

MINUTES OF REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF NELIGH, NEBRASKA
Tuesday, November 11, 2025

The regular meeting of the Mayor and City Council of the City of Neligh was held at the City Council Chambers on Tuesday, November 11, 2025, at 7:00 PM. Present were Mayor Joe Hartz and Council Members Ted Hughes, Steph Lundgren, Leonard Miller, and Tyler Pedersen. 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 Sarah Coffey, Electric Generation Supervisor Josh Capler, Lee Wilkinson, Lyle Juracek, Gail Allen, Ray Connot, and Lori Pasewalk. Notice of this meeting was given in advance thereof by publication in the Antelope County News on November 5, 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. Mayor Hartz offered a prayer before the meeting opened. 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 Ted Hughes moved to approve the October 14th minutes as presented. Seconded by Steph Lundgren. Roll call votes in favor were Ted Hughes: Yea, Steph Lundgren: Yea, Tyler Pedersen: Yea, Leonard Miller: Yea. Yea: 4, Nay: 0 Motion Carried.

TREASURER REPORT

Council member Tyler Pedersen moved to approve the October 2025 treasurer's report as presented. Seconded by Steph Lundgren. Roll call votes in favor were Steph Lundgren: Yea, Ted Hughes: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea. Yea: 4, Nay: 0 Motion Carried.

PUBLIC COMMENTS

No comments were heard.

GENPRO ENERGY SOLUTIONS

The GenPro representative was unable to attend. The matter was tabled. No action was taken.

HANDICAPPED ACCESSIBLE PARKING AT SPIER PHYSICAL THERAPY

Lyle Juracek reported patients of Spier Physical Therapy using walkers coming into the business would benefit from replacement of a cracked curb, Juracek requested a sign stating Monday through Friday parking from 8:00 A.M. to 5:00 P.M. for customers to use during the business hours and not restrict after 5:00 P.M. to allow other businesses to use the parking space. Discussion was held on earlier requests for parking spaces in front of businesses such as hair salons and physical therapy, a denied request for a garage entry that would have used two spots, and other 15-minute requests denied. Discussion was held for handicapped spots at the end of the streets with one currently on the Spier Physical Therapy block. *Council member Tyler Pedersen moved to approve the placement of a parking sign for Monday through Friday from 8:00 AM to 5:00 PM and to fix the curb in front of Spier Physical Therapy.* Seconded by Ted Hughes. Roll call votes in favor were Ted Hughes: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea, Leonard Miller: Yea. Yea: 4, Nay: 0 Motion Carried.

REQUEST TO CHANGE LIVESTOCK AND FENCE ORDINANCE

Randy Reinke was unable to attend. The matter was tabled. No action was taken.

CATS RUNNING AT LARGE

Gail Allen reported that she purchased a house on N Street with multiple collared cats coming over, her dog had destroyed a window from cats walking over it, and a neighbor's sand box had become the litter box from numerous cats. Allen requested consideration for resolving the number of cats running at large and consideration for an ordinance as some communities had adopted. Chief Lawson reported he had received a couple of complaints and had talked to the property owner source, and the property owner had agreed to work on finding homes for the cats. Discussion was held that if the food and shelter were removed, then the cats would be disbursed and leave. It was the consensus of the council to give the property owner an opportunity to follow through on their consent, continue

communication between the police department and the property owner, and revisit in two months. No further action was taken.

UTILITY DISPUTE RESOLUTION PROCEDURE

City Attorney McNally reported the proposed procedure was brought up because of state statutes stating that all utilities need an appeal procedure for a utility dispute. He reported he had worked with the City Supt and City Clerk on a procedure for consideration. He reported the procedure was written so that customers with repeated delinquent bills could not repeatedly take advantage of the process, and the appeal process was for disputing the utility bill charges, not for the notice delivered. He reported the appeal process provided for utility bill charges was limited to twice in a year. Discussion was held that the appeal would begin with a customer disputing the utility charges and a conference set up with the Utility Billing Clerk, Customer and City Supt to discuss the bill. If the customer were not happy with the conference, the matter would go to the City Council. *Council member Leonard Miller moved to approve the Utility Dispute Procedures as presented.* Seconded by Tyler Pedersen. Roll call votes in favor were Steph Lundgren: Yea, Ted Hughes: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea. Yea: 4, Nay: 0 Motion Carried.

