 2025. 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. 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 Danielle Klabenes recorded the minutes. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Council member Hughes moved to approve the September 9th regular and September 16th and 23rd special meeting minutes as presented. Seconded by Pedersen. Roll call votes in favor were Lundgren, Pedersen, Miller, and Hughes. Opposed: none. Motion carried.

TREASURER REPORT

Clerk Klabenes reported the September Treasurer's report presented a fiscal year review in summary and by department. She reported the annual treasurer's report presented a simplified view of the 2024-2025 fiscal year with bond principal and interest balances as of September 30th and that the annual report would be published by statute. She reported that the bank summary provided a listing of checking, saving, and investment balances per department and bank ending September 30th and noted an Electric certificate of deposit to be redeemed in November for the 5th Street Boring project. *Pedersen moved to approve the September 2025 Treasurer's report, annual treasurer's report, and annual bank summary report for fiscal year 2024-2025 as presented.* Seconded by Hughes. Roll call votes in favor were Hughes, Lundgren, Pedersen, and Miller. Opposed: none. Motion carried.

Clerk Klabenes reported on transfers made in September at the end of the fiscal year to reimburse the General Fund for expenses that General fund paid during the year for other funds. She reported the transfers totaled $237,934.00 and requested the Council approve of the transfers to reimburse the General Fund. *Pedersen moved to ratify the city clerk's action for 2024-2025 fiscal year transfers as presented.* Seconded by Lundgren. Roll call votes in favor were Hughes, Miller, Lundgren, and Pedersen. Opposed: none. Motion carried.

The Clerk reported that to separately track the Pickleball project in Fred Penn Park and to comply with loan requirements on the water project with the Unites States Department of Agriculture (USDA), that separate checking accounts were required which the bank required official meeting minutes with such authorization. *Pedersen moved to authorize the city clerk to open separate checking accounts for the Pickleball project for Penn Park and the short-lived asset reserve and debt service reserve accounts for compliance with the USDA loan requirements.* Seconded by Lundgren. Roll call votes in favor were Pedersen, Miller, Lundgren, and Hughes. Opposed: none. Motion carried.

PUBLIC COMMENTS

No comments were heard.

ANTELOPE MEMORIAL HOSPITAL SIGNS IN RIVERSIDE PARK

Vanessa Carpenter and Natalie Ward of Antelope Memorial Hospital reported they would like to promote physical activity in the park with signs featuring a QR code providing a link to fitness challenges and tips. Carpenter reported she had considered signs with an "H" stand comparable to yard signs. Discussion was held to consider more stable signage for weather resistance and duration. Discussion was held the signage would compliment the Nebraska Game & Parks coalition for kiosks and signage for physical activity along the Cowboy Trail. Discussion was held about providing directions to the hospital through the link of the QR code for people camping in the park. *Lundgren moved to approve placement of Antelope Memorial Hospital signs for physical activity pending approval with the Park Board and coordination with the Park Board and City Superintendent.* Seconded by Pedersen. Roll call votes in favor were Miller, Lundgre, Pedersen, and Hughes. Opposed: none. Motion carried.

MAIN STREET HANDICAP PARKING STALLS AND SIDEWALK AT PINNACLE BANK

Discussion was held for handicapped parking stalls available on main street and the downtown district. Discussion was held for a handicap parking stall at the Neligh Community Center with the new entrance to the front door, Marking Waves Salon with nearby alley access, Heritage Bank with the drive through, or the former Blood Pharmacy near the drive through entrance where the curb was cut. Discussion was held that most handicapped accessible parking spots were placed at the end of the block. Discussion was held that the handicap parking in front of Pinnacle Bank was placed in the current location east of the front door so that a vehicle pulling up to the sidewalk did not have a bumper extend beyond the curb and limit sidewalk access when passing between the curb and handicap accessible ramp into the bank. Discussion was held for consideration of parking spaces available for both handicap accessible and non-handicap accessible.

Discussion was held for the cross bar placed above the step on the south side of the handicap accessible ramp entrance to Pinnacle Bank. Megan Bilstein of Pinnacle bank reported that the cross bar was placed there after two people fell during the open house. Bilstein reported that the steps could not be extended to the south into an accessible ramp for safety and liability reasons and an extension would limit access to the night depository box. City Supt. Donaldson reported the accessible ramp and steps in front of the ESU #8 were comparable to the same ramp and steps in front of Pinnacle Bank with both providing 3-foot clearance between the street curb and the ramp or a light pole for access on the sidewalk. No action was taken.

