

MINUTES OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF NELIGH, NEBRASKA
March 10, 2026

The regular meeting of the City Council of the City of Neligh was held at the City Council Chambers on March 10, 2026 at 7:00 PM. Present was Mayor Joe Hartz and Council Members Ted Hughes: Present, Steph Lundgren: Present, Leonard Miller: Present, Tyler Pedersen: Present. 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 Elisha Meyer, Fire Chief Mike Mortensen, Ray Connot, Lori Pasewalk, Lee Wilkinson, and Karmen Sauser. Notice of this meeting was given in advance thereof by publication in the Antelope County News on March 4, 2026. 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 Hughes moved to approve the February 10th regular meeting minutes as presented. Seconded by Lundgren. Roll call votes in favor were Leonard Miller: Yea, Steph Lundgren: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea Yea: 4, Nay: 0. Motion Carried.

TREASURER REPORT

Clerk Klabenes reported the city did not use wind power therefore it was paid for January power in February and collected \$3,310. She reported the 4th quarter lottery receipts of \$27,573 were the largest ever received which helped pay for the emergency siren replacement. She reported the theater revenue of \$12,000 was the grant from the State of Nebraska reimbursement of 50% for the asbestos removal. *Council member Pedersen moved to approve the February 2026 treasurer's report as presented. Seconded by Lundgren. Roll call votes in favor were Tyler Pedersen: Yea, Leonard Miller: Yea, Steph Lundgren: Yea, Ted Hughes: Yea Yea: 4, Nay: 0. Motion Carried.*

PUBLIC COMMENTS

No public comments were heard.

NEW MOON COMMUNITY THEATER INTERIOR DEMO BIDS

Mayor Hartz opened each sealed bid for the New Moon Community Theater interior demolition. The mayor opened 5 bids from local contractors including Dan Murray Construction \$24,500; MPM Construction \$23,900; Rob Hoefer \$22,400; Roy Urbanec \$24,200; and Joe Funk Construction \$19,600. Discussion was held that the interior demo project would be paid for with a grant from the Gilcrest Foundation from Sioux City. Discussion was held that all contractors were informed of the project deadline. *Council member Pedersen moved to award Joe Funk Construction the bid for the New Moon Community Theater interior demolition for \$19,600.00. Seconded by Miller. Roll call votes in favor were Tyler Pedersen: Yea, Steph Lundgren: Yea, Ted Hughes: Yea, Leonard Miller: Yea Yea: 4, Nay: 0. Motion Carried.*

NELIGH FIRE DEPARTMENT FORD ECONOLINE VAN

Council member Pedersen moved to authorize Neligh Fire Department to sell the Fire Department 1984 Ford Econoline van by sealed bids or auction at the discretion of the Fire Chief Mike Mortensen. Seconded by 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.

LARM NOTIFICATION FOR BIDDING CITY INSURANCE

Clerk Klabenes reported that the council had decided at budget time to drop a price tier for annual coverage for the option to bid on the city insurance. She reported the next step was

to provide written notice to the insurance carrier, its members, and the state department of insurance by April 1st for a possible effective date of October 1st. She reported competitive insurance bids could then be submitted for the city vehicle, property, liability, and workers compensation coverage. *Council member Lundgren moved to approve to provide notification to LARM and its members and the Nebraska Department of Insurance to bid the city insurance for possibly October 1st, and to authorize the city clerk to submit requests for competitive insurance.* Seconded by Pedersen. Roll call votes in favor were Leonard Miller: Yea, Ted Hughes: Yea, Steph Lundgren: Yea, Tyler Pedersen: Yea Yea: 4, Nay: 0. Motion Carried.

RESOLUTION 2026-3 PROPOSING CITY SALES TAX TO 1.5%

Discussion was held for a proposed increase in city sales tax from 1% to 1.5% for street improvements only or with the utility services under the street such as a storm sewer or water line infrastructure underground for the street improvement. Discussion was held that if the resolution proposed street improvements only, then the underground infrastructure would not be supported by the ballot question. *Council member Pedersen introduced and moved for passage Resolution 2026-3 to propose a .5% sales tax increase to the voters at the 2026 general election for the financing of street projects and the underlying utility improvements associated with the street project.* Seconded by Hughes. Roll call votes in favor were Steph Lundgren: Yea, Ted Hughes: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea Yea: 4, Nay: 0. Motion Carried. Thereupon Mayor Hartz declared Resolution 2026-3 adopted.

DANGEROUS BUILDING UPDATE

City Supt. Donaldson reported the fire department delayed the controlled burn by one month for 507 E 4th Street as the state would be doing training with other departments participating. He reported the owners of 301 J Street were exchanging windows, had ordered siding and improvements were moving along. He replied that he and the Economic Development Director had toured and inspected the 6-plex on D Street and shared pictures where all carpet and flooring in the upper 3 units was done, cabinets were being installed, and outside condensing units were installed. He reported the bottom 3 apartments were all painted and ready to do flooring, and all doors and trim were to be installed yet. City Attorney McNally reported the 1004 R Street property was delayed due to winter weather and will now proceed. He reported an updated assessment of properties to improve would be reported to the city council next month. Chief Lawson reported that a property on 3rd Street would be resolved within a week. City Supt. Donaldson reported he talked to the Post office about the mailboxes for the 6-plex and learned that the tenants own the mailboxes and they can be moved as long as positioned on the west side of the road. City Attorney McNally reported he received the survey for public access of a city street, and he would prepare the deed to the city for the next meeting. He reported the owners did not request street improvements but just public access and correct addresses for 911 safety.

