

MINUTES OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF NELIGH, NEBRASKA
June 10, 2025

The regular meeting of the City Council of the City of Neligh was held at the City Council Chambers on Tuesday, June 10, 2025 at 7:00 P.M. Present were Mayor Joe Hartz and Council Members Steph Lundgren, Ted Hughes, and Leonard Miller. Absent was Council Member Tyler Pedersen. Also in attendance were City Attorney James McNally, Economic Development Director Lauren Sheridan-Simonsen, City Clerk Danielle Klabenes, Police Chief Logan Lawson, News Reporter Carrie Pitzer, Library Director Amy Baker, Library Foundation President Sarah Mitchell, and Library Board Members Laurel Miller, Josh Thoendel and Megan Wingate, and Christina Thoendel. Notice of this meeting was given in advance thereof by publication in the Antelope County News on June 4, 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 opening the 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 Lundgren moved to approve the May 13th regular meeting minutes as presented. Seconded by Hughes. Roll call votes in favor were Hughes, Miller, and Lundgren. Absent: Pedersen. Opposed: none. Motion carried.

TREASURER REPORT

Clerk Klabenes reported that the spinning reserves for April reported in May were the largest on record at \$6,153. She reported on the city's spinning reserves compared with the average bond payment for the electric generation plant automatic controls showing the monthly average of the current fiscal year spinning reserves exceeded the monthly average bond payment for the automatic controls. She reported the estimated insurance premium increase was 18-19% for the next fiscal year following her attendance at the League Associated of Risk Management (LARM) Board meeting. She reported that the council may want to consider increasing the city's insurance deductible to offset the estimated premium increase. Discussion was held that the city currently had a \$2500 deductible and for considering \$5000 and \$10,000 deductible options in the next year's insurance renewal and during budget planning. *Hughes moved to approve the May 2025 treasurer's report as presented.* Seconded by Lundgren. Roll call votes in favor were Lundgren, Miller, and Hughes. Absent: Pedersen. Opposed: none. Motion carried.

PUBLIC COMMENTS

No public comments were heard, and no action was taken.

DANGEROUS BUILDINGS UPDATE

City Attorney McNally reported the former Standard Station building on Highway 275 and 3rd Street was recently demolished which was an improvement. He reported two other properties were being reviewed and the resolutions for determining a dangerous building were not ready to be presented yet. He reported the appeal in District Court was a Review on Record in which the judge would look at the documents without testimony and determine if the city followed all the rules and regulations. *Hughes moved to approve the dangerous building update as presented.* Seconded by Miller. Roll call votes in favor were Miller, Lundgren, and Hughes. Absent: Pedersen. Opposed: none. Motion carried.

CITIZEN ADVISORY REVIEW COMMITTEE SEMI-ANNUAL REPORT ON THE LB840 PROGRAM

Mayor Hartz opened the hearing at 7:16PM to hear the semi-annual LB840 report. Economic

Development Director Lauren Sheridan presented the semi-annual report on the LB840 program for the Citizen Advisory Review Committee. She reported that since October 2024, the LB840 had received \$50,583.57 in sales tax revenue and the November sales for January receipts recorded the highest earnings of \$8,739.18. She reported \$119,817.81 in expenses included \$117,496 in loans, and \$2,000 in façade and digital facade grants. She reported three certificates of investment totaling \$125,000 had been issued and the balance of the Market Rate Housing Loan account was \$705,523. She reported the combined LB840 checking and investment total as of April 30, 2025, was \$353,793. She reported future projects included several housing projects with developers and a pending façade and digital façade application for Beloved A Boutique. She reported that following the LB840 committee's review of the LB840 account, the committee found the LB840 program to be spent in a manner appropriate to state statutes. No questions or comments from the audience, Mayor Hartz closed the hearing at 7:19PM. *Council member Lundgren moved to approve the Citizens Advisory Review Committee semi-annual report on the LB840 program.* Seconded by Miller. Roll call votes in favor were Hughes, Lundgren, and Miller. Absent: Pedersen. Opposed: none. Motion carried.