DANGEROUS BUILDING UPDATE

City Supt reported the property located at 603 K Street had started a loan process to add a basement and begin renovations. He reported the property at 1004 R Street had been inspected by the Police Chief and City Supt, with a report filed with the City Attorney. He reported the water had been shut off in the basement with no usage since February despite a new water meter installed in May. Police Chief Lawson reported the property owner would like to move but did not have resources to do so and was set up with Department of Health and Human Services. City Attorney McNally reported he would send the property owner a written notice of defects found with 15 days to remedy, and if not remedied, then a resolution would be provided at the December meeting. The City Supt. reported he had received a request for the purchase of the property located at 301 J Street that was set for demolition. He reported the interested buyer had connections with a construction company that would assist if allowed to purchase and rehabilitate the property under close stipulations. Discussion was held that the interested buyer would be asked to develop a plan for demolition or rehab before the December meeting for the City Council to consider at the December meeting. The City Attorney reported most other people are cooperating on other properties and to defer further action until spring. No action was taken.

COMMERCIAL PROPERTY NUISANCE

City Attorney McNally reported the City Council has pursued nuisance property violations with residential properties but not on commercial properties and asked the council how they would like to handle commercial properties with nuisances. City Supt. Donaldson reported he was confronted with the condition of East Neligh properties and North Highway 275 businesses with weeds where residential are maintaining properties but commercial are not held to the same requirements. It was the consensus of the Council that commercial properties need to be maintained and directed the City Attorney to contact the commercial businesses with nuisance properties and give each business the opportunity to clean up the nuisance before City police file citations. No action was taken.

COST ALLOCATION PLAN FOR NEBRASKA DEPARTMENT OF TRANSPORTATION

Clerk Klabenes reported the Cost Allocation Plan for Dial-A-Ride was required by Nebraska Department of Transportation to support and list how shared costs between municipal departments are calculated and split between departments, such as the City Hall building utilities was split by square footage. She reported the Cost Allocation Plan listed how different expenses were calculated and split that were requested on monthly reimbursement requests for the transit department, which was required for compliance with federal and state agencies financially contributing to the operating assistance of Dial-A-Ride. Discussion was held for the amount of time various duties of the transit department took city personnel to do and to consider assistance of those duties with any future personnel hired. *Council member Steph Lundgren moved to approve the Cost Allocation Plan for Dial-A-Ride Public Transit with Nebraska Department of Transportation including a utility cost allocation of City Hall by the square footage used per department for Dial-A-Ride Public Transit.* Seconded by Tyler Pedersen. Roll call votes in favor were Steph Lundgren: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Leonard Miller: Ye,. Yea: 4, Nay: 0 Motion Carried.

SOLID WASTE DUMPSTER RATE FOR OUTSIDE OF CITY LIMITS

Discussion was held about whether solid waste dumpsters outside of city limits should pay the same monthly fee as inside city limits or if a different fee should be considered to cover extended distances to provide the service. Following discussion for monthly rates and consideration of different dumpster sticker rates, *Council member Leonard Miller moved to approve a \$15 monthly fee for out of city limits dumpsters while maintaining the dumpster stickers at the same rates.* Seconded by Ted Hughes. Roll call votes in favor were Tyler Pedersen: Yea, Steph Lundgren: Yea, Ted Hughes: Yea, Leonard Miller: Yea. Yea: 4, Nay: 0 Motion Carried.

RESOLUTION 2025-23 SCHEDULE OF FEES FOR 2025-2026

Clerk Klabenes reported that the Dial-A-Ride fare rates effective October 1st had inadvertently been left out of the Schedule of Fees presented and approved in October. She requested consideration for Resolution 2025-23 for the updated transit fare rates and the monthly solid waste dumpster rate previously discussed. *Council member Tyler Pedersen introduced and moved for passage Resolution 2025-23 setting rates and fees for municipal services in the 2025-2026 Schedule of Fees including a \$15 monthly fee for solid waste dumpster located outside of city limits.* Seconded by Steph Lundgren. Roll call votes in favor were Tyler Pedersen: Yea, Ted Hughes: Yea, Leonard Miller: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0 Motion Carried. Thereupon Mayor Hartz declared Resolution 2025-23 adopted.