MOVING PERMIT 2025-37 FOR ADAM MORTENSEN

Discussion was held for a moving permit application from Adam Mortensen to relocate a building from the Antelope Memorial Hospital west parking lot to his home. *Hughes moved to approve the Moving Permit 2025-37 for Adam Mortensen.* Seconded by Pedersen. Roll call votes in favor were Miller, Hughes, Lundgren, and Pedersen. Opposed: none. Motion carried.

DANGEROUS BUILDINGS UPDATE

City Supt. Donaldson reported initial letters were sent to nine properties. Discussion was held that the city had a public obligation for sanitary conditions. He reported he would proceed with an inspection for 1004 R Street and 202 East 6th Street and report to the city council at the next meeting. He reported the owner of 202 East 6th street had visited him and the city clerk and the owner stated he would provide a letter of response to the city office, but the office had not received the response yet. The Supt reported a letter was sent to the tenant of the J Street property that the city was eligible to demolish. He reported the letter provided advance advisement to the tenant to begin looking for other housing arrangements. The Supt reported he was looking for a home to assist the tenant. No action was taken.

RESOLUTION 2025-22 SCHEDULE OF FEES FOR SETTING RATES AND FEES FOR MUNICIPAL SERVICES

Clerk Klabenes reported the solid waste and water rates discussed at budget workshop and adopted by ordinance in September were updated in the schedule of city services and fees. Discussion was held for updating the bulk water rate to match the base monthly water service charge of $17 compared to the previous $10 rate, thereby matching the same monthly charge residents and businesses paid. Discussion was held for the bulk water usage rate per 1,000 gallons to remain the same as the current rate at $5.50 per 1,000 gallons. *Pedersen* *introduced and moved for passage Resolution 2025-22 setting rates and fees for municipal services in the 2025-2026 Schedule of Fees.* Seconded by Lundgren. Roll call votes in favor were Hughes, Lundgren, Pedersen, and Miller. Opposed: none. Thereupon Mayor Hartz declared Resolution 2025-22 adopted.

ANNUAL MEMBERS' MEETING RATIFICATION

Clerk Klabenes reported she had voted for the LARM Board of Directors election at the League Association of Risk Management (LARM) member's meeting the prior week. She reported LARM's bylaws contained a ratification clause for each member participating to have their actions ratified at their own governing board meeting. *Lundgren moved to ratify the actions of the City Clerk Danielle Klabenes, the city LARM representative identified in the minutes of the Annual Members Meeting of the League Association of Risk Management on September 24, 2025, including the election of nominees to the LARM Board of Directors.* Seconded by Hughes. Roll call votes in favor were Miller, Lundgren, Hughes, and Pedersen. Opposed: none. Motion carried.

APPOINTMENTS

Mayor Hartz recommended the re-appointment of Andy Elder and Doug Bolling to the Economic Development Board and Neligh Development Agency board for 3-year terms. *Pedersen moved to approve the appointments as presented.* Seconded by Hughes. Roll call votes in favor were Pedersen, Hughes, Lundgren, and Miller. Opposed: none. Motion carried.

ECONOMIC DEVELOPMENT DIRECTORS REPORT

Economic Development Director Lauren Sheridan reported the 6-plex housing project needed an electric inspection before adding a new HVAC system and the electrician would begin in mid-October. She reported the balance of the market rate housing fund was $708,430. She reported the Nebraska Childcare website was launched after two and a half years in the making of the website. She reported the Nebraska Department of Health and Human Services was adding information into the website and offered a Spanish translation. She reported she had attended the Connecting Young Nebraskans Summit in Seward where Ashley Caballero-Lazaro was presented the Diversity and Inclusion Award. She reported she had attended the CDBG Grant Administration Certification Class and after taking the test and becoming certified would provide a new revenue steam for the department. She reported the Connect Neligh event was scheduled for later that week with seventeen non-profit organizations registered to highlight their work and connect with potential volunteers. She reported VIP tables were still available for the Novemberfest event. She reported Shelby's Creations was welcomed as the newest Chamber of Commerce member and BankFirst was planning a ribbon cutting. She reported Clearwater was hosting a dedication ceremony for the Veteran's Park and grant applications were submitted for a Comprehensive Plan and Public Works Street Project. The Director also reported she was invited as a guest to attend the Aksarben Ball at a table consisting of powerhouse women for the director's work in economic and community development in the NebraskaChildcare.org program. *Pedersen moved to approve the September economic development director's report as presented.* Seconded by Hughes. Roll call votes in favor were Lundgren, Hughes, Miller, and Pedersen. Opposed: none. Motion carried.

