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

July 14, 2026

The regular meeting of the City Council of the City of Neligh was held at the City Council Chambers on July 14, 2026 at 7:00 PM. Present was Council Members Ted Hughes: Present, Steph Lundgren: Present, Leonard Miller: Present, Tyler Pedersen: Present. Absent was Mayor Joe Hartz. Also in attendance were Attorney Joe McNally, City Supt. Dan Donaldson, Economic Development Director Lauren Sheridan, City Clerk Danielle Klabenes, Police Chief Logan Lawson, News Reporter Kelli Garcia, Sergeant Aubrey Miller, Ray & Lori Connot, Amanda Gouge, Lee Wilkinson, and Clint & Isaac Simmons. Notice of this meeting was given in advance by publication in the Antelope County News on July 8, 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. All proceedings thereafter shown were taken while the convened meeting was open to the attendance of the public. Council President Hughes 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 June 9th regular meeting minutes as presented. Seconded by Pedersen. Roll call votes in favor were Tyler Pedersen: Yea, Steph Lundgren: Yea, Ted Hughes: Yea, Leonard Miller: Yea Yea: 4, Nay: 0. Motion Carried.

TREASURER REPORT

Clerk Klabenes reported sewer bonds of $1 million were received and water bond anticipation notes of $3 million were paid in June. She reported the May spinning reserves received in June were the lowest of the fiscal year. She reported the partial April invoice reimbursement received for Dial-A-Ride federal and state operating assistance was the last assistance the city would receive for the state's budget year through June 30th. She reported that the Nebraska Department of Transportation had announced a 30% budget cut last year which would affect the May and June invoices for operations to be funded solely by the city. *Council member Pedersen moved to approve the June treasurer's report as presented.* Seconded by Miller. Roll call votes in favor were Ted Hughes: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea Yea: 4, Nay: 0. Motion Carried.

PUBLIC COMMENTS

No public comments were heard.

BIDS FOR AUDIT SERVICES

Council President Hughes opened the sole bid from AMGL for audit services. Clerk Klabenes reported three requests for proposals for audit services had been sent out. AMGL proposed the 2026 audit of $15,000 and single audit of $6000 for a total of $21,000. The subsequent years services totaled $28,200 for 2027 was determined as a typographical error and should be $22,200, $23,400 for 2028 and $24,600 for 2029. *Council member Miller moved to accept and award the bid for audit services to AMGL for fiscal years 2026 through 2029, with a correction of $22,200 for 2027.* Seconded by Pedersen. Roll call votes in favor were Tyler Pedersen: Yea, Steph Lundgren: Yea, Ted Hughes: Yea, Leonard Miller: Yea Yea: 4, Nay: 0. Motion Carried.

BIDS FOR CITY INSURANCE

Council President Hughes opened the sole bid from LARM for city insurance coverage. Clerk Klabenes reported two requests for proposals for insurance services had been sent out. Clint Simmons, representing LARM, reported he was not surprised that a second bid had not been received as high deductibles are more prevalent, power generation makes rating insurance coverage more difficult, and the city's coverage includes equipment breakdown on the generation plant which is not provided on new policies. He reported that Neligh's generation plant was grandfathered with LARM insurance retained, but the city would not have coverage on the generation plant if Neligh left LARM services to return later. He reported a 5% inflationary factor was planned for the next year. City Supt. Donaldson reported monthly newsletters from LARM continued to show a number of cities joining LARM. With the annual LARM renewal option being held in August each year, no action was taken. The matter will be discussed and a resolution with the discount options presented at the August meeting.

CITIZENS ADVISORY REVIEW COMMITTEE SEMI-ANNUAL REPORT

Committee Member Marty Beyer reported that $43,474 sales tax revenue had been collected in the LB840 funds from October 1st through March 31st. He reported loan payments received totaled $33,539 which included two loan payoffs. He reported total income with a grant for historic bronze signage totaling $87,954. He reported the total expenses since October was $1,147.12. He reported the certificate of deposit balance of March 31st was $130,642. He reported projects included exploring one new LB840 loan. *Council member Lundgren moved to approve the Citizens Advisory Review Committee report on the LB840 program.* Seconded by Pedersen. Roll call votes in favor were Tyler Pedersen: Yea, Steph Lundgren: Yea, Leonard Miller: Yea, Ted Hughes: Yea Yea: 4, Nay: 0.

Motion Carried.