EMPLOYEE HEALTH INSURANCE RENEWAL AND HEALTH SAVINGS ACCOUNT CONTRIBUTION

Clerk Klabenes reported on four options for employee health insurance renewals that included Medica, Blue Cross Blue Shield and the municipal insurance pool LIGHT. She reported on the deductible and annual premium increase differences, noting that she had budgeted for an 8% premium increase. She reported the city employees had met to review the renewals and requested the Medica renewal with a 5.5% premium increase. She reported she had budgeted for city contributions to the health savings account at \$3,394.50 single deductible and \$6,789 family deductible for the Medica renewal with the employee's option to contribute further to meet the federal health savings account limits. Discussion was held that the city contribution to employee health insurance may not continue at the current shared cost rate of 85% employer and 15% employee. *Council member Steph Lundgren moved to approve the Medica Renewal \$3,400 H.S.A. plan for employee health insurance effective January 1, 2026, and to contribute \$3,394.50 single and \$6,789 family to the health savings account for 2026.* Seconded by Tyler Pedersen. Roll call votes in favor were Steph Lundgren: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Leonard Miller: Yea. Yea: 4, Nay: 0 Motion Carried.

CITY WEBSITE FOR COMMUNITY EVENTS

Clerk Klabenes reported she had been asked if the city would list information about food pantries, bloodmobile, and the holiday ribbon tree on the city website. She reported the current practice for website information was for information pertaining to municipal departments or operations so as not to list private business or non-profit events. Discussion was held for the Economic Development office updating the website calendar with community events. Discussion was held that the Economic Development office would add non-municipal events to the Economic Development social media page if provided the text and graphic information and dropped off at the Economic Development office. It was the consensus of the council for non-city details of events to go to the Economic Development office to post on the Economic Development social media page. No action was taken.

ECONOMIC DEVELOPMENT REPORT

Economic Development Director Lauren Sheridan reported the 6-plex housing project was moving long and hoped to be done soon. She reported the revolving market rate housing balance was \$710,000 and she anticipated two new applications in December. She reported she had passed the Community Development Block Grant (CDBG) certification test and will support Economic Development and the City office with grant writing and procurement. She explained that with a city staff member, such as the Director, certified in CDBG that the city did not have to go through a procurement process. She reported she was discussing an income survey with the Department of Economic Development if the city would do planning and street surveys which the Economic Development office could do to reduce costs. She reported a community satisfaction survey was listed on the website for two months which received 40 responses so the survey will go out in the next utility bill for more participation and to open for comments until December 17th. The Director reported that the Historic Preservation Local Government was working with Neligh-Oakdale teacher Kim Alsphagh's class to create videos for historic properties in the downtown district. She reported the Connect Neligh event did not have strong attendance despite 18 vendors and heavy advertising. Discussion was held that the event was a good reminder on all organizations and committees that go on in the community and get to know the

community. The Director reported that Novemberfest was a nice event but saw reduced attendance and attributed that to the economy and two other big events held at same time. She reported the Christmas lights were set up with FBLA kids and Invenenergy representatives, and the Parade of Lights was scheduled for November 30th. She reported Clearwater was awaiting notice of award on grants and a new website with NPPD. Mayor Hartz noted that complaints in the survey commented on street conditions which the city was working on with the crack filling and the effort to increase sales tax to fix the streets. He reported that over 100 people volunteer for various boards within the city. *Council member Ted Hughes moved to approve the Economic Development report as presented.* Seconded by Tyler Pedersen. Roll call votes in favor were Leonard Miller: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0 Motion Carried.

Director Sheridan also reported that the Rural Workforce Housing Grants from 2022 and 2024 had requirements for distributing the first loan and while Neligh had currently approved \$300,000 this amount was behind the requirement before two applications were presented for December. She reported contractors and developers were hesitant to proceed with a loan due to increased supplies cost. She reported that the Economic Development Board discussed increasing the thresholds to meet developers' needs and recommended an increase to 65% instead of a 50% threshold cap and to increase to a \$175,000 loan instead of a \$125,000 loan, while maintaining a 15-month loan. *Council member Steph Lundgren moved to approve the increase of the threshold cap to 65% and the loan size to \$175,000 for the Rural Workforce Housing loans.* Seconded by Tyler Pedersen. Roll call votes in favor were Leonard Miller: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea, Ted Hughes: Yea. Yea: 4, Nay: 0 Motion Carried.