The Director requested consideration for a statement to be added to the application for a market rate housing loan to require borrowers to provide regular monthly progress reports with the projects status, challenges encountered and expected next steps for mandatory compliance. *Lungren moved to approve the change to the market rate housing loan application for borrowers' mandatory compliance requirements.* Seconded by Hughes. Roll call votes in favor were Lundgren, Miller, Hughes, and Pedersen. Opposed: none. Motion carried.

POLICE REPORT

Chief of Police Logan Lawson reported the September calls included trespassing, theft, attempted burglary, and child enticement with an electronic device. He reported Officer Schroeder as now patrolling on his own and the Chief had received a number of compliments on Officer Schroeder from both citizens and agencies. The Chief reported training included Cory Simmons presenting on the state's public communications with portable radios and in-car radios. He reported on behalf of the Police Foundation of the Halloween day event in downtown Neligh with local businesses participating with handing out treats and a scarecrow contest. *Pedersen moved to approve the September written police report as presented.* Seconded by Hughes. Roll call votes in favor were Hughes, Miller, Lundgren, and Pedersen. Opposed: none. Motion carried.

Lundgren introduced and moved for passage Resolution 2025-20 for an agreement with Nebraska Department of Transportation for installation and operation of automated license plate readers on the state highway. Seconded by Hughes. Roll call votes in favor were Miller, Pedersen, Lundgren, and Hughes. Opposed: none. Thereupon Mayor Hartz declared Resolution 2025-20 adopted.

CITY SUPERINTENDANT & ELECTRIC REPORT

City Supt. Dan Donaldson reported the crack and seal contractor would be working on streets. He reported Chad Kaup painted the boxcar and installed the original door at the Neligh Mill which was featured in the History Nebraska newsletter. He reported he had purchased an Argo ditch bank mower for easier mowing of Belmar Creek and ditch banks with an offset and 90-degree angle turn. He reported the Park and Pool were winterized for the season and two loads of agri-lime were added to the ballfields. He reported anticipation of plans for Grandstand repairs would be coming soon. He reported Susie Loofe will be donating $3,000 for landscaping in the new Russell Park mini park and shelter area which Shamrock nursery would design the plantings and a plaque of remembrance. He reported Rutjens Construction would be boring a water line into Russell Park yet this fall. Discussion was held for increasing the water line from one inch to two inch for future developments. Discussion was held for consulting with the Tree Board about removing two trees by the airplane and tank. Supt. Reported the VFD was installed at the sewer plant, the E. coli test was completed, three million gallons of sewage was processed in September, and eight million gallons of water was pumped in September. He reported sewer jetting of mains was underway for the east side of town this fall, and the water and sewer project was almost complete with the lift station to power up yet. He reported the city applied for a security grant for water and sewer mapping to match the electric mapping, but he was notified that funding had run out, and Neligh was not selected. In the Solid Waste department, the Supt. Reported 26 bales of cardboard were bound for almost a semi load full. He reported that First Star Fiber was onsite and impressed with the compactor setup and the Supt was working with First Star Fiber for a plastics baler. He reported the current month hauling contract was $2,582 but next month the same volume with the increased prices would be $4,000, and the reason that solid waste rates were increased for October 21st. In the Electric and Generation plant, he reported the boring project between P and Q Street was finished and the new sirens were installed at the highway department and the hill by the Sherriff's office. He reported repairs to generation motor #2 were completed with new turbos installed and lifters and valves replaced on two cylinders. *Lundgren moved to approve the City Superintendent report as presented.* Seconded by Pedersen. Roll call votes in favor were Miller, Hughes, Pedersen, and Lundgren. Opposed: none. Motion carried.