SEMI-ANNUAL LIBRARY REPORT

Library Director Amy Baker reported the semi-annual library report which included increased momentum in community outreach with the Neligh Public School events, the Willows Assisted Living, a Bike Rodeo with community partners and Pub Trivia nights. She reported the programming with Storytime, Summer Reading Program with STEM (science technology engineering and mathematics) based learning, speaker events and tech help sessions have provided lifelong learning and social connections. She reported collection additions included upgrading two computers and adding charging stations for patrons bringing in their own devices. She reported fundraising was underway for exterior updates with a patio to provide wi-fi access after-hours. She presented pictures of ideas of patio furniture and reported donations were being sought. She reported a couple of challenges including limited staff that impacted on the ability to expand outreach and the demand for digital services with increased infrastructure and bandwidth. She reported that the Library Foundation inquired on and was working to secure funds for an ADA automatic door opener for the south door. The City Council had no objection to the Library Foundation installation of an automatic ADA door on the south side of the library. *Hughes moved to approve the semi-annual library report as presented.* Seconded by Miller. Roll call votes in favor were Miller, Lundgren, and Hughes. Absent: Pedersen. Opposed: none. Motion carried.

LIBRARY FOUNDATION AUDIT

Clerk Klabenes reported that the 2023-2024 audit invoice included a cost of \$700 for the Library Foundation reporting as a component unit to the Neligh Public Library. She reported the cost was allocated to the library department in the city financials and the clerk had asked the Library Director to discuss with the Library Foundation the possibility of the foundation reimbursing the library. Library Foundation President Sarah Mitchell and several members of the Library Board asked questions why the foundation or the library would be charged for the expense within the city audit. Members of the Library Foundation and Library Board asked why the foundation or library department should be charged for the expense of the component unit within the audit for the Library Foundation. Clerk Klabenes reported from the Governmental Accounting Standards Board (GASB) that the primary purpose of the library foundation was to benefit the Neligh Public Library which has historically supported the Public Library with the foundation's financial resources and that the resources held by the foundation were significant to the library therefore the library foundation was a component unit of the Neligh Public Library and must be disclosed in the Neligh Public Library's reporting entity financial statements which is the City of Neligh audit and financial statements. Members of the library foundation and library board asked if a report from the foundations auditor could be provided to supplement the audit component unit and meet the accounting standards. After a lengthy question and discussion session, discussion was held for the \$700 audit cost to be paid by the general fund library budget for this year and to seek answers for reports that may be supplemented for the audit cost to meet the accounting requirements. *Miller moved to approve paying the Library Foundation 2023-2024 audit fee of \$700 from the General Fund allocated to the library department in Fiscal Year 2024 -2025 and to seek answers to alternative reports in meeting accounting reporting regulations.*

Seconded by Lundgren. Roll call votes in favor were Hughes, Miller, and Lundgren. Absent: Pedersen. Opposed: none. Motion carried.

LIBRARY AND COMPACTOR HOURS FOR SATURDAY JULY 5TH

Clerk Klabenes reported that two municipal services open on Saturdays included the Neligh Public Library and the Compactor/ Transfer Station. She reported that the library was planning to be closed on Saturday July 5th as the Library Board had authorized the Saturday closure and the city handbook provided library employees to work as assigned by the Director and authorized by the Library Board. She reported this created a scenario where one city employee would be asked to work on a Saturday with regular municipal services. Considerable discussion was held with members of the Library Board and City Council to include closing on a regularly scheduled day for municipal services to be available for the public, whether a volunteer could substitute for an employee, closing on a non-holiday over a holiday weekend , departments with and without recommending boards to the city council, and balancing benefits to all city employees across all municipal departments. *Lundgren moved to approve closing the Compactor/ Transfer Station and Tree Dump on Saturday, July 5th to match the library closing.* Seconded by Miller. Roll call votes in favor were Lundgren and Miller. Opposed: Hughes. Absent: Pedersen. Motion carried.

PROCLAMATION FOR COMMUNITY ENGAGEMENT DAY

Mayor Joe Hartz proclaimed June 21, 2025, as Community Engagement Day commending Officer Aubrey Miller for the formation and operation of the Neligh Police Foundation and creating Community Engagement Day to provide food and entertainment for the citizens of Neligh and surrounding area.

SPECIAL DESIGNATED LIQUOR LICENSES JULY 2025

Council Member Lundgren moved to approve two special designated liquor licenses for Sly's Family Bar & Grill with one license for July 5th Diaper Keg & 9th year anniversary with a main street closure from 5:30PM to Midnight and one license for July 15th Pub Trivia with a main street closure from 6:00PM to 10:00PM. Seconded by Miller. Roll call votes in favor were Miller, Hughes, and Lundgren. Absent: Pedersen. Opposed: none. Motion carried.