POLICE REPORT

Chief of Police Logan Lawson reported Officer Schroeder did not have a normal training schedule as the Chief attended an annual conference to fulfill LB51 requirements and network with other Police Chiefs. He reported training in Neligh included two days on defensive tactics and deescalation training at the Sheriff's office with all Neligh officers, Antelope County deputies and jailers, and Holt County Sheriff's office. He reported he recertified in Defensive Tactics as required every three years. He reported that the Neligh Police Department was awarded a grant through Nebraska Department of Transportation for \$9,699.45 toward in car cameras or approximately 75% of hardware cost. He reported he was awaiting notice around January 1st of another grant for \$8,500 that would cover the body camera cost. He reported the Halloween event put on by the Neligh Police Foundation was well attended on main street and hay rack rides were continually offering rides. He reported calls for October included a number of child abuse and neglect, city ordinance and nuisance violations, an assault ongoing investigation, an arrest on an out of county warrant, and assistant to the City Supt with a couple of home inspections. He reported on the importance of working with the Sheriff's office and having working equipment where an event involved the Department of Health and Human Services, all three local officers and members of Sheriff's office that used the county's license plate readers and the body cameras to determine the location of a suspect and take the suspect into custody. *Council member Tyler Pedersen moved to approve the October Police report as presented.* Seconded by Ted Hughes. Roll call votes in favor were Ted Hughes: Yea, Leonard Miller: Yea, Steph Lundgren: Yea, Tyler Pedersen: Yea. Yea: 4, Nay: 0 Motion Carried.

The Police Chief reported the part-time officer rate was increased to \$28 at budget time and extra shift pay for full-time officers had reflected the same rate and requested the same rate be applied to full-time officers for extra shift pay. *Council member Ted Hughes moved to approve the police extra shift pay for full-time officers of \$28 to match part-time officer wages effective November 1st.* Seconded by Steph Lundgren. Roll call votes in favor were Tyler Pedersen: Yea, Leonard Miller: Yea, Ted Hughes: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0 Motion Carried.

CITY SUPERINTENDANT & ELECTRIC REPORT

City Supt Donaldson reported working on streets and filling cracks with tissue paper was completed for the year for the amount budgeted. He reported he found a white 1998 International straight truck in Wisner, Nebraska, with 98,000 miles. He reported he would be talking to the Antelope County Ag Society about the ground maintenance and updating the agreement for maintenance services. He reported while sewer mains were cleaned out that the sewer Jetter got stuck on Meadowlark Lane where a sewer tap settled causing restricted flow and Rutjens will be asked to dig the main with their equipment that the city does not have. He reported that the sewer plant processed three million gallons of sewage last month. He reported about 7.5 million gallons of water was pumped last month compared to 12 million gallons last October. He reported that the City Clerk and City Supt were working with Midwest Assistance for GIS mapping on sewer and water valves. The Supt stated he had originally applied for a grant with the state which was denied. He reported the mapping project will take some time to locate each curb stop and shutoff so the project will be divided into sections. He

reported that the Solid Waste was bringing in cardboard bales close to 22,000lbs. He reported a fire started in the garbage truck on Friday due to a lithium battery and presented the remnants of the burnt battery. He reported he was working on collection containers for the lithium batteries to be dropped off and some of the devices with lithium batteries included vapes and cell phones. He reported a campaign was being developed for the education on how to handle the drop off and collection of lithium batteries. He reported that the electric department was getting additional bids for spring work on 5th street and still needed to string electric lines to the new lift station. He reported he was anticipating an insurance check of approximately \$32,000 for the generator repairs caused by the turbo failure. He reported the city did not generate at all in October. He reported that the asbestos abatement was completed at the New Moon Theater, the air sampling came back and passed, and a little mold remediation was done which made the building ready to walk in and start renovating.

Electric Generation Supervisor Josh Capler reported Patty Brady had planned to attend the council meeting to discuss the work in Brady's yard on Q Street and he would provide an update on the project. Capler reported he had visited with Brady that while boring in an electric line for a new building east of the property that the sewer line was hit and the only access to the sewer line was from entry made in Brady's yard. He reported a camera of the sewer line showed the deterioration of the private sewer line that later housing developments had hooked up to. He reported that the Brady property was leveled off until spring when the project would be completed and any sprinkler head damaged would be fixed or replaced. City Supt Donaldson reported he was working on easements in the area to provide for the extension of the city sewer line and replace the private sewer line.

Council member Ted Hughes moved to approve the report as presented. Seconded by Steph Lundgren. Roll call votes in favor were Steph Lundgren: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Leonard Miller: Yea. Yea: 4, Nay: 0 Motion Carried.

SOLID WASTE ASSISTANT WAGE INCREASE FOLLOWING 3-MONTH REVIEW

Supt. Donaldson reported he held a 90-day review with the Solid Waste Assistant, who was attentive every day, learning to run the equipment and liked to work. *Council member Steph Lundgren moved to approve a \$.50 per hour wage increase to \$18.18 per hour for Robert Dugan following a 3-month performance review for Solid Waste Assistant.* Seconded by Ted Hughes. Roll call votes in favor were Leonard Miller: Yea, Steph Lundgren: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea. Yea: 4, Nay: 0. Motion Carried.