City Supt Donaldson reported that while installing an electric line at 11th Street, that a sewer line was hit and during the inspection it was detected the sewer line was cracked. He reported that city personnel ran a camera through it and detected further places of repair needed. He reported the sewer line was a private line extending beyond the city sewer line before the neighboring houses were built and later connected to the private line. Discussion was held for extending the city sewer line for repairs needed to service the neighboring homes. *Lundgren moved to authorize the City Engineer to prepare easements to extend the city sewer line between P Street and Q Street.* Seconded by Hughes. Roll call votes in favor were Miller, Lundgren, Pedersen, and Hughes. Opposed: none. Motion carried.

Discussion was held for consideration of a quantity of prepaid dumpster stickers allowed or not allowed for purchase prior to the October 21st price increase. Discussion was held that the city office provided letters to commercial businesses, ads in the local paper and notice on the city Facebook page of the price dumpster sticker increase to provide advance notice in addition to the publication of the ordinance setting rates. Discussion was held that while pre-paying for dumpster stickers at the lower price reduced expenses for a business, it also defeated the purpose of the city raising the prices to pay the hauler and landfill the increased rates they were passing onto the city. Following discussion regarding different amounts of stickers and varying business needs, *Hughes moved to approve the purchase of five stickers per dumpster up to the end of business on October 20th at the current lower* *price before the price increase began on October 21st.* Seconded by Pedersen. Roll call votes in favor were Pedersen, Lundgren, Hughes, and Miller. Opposed: none. Motion carried.

NEW MOON THEATER REPORT

Theater Liaison Lundgren reported the asbestos removal would begin the following week and the contractor would be asked for the possibility of conducting mold removal with current grant funds available to complete the project. She reported a November event for the ultimate tailgate would feature a chili cookoff with Nebraska volleyball and football games shown and beer Olympics at the American Legion. She reported a people's choice and judges choice awards would be given in the Chili cookoff and that the Theater board had openings for more chili cooks to enter the contest. Lundgren reported members of the Robert Daugherty Foundation had sought out and visited the theater asking about the project as the foundation supports quality of life projects. She reported the theater would be submitting a grant application to the Daugherty Foundation. She reported the Theater Board would be hosting a table at the Connect Neligh event scheduled later that week. *Pedersen moved to approve the New Moon Theater report as presented.* Seconded by Hughes. Roll call votes in favor were Miller, Pedersen, Hughes, and Lundgren. Opposed: None. Motion carried.

STREET CLOSURE FOR FBLA SPOOKTACULAR TREAT WALK AT THE NELIGH PUBLIC LIBRARY

Pedersen moved to approve a street closure on Main Street from 8th and Main Street south to the alley for the FBLA SpookTacular Treat Walk at the Neligh Public Library from 9:30AM to 11:00AM on Saturday, October 25th. Seconded by Lundgren. Roll call votes in favor were Lundgren, Hughes, Miller, and Pedersen. Opposed: none. Motion carried.

APPROVAL OF BILLS

Lundgren moved to approve Pay Application #12 to Rutjens Construction for $319,614.20 for all water and sewer projects. Seconded by Pedersen. Roll call votes in favor were Hughes, Miller, Lundgren, and Pedersen. Opposed: none. Motion carried.

Pedersen moved to approve the Blackstrap invoices for weigh tickets totaling $60.00. Seconded by Miller. Roll call votes in favor were Pedersen, Miller, and Lundgren. Abstain: Hughes. Opposed: None. Motion carried.

Hughes moved to approve the Boyd's Electric invoices of $28,100 for 11th Street Improvements. Seconded by Lundgren. Roll call votes in favor were Miller, Lundgren, and Hughes. Abstain: Pedersen. Opposed: none. Motion carried.

Lundgren moved to approve the current claims as presented, except for Blackstrap and Boyd's Electric invoices. Seconded by Pedersen. Roll call votes in favor were Miller, Hughes, Lundgren, and Pedersen. 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, Pedersen, Lundgren, and Miller. Opposed: None. Thereupon Mayor Hartz declared the meeting adjourned. Time 9:06 P.M.

City of Neligh

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Joe Hartz, Mayor

ATTEST

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Danielle Klabenes, City Clerk

CERTIFICATION

I, the undersigned, City Clerk of the City of Neligh, Nebraska, hereby certify that on October 14, 2025; 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.

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(SEAL) City Clerk