STREET CLOSURE FOR NELIGH COMMUNITY CENTER FUNDRAISER JUNE 2025

Clerk Klabenes requested consideration to close main street in front of the Neligh Community Center for picnic tables and seating overflow for the first annual steak fry fundraiser for the Neligh Community Center. *Lundgren moved to approve a main street closure from 4:00PM to 9:00PM on June 19th for the Neligh Community Center Fundraiser.* Seconded by Miller. Roll call votes in favor were Miller, Lundgren, and Hughes. Absent: Pedersen. Opposed: none. Motion carried.

DIAL-A-RIDE FARE RATES FOR ONE-WAY RIDE

Clerk Klabenes reported that the Federal Transit Authority (FTA) apportionment to Nebraska Department of Transportation (NDOT) was \$11.5 million, but the Nebraska transit agencies had requested operating assistance for \$18.7 million for fiscal year 2026. She reported all transit agencies were asked to cut approximately 30% of their budgets. She reported the formula for federal, and state operating assistance began after local revenues were subtracted from total operating costs and any budget short fall must be met with local match which was local property taxes. She presented four area transit agencies fare rates and recommended consideration for increasing the Dial a Ride fare from \$1.00 to \$2.00 per ride and consideration for an effective date in August or October. Discussion was held for families with multiple kids using the service and the additional cost an increase of \$1.00 would create. Discussion was held for fixed income riders and the programs available to request transportation assistance. Discussion was held for an increase of \$.50 per ride. Discussion was held for the publication and public hearing requirements when a change in fare is considered. *Miller moved to prepare the notice of publication for a public hearing for an increase in the Dial-A-Ride fare to \$1.50 a ride with an October 1, 2025, effective date.* Seconded by Hughes. Roll call votes in favor were Lundgren, Miller, and Hughes. Absent: Pedersen. Opposed: none. Motion carried.

RESOLUTION 2025-12

Lundgren introduced and moved for passage Resolution 2025-12 approving a program agreement with NDOT for federal and state funds for fiscal year 2026 and 2027 to support rural public transportation services. Seconded by Hughes. Roll call votes in favor were Hughes, Miller, and Lundgren. Absent: Pedersen. Opposed: none. Motion carried. Thereupon Mayor Hartz declared Resolution 2025-12 adopted.

APPOINTMENTS

Mayor Hartz recommended the re-appointment of Jack Green and Ron Gilg to the Board of Adjustment for a 3-year term, the re-appointment of Don Zegers and Rich Burgess to the Planning Commission for a 3 -year term, the re-appointment of Josh Blood to the Library Board for a 4-year term and the re-appointment of Peter Sample to the CLG for a 3-year term. *Hughes moved to approve the appointments as presented.* Seconded by Miller. Roll call votes in favor were Lundgren, Hughes, and Miller. Absent: Pedersen. Opposed: none. Motion carried.

ECONOMIC DEVELOPMENT DIRECTORS REPORT

Economic Development Director Sheridan reported the Market Rate Housing Program annual report had completed three of the five-year period. She reported the 6-plex has not progressed forward much over the last month and there has been no response or update from the owner. She reported several developers were looking at properties to flip and build new and the current balance of the Housing Funds was \$702,314. She reported collaboration with the Discover Neligh website and app developer has produced a youth and adult scavenger hunt and this was one result of the student survey where students requested more activities in town. She reported that her office was collaborating with Bike Walk Nebraska on the Trail Towns Accelerator for communities along the Nebraska Game & Parks Cowboy Trail for uniform signage for all towns along the trail. She reported the Assistant Director was coordinating a partnership with the Farmer's Market, vendors, and the UNL Extension Office with new hours of 10am to 2pm. She reported the Asst. Director was bringing Chamber Coffees back with the first one planned for later in the month and the Asst. Director was working on the Chamber barbeque and Novemberfest events. Director Sheridan also reported that Clearwater was preparing for the Clearwater rodeo, and the village held a special meeting with Advanced Engineering Consulting Services to discuss street improvements. *Hughes moved to approve the economic development director's report as presented.* Seconded by Lundgren. Roll call votes in favor were Hughes, Lundgren, and Miller. Absent: Pedersen. Opposed: none. Motion carried.

POLICE REPORT

Chief of Police Logan Lawson reported an increase of traffic activity and activity in the park instead of the school zones with the summer vacation. He reported assistance was extended to multiple car accidents. He reported a number of reminders to folks about the burn ban in place, thanked the library for hosting the Bike Rodeo, and new mobile computers were installed in the patrol vehicles. He reported the Charger in-car camera had significant work done to fix a programming issue and fix the air conditioner. He reported Officer Schroeder successfully and easily completed the first third of the academy training which tends to be the toughest session. *Hughes moved to approve the May written police report as presented.* Seconded by Lundgren. Roll call votes in favor were Lundgren, Miller, and Hughes. Absent: Pedersen. Opposed: none. Motion carried.