ONE-AND-TEN YEAR WATER PLAN

City Supt reported he had talked to the City Engineer to review the 1&10 water plan with a map to be presented next month. He reported in talking with Water Operator, Scott Kester that he recommended the first project to run from O Street to L Street about 4 blocks of replacing an old main of 3-inch line and replace with a 6 or 8-inch line, which will complete a loop connected to the Sherriff's office. The Supt reported the second project would run south of the courthouse with a 4-inch line from Highway 275 to J Street extending East. He reported the third project from Highway 275 on 5th Street to O Street going west would connect with an 8-inch line. He reported the current year water project was the Global Positioning System (GPS) tracking. *Council member Tyler Pedersen moved to approve the One-and-Ten Year Water Plan as presented.* Seconded by Steph Lundgren. Roll call votes in favor were Leonard Miller: Yea, Ted Hughes: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0 Motion Carried.

RIVERSIDE PARK TREE REMOVAL FOR FRED BENNING STATUE

Lyle Juracek presented pictures of the Fred Benning project as he reported on the proposal for a statue with a tripod with machine gun next to the military tank in Riverside Park. He reported the tank's barrel was in the tree and the sap from the tree would damage the tank's barrel. Juracek reported he had met with the Tree Board and Park Board, and all members agreed to remove the trees. City Supt. Donaldson reported the Tree Board and Park Board had one request that an Arborist was hired to do the tree trimming.

Juracek reported the City of Tilden would remove the tree and reuse the tree in Tilden for their downtown holiday display. He reported the tree removal would open a space in Riverside Park to place the Fred banning statue that would be visible to highway traffic driving by. Juracek reported Phase 2 of the project included removing a second tree next summer for the plane and VFW Memorial to be visible and the tank to be repainted. He reported Phase 3 of the project included the rebuilding of the VFW memorial and placement of a new statute of a soldier on his knee with rifle and flag to be placed in front of VFW memorial. *Council member Tyler Pedersen moved to approve the recommendation of the Park Board to remove two trees in Riverside Park for placement of a Fred Benning statue.* Seconded by

Leonard Miller. Roll call votes in favor were Tyler Pedersen: Yea, Leonard Miller: Yea, Ted Hughes: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0 Motion Carried.

NEW MOON THEATER REPORT

Theater Liaison Lundgren reported the November fundraiser for a chili cookoff and beer Olympics at the American Legion would be held later that month. She thanked the American Legion for the contribution of hosting the event. She reported the game kickoff was postponed for 6 days so the theater board was waiting to set the order of events, but tickets were available for sale at the City Hall and from a Theater board member. She reported additional chili cooks were welcome. *Council member Tyler Pedersen moved to approve the New Moon Theater report as presented.* Seconded by Ted Hughes. Roll call votes in favor were Ted Hughes: Yea, Tyler Pedersen: Yea, Leonard Miller: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0 Motion Carried.

APPROVAL OF BILLS

Council member Tyler Pedersen moved to approve pay application #13 and Change order #4 to Rutjens Construction for a total of \$26,236.51. Seconded by Leonard Miller. Roll call votes in favor were Tyler Pedersen: Yea, Leonard Miller: Yea, Steph Lundgren: Yea, Ted Hughes: Yea. Yea: 4, Nay: 0 Motion Carried.

Council member Tyler Pedersen moved to approve the Blackstrap invoices for scale tickets of \$130. Seconded by Ted Hughes. Roll call votes in favor were Tyler Pedersen: Yea, Leonard Miller: Yea, Ted Hughes: Abstain, Steph Lundgren: Yea. Yea: 3, Nay: 0, Abstain: 1. Motion Carried.

Council member Steph Lundgren moved to approve the bills as presented except the Blackstrap invoices. Seconded by Leonard Miller. Roll call votes in favor were Tyler Pedersen: Yea, Steph Lundgren: Yea, Leonard Miller: Yea, Ted Hughes: Yea. Yea: 4, Nay: 0 Motion Carried.

There being no further business to conduct, *Council member Leonard Miller moved to adjourn.* Time 9:34 P.M. Seconded by Steph Lundgren. Roll call votes in favor were Steph Lundgren: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Leonard Miller: Yea. Yea: 4, Nay: 0 Motion Carried.

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 November 11, 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.

(SEAL)

City Clerk