RESOLUTION 2026-4 UPDATING THE 2025-2026 SCHEDULE OF FEES

Clerk Klabenes reported an update from the pool managers and Park Board for group lessons at 5 sessions instead of 10. *Council member Hughes introduce and moved for passage Resolution 2026-4 updating the 2025-2026 Schedule of Fees.* Seconded by Miller. Roll call votes in favor were Leonard Miller: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea, Ted Hughes: Yea Yea: 4, Nay: 0. Motion Carried. Thereupon Mayor Hartz declared Resolution 2026-4 adopted.

APPOINTMENTS

Mayor Hartz recommended the new appointment of Manuel Parra to the Board of Adjustment to fill an unexpired term until June 2027. He also recommended the new appointment of Walter Counts to the Planning Commission to fill an unexpired term to June 2028. For the LB840 Loan Review Committee, the mayor recommended the new appointments of Brad Schick and Gary Gunderson to filling unexpired terms to December and May 2027. Mayor Hartz extended a thank you to all the volunteers of over 100 people who step up to serve on many community boards and thanked the new members for serving. *Council member Lundgren moved to approve the appointments as presented.* Seconded by Miller. Roll call votes in favor were Leonard Miller: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Yea Yea: 4, Nay: 0. Motion Carried.

ECONOMIC DEVELOPMENT DIRECTORS REPORT

Economic Development Director Lauren Sheridan reported the Market Rate Housing account balance was \$715,734 with one outstanding loan. She reported new trail head signs would be installed by the end of May at the west entrance of Riverside Park with possible additional way finding signage to essential services. She reported Tall Grass Retreat was to start construction and anticipated an open house on Memorial Day weekend. She reported the Certified Local Government annual report was submitted and the local school civics class had developed four more videos of local businesses and attractions. She reported Clearwater updates included Bike Walk Nebraska and the Nebraska Game & Parks will install a bike fix-it station in Clearwater, and Holt County Economic Development was partnering with Summerland School on a mailbox program. She reported a Showcase Community nomination for Clearwater was submitted to the Department of Economic Development. The Director thanked City Supt. Donaldson and his crew for cleaning up trees and landscaping around the office. She reported she had started updating the city website beginning with the Economic Development page following comment received from the community survey. She reported the Chamber of Commerce requested confirmation on compliance with the Fund Investment Plan for the Housing Grant with a possible amendment to recognize the Chamber as the grantee and the Economic Development office as the administrator. She reported the amendment did not change compliance regulations. She reported the Department of Economic Development had stated that the amendment with their office was not necessary and an agreement between the Chamber and the City would suffice to clarify administration roles. *Council member Pedersen moved to approve the Economic Development Director's report as presented.* Seconded by Lundgren. Roll call votes in favor were Leonard Miller: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Yea Yea: 4, Nay: 0. Motion Carried.

POLICE REPORT

Police Chief Logan Lawson reported February started with vehicle unlocks and a number of welfare checks. He reported calls during the month included assisting the Antelope County Sherriff's office on a death investigation, juvenile issue, and suspicious individual. He reported that the department also assisted the school with a student issue, theft investigations, and a trespassing case. He reported assistance was made to the state patrol with threats to a Neligh officer. He reported the 9-year-old police charger vehicle had an engine issue with an estimated repair at a minimum of \$3,000. He reported he was researching options for repair or to sell and would report further in the next month. The Police Chief extended congratulations to Judge Donna Taylor on her retirement. *Council member Pedersen moved to approve the Police report as presented.* Seconded by Lundgren. Roll call votes in favor were Leonard Miller: Yea, Ted Hughes: Yea, Steph Lundgren: Yea, Tyler Pedersen: Yea Yea: 4, Nay: 0. Motion Carried.

CITY SUPT AND ELECTRIC REPORT

City Supt. Donaldson reported that Street personnel were patching potholes with the nice weather, and following a repair to a cylinder in the street sweeper would continue street cleaning, working on problem alleys, apply gravel on roads. He reported the pool had received 13 applications with 3 new lifeguards and only 3 lifeguards from last year had not reapplied yet. He reported tree trimming along the Cowboy Trail and Memorial Row in Riverside Park was exposing all the plaques for each tree. He reported he was obtaining bids on the pool deck to replace another section by the diving boards and west side as budgeted. He reported one section of the pool deck would be left to do. He reported two cracks were found in the pool liner which was under warranty and was scheduled for repair. He reported no problems in the water and sewer systems. He reported he was working with the Nebraska Rural Water Association on a rate study prior to budget planning where we would compare rates with other communities and how to plan for the future. He reported that the GIS mapping through Midwest Assistance would be delayed to the Spring 2027 to provide city personnel with a chance to mark every curb stop and valve in town. He reported the process to find each curb stop will be much easier and efficient after mapping is completed. He reported the city processed almost 3 million gallons of waste and 4 million gallons of water in February. He reported no issues in Solid Waste, and he had ordered green totes for the park for the blue totes to be used for residential customers. He reported the landfill costs of 93 tons were \$71

per ton. He reported that JEO Consulting was still working on the transformer issue for the East side of town. He reported that two water operators were attending water school that week and the city had only generated one- or two-times last month. He reported tree trimming was in progress.