The Chief also requested consideration for the ATV and Golf Cart sticker registration to be replaced with a license plate as the license plate would be easier to see for patrolling and offer consistent placement on the vehicles. He reported making such a change would require a change to the ordinance as the ordinance language was specific for the sticker registration and placement. He reported such a change would be more economical overall with the reuse of the license plates and replacement of annual stickers. *Lundgren moved to request the city attorney to prepare an ordinance for the license plate registration for ATV/ UTV and Golf Carts at next month's meeting.* Seconded by Miller. Roll call votes in favor were Miller and Lundgre. Opposed: Hughes. Absent: Pedersen. Motion carried.

CITY SUPT. & ELECTRIC REPORT

City Supt. Dan Donaldson was absent from the meeting. Having no questions about the written report, *Council member Hughes moved to approve the City Superintendent report as presented.* Seconded by Lundgren. Roll call votes in favor were Miller, Hughes, and Lundgren. Absent: Pedersen. Opposed: none. Motion carried.

NEW MOON THEATER REPORT

Theater Liaison Lundgren reported the Movie in the Park in May was a magnificent event though the weather cooled off the day of the event after beautiful spring weather had preceded the event. She thanked the City Supt. for an excellent partnership in assisting with the Pavilion opening and power turned on and off. She reported funds from the Sherwood Foundation operating grant purchased a new popcorn machine and cotton candy machine. She reported summer events on July 3rd included serving popcorn and cotton candy at the American Legion dedication for Fred Benning, participating in the 4th of July parade and offering tours on the 4th of July. She reported new Theater Board members including Will Paul, Sue Williams, and Chase Kallhoff. She reported an event coming up would include a raffle of Nebraska Cornhusker tickets. She reported the board was awaiting notice of award on some large grants. *Miller moved to approve the New Moon Theater report as presented.* Seconded by Hughes. Roll call votes in favor were Hughes, Miller, and Lundgren. Absent: Pedersen. Opposed: None. Motion carried.

APPROVAL OF BILLS

Lundgren moved to approve Pay Application #8 to Rutjens Construction for \$162,531.90 for water projects #3, #4 and #5 including Change Order for \$12,428 for an inserta-valve by the Water Tower. Seconded by Hughes. Roll call votes in favor were Miller, Hughes, and Lundgren. Absent: Pedersen. Opposed: none. Motion carried.

Lundgren moved to approve the Blackstrap invoices for weigh tickets totaling \$50.00. Seconded by Miller. Roll call votes in favor were Miller, and Lundgren. Abstain: Hughes. Absent: Pedersen. Opposed: None. Motion carried.

Hughes moved to approve the Boyd's Electric invoice for a VFD for blower motor #2 at the sewer plant for \$1,899.83 and for the heating and lighting at the Neligh Fire Dept. for \$6,593.25. Seconded by Miller. Roll call votes in favor were Hughes, Lundgren, and Miller. Absent: Pedersen. Opposed: None. Motion carried.

Lundgren moved to approve the current claims as presented, except for Blackstrap and Boyd's Electric invoices. Seconded by Miller. Roll call votes in favor were Hughes, Miller, and Lundgren. Absent: Pedersen. Opposed: none. Motion carried.

AUGUST BUDGET WORKSHOP SPECIAL MEETING & JULY REGULAR MEETING DATE

Miller moved to set the budget workshop special meeting for August 14th at 5:30PM. Seconded by Lundgren. Roll call votes in favor were Lundgren, Hughes, and Miller. Absent: Pedersen. Opposed: none. Motion carried.

Discussion was held that two council members could not attend the regular July 8th meeting. *Lundgren moved to set July 15th as the regular July City Council meeting date for a quorum.* Seconded by Miller. Roll call votes in favor were Hughes, Lundgren, and Miller. Absent: Pedersen. Opposed: none. Motion carried.

There being no further business to conduct, *Miller moved to adjourn.* Seconded by Hughes. Roll call votes in favor were Miller, Lundgren, and Hughes. Absent: Pedersen. Opposed: None. Thereupon Mayor Hartz declared the meeting adjourned. Time 8:57 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 June 10, 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