The Supt. reported he and the Economic Development Director were researching a grant opportunity for energy efficiency for municipalities for LED city streetlights because the light fixtures on main street are no longer available. He reported the cost savings would be substantial and the state grant was capped at \$100,000. *Council member Pedersen moved to approve the City Supt. report as presented.* Seconded by Lundgren. Roll call votes in favor were Leonard Miller: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Yea Yea: 4, Nay: 0. Motion Carried.

Supt. Donaldson reported he was asked about reducing the speed limit currently of 25mph on the road south of Pioneer Homes. He reported one option was to change the speed limit to 15mph and a second option was to install a speed bump. *Council member Pedersen moved to approve a 15-mile per hour speed limit on 5th Street on the south side of Pioneer Homes.* Seconded by Lundgren. Roll call votes in favor were Tyler Pedersen: Yea, Steph Lundgren: Yea, Leonard Miller: Yea, Ted Hughes: Yea Yea: 4, Nay: 0. Motion Carried.

The City Supt. reported that in order to place the John D. Neligh statue at the Neligh Mill the statue liability insurance would cost \$0. He reported if the council would like coverage for damage such as vandalism, the cost would be approximately \$2,200 annually because the statue was categorized as a fine arts structure. He reported a dedication was being planned for July 5th. He suggested solar lights be installed. He also reported that the same fine arts category would be placed on a Fred Benning statue estimated at \$1,100 a year. Discussion was held to get input from the public and ask the statue fundraising committee to check insurance costs if they were to obtain a policy. No action was taken and the matter was tabled to the next month.

The Supt. reported that the Park Board reviewed lifeguard and management wages in February for the minimum wage increases and revisited the wages again in March with the recommendation for \$.25 increases for experience with a cap at \$15.75 for 4th year and higher returning lifeguards and a \$1.00 hourly wage increase for the Assistant Manager and Manager. Discussion was held the management wages equated to a 6% increase, did not include benefits, and the adult managers helped operations run well with managing younger lifeguards and retention of the lifeguards. He reported the recommended wage scale was first year guard \$15.00; second year guard \$15.25; third year guard \$15.50; fourth year and higher returning guard \$15.75; Assistant Manager \$17.00; Manager \$20.00; Lifeguard private lessons \$1.00 over regular wage; and Assistant and Manager private lessons \$2.00 over regular wage. *Council member Miller moved to approve the schedule of wages as recommended by the Park Board for lifeguard and manager wages.* Seconded by Pedersen. Roll call votes in favor were Steph Lundgren: Yea, Tyler Pedersen: Yea, Leonard Miller: Yea, Ted Hughes: Yea Yea: 4, Nay: 0. Motion Carried.

WESTERN AREA POWER ADMINISTRATION CONTRACTS

City Attorney McNally reported no radical changes were proposed within the Firm Electric Service contract and the amendment for new General Power Contract Provisions with Western Area Power Administration. He recommended adopting the draft documents as presented. He reported the hydro allocation was set in 1972 for power from Gavins Point Dam. *Council member Pedersen moved to approve the contract and updates as proposed.* Seconded by Hughes. Roll call votes in favor were Steph Lundgren: Yea, Ted Hughes: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea Yea: 4, Nay: 0. Motion Carried.

NEW MOON THEATER REPORT

Theater Liaison Lundgren reported the Theater Board was thankful for the approved bids, grant money for the project and for excellent help from City Supt. Donaldson to move some of the theater's character builders to save including the restroom signs and doors to the theater. She reported Karmen Sauser was working with the grant writer on larger grants to furnish the inside and move bathrooms, functional needs after the interior demo and make ADA accessible. She reported that summer kid's events in the park were being planned. *Council member Hughes moved to approve the New Moon Theater Liaison report as presented.*

Seconded by 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.

APPROVAL OF BILLS

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

Council member Pedersen moved to approve the Blackstrap Invoices of \$347.05 for weigh tickets and deicer. Seconded by Miller. Roll call votes in favor were Steph Lundgren: Yea, Leonard Miller: Yea, Ted Hughes: Abstain, Tyler Pedersen: Yea Yea: 3, Nay: 0, Abstain: 1. Motion Carried.

There being no further business to conduct, *Council member Miller moved to adjourn the meeting.* Seconded by Pedersen. Roll call votes in favor were Ted Hughes: Yea, Steph Lundgren: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea Yea: 4, Nay: 0. Motion Carried. Time adjourned 8:17 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 March 10, 2026; 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