EMPLOYEE RETIREMENT PLAN UPDATES

A conference call was made to Terry Galloway of Galloway Financial Advisors to discuss a dual eligibility option during the meeting. Galloway advised that the city employee retirement could be updated to provide new employees to begin contributing to the retirement plan at the same time as health insurance benefits began on the first of the month following 30 days of employment. Galloway advised that the city contributions to an employee's plan could be on a different date to begin the first of the month following 90 days of employment. Discussion was held for having the update become effective October 1, 2026 with the new fiscal year. Discussion was held to revisit other updates to the retirement plan such as disbursements for medical reasons, adoption fees or long-time part-time employees contributing to the retirement plan. Discussion was held for the other updates to be revisited in June and July 2027 for consideration of the October 1, 2027 fiscal year. *Council member Lundgren moved to approve dual eligibility employee contributions to the employee retirement plan beginning the first of the month following 30 days of employment with city contributions to the retirement plan to begin the first of the month after 90 days of employment effective on October 1, 2026.* Seconded by Miller. Roll call votes in favor were Ted Hughes: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea, Leonard Miller: Yea Yea: 4, Nay: 0. Motion Carried.

PERSONNEL HIRES AND RESIGNATIONS

Council member Lundgren moved to accept the resignation of Amy Baker, Library Director and Jennifer Donaldson, Custodian with regrets, to approve the hire of Dawn Beltz as Custodian for the Economic Development office and City Hall at $20.80 per hour retroactive to July 3rd, and to approve the hire of Teresa Schindler for Transit Driver at $15.00 per hour retroactive to July 9th. Seconded by Pedersen. Roll call votes in favor were Leonard Miller: Yea, Ted Hughes: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea Yea: 4, Nay: 0. Motion Carried.

EMPLOYEE HANDBOOK UPDATES

Clerk Klabenes reported the Human Resources (HR) Committee met following last month's discussion for a Saturday holiday observed on a Friday for the library and compactor part-time employees. She reported that a review of scheduling for part-time employees to work before the holiday could be done by supervisors for the 2-3 employees affected and the benefits for full-time employees have been extended to part-time employees**.** She reported one addition to the handbook updates since last month included listing utilities service interruption as emergency work the same as snow removal was recognized as emergency work. She reported the HR Committee recommended the proposed updates to the handbook. *Council member Pedersen moved to approve employee handbook updates as presented.* Seconded by 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.

UPDATE ON 301 J STREET

City Supt Donaldson reported a schedule on work to be done on the property by specific June and July dates was provided to the property owners instead of condemning the property. He reported the first schedule was not met by the June 24th deadline, and the second schedule had until July 26th to be met. He requested advisement from the city council. Amanda Gouge, one of the property owners, reported the garage door was installed and her partner planned to pressure wash and repaint the garage and house, but had a difficult time working on the house with another full-time job and with the hot weather conditions. She reported renters were lined up for August 1st and the work on the inside of the house could not been seen from the outside. She reported she had not been providing updates to the City Superintendent. Discussion was held for interior inspection of the home with pictures to be scheduled by the property owners with the City Superintendent and no renting to be allowed until all interior and exterior work was completed. Discussion was held that timelines were put on the projects needed so the project was not endless. Discussion was held that September 1st was a hard stop date and the property improvements had to meet the requirements of the maintenance code. *Council member Pedersen moved to approve and require the inside home inspection of 301 J Street before August 11th to report at the City Council meeting August 11th, for the outside inspection to be done by September 1st and if all repairs were not up to code by September 1st, then the house would be demolished, and no occupants were to take place until the city approved.* Seconded by Miller. Roll call votes in favor were Steph Lundgren: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Leonard Miller: Yea Yea: 4, Nay: 0. Motion Carried.

NELIGH POLICE FOUNDATION ANNUAL REPORT

Sergeant Aubrey Miller reported the Police Foundation was started one year ago. He reported last fall the downtown trick or treat event was successful with sleigh rides and the foundation planned to do the same event this year. He reported on an upcoming party with pickleball and hot dogs in the park. He reported that the foundation was actively seeking donations to provide backpacks and haircuts. *Council member Pedersen moved to approve the Neligh Police Foundation annual report as presented.* Seconded by Lundgren. Roll call votes in favor were Steph Lundgren: Yea, Tyler Pedersen: Yea, Leonard Miller: Yea, Ted Hughes: Yea Yea: 4, Nay: 0. Motion Carried.

APPOINTMENTS

Mayor Hartz was absent, so appointments were tabled to next month. No action was taken.

ECONOMIC DEVELOPMENT DIRECTORS REPORT

Economic Development Director Sheridan reported she had toured the 6-plex apartments in mid-June, and the electrical contractor had a few things to complete for the upper units to be ready. She reported her office would help market housing availability. The Council asked for parking considerations to be in the next inspection and next month's report. The Director reported the rural workforce housing account balance was at $720,734 with one outstanding loan. She reported the applications for the facade and digital facade grants were promoted through the city website and social media. She reported the community engagement workshops provided for thoughtful discussion and valuable input with city representatives at each session. She reported the annual tax increment financing notice was sent out. She reported that the Nebraska Community Fund intern, Ashley, held a youth engagement activity at the library where attendants shared ideas about what they love about Neligh. She reported projects in Clearwater included research on a fire assistance grant for bunker gear, and working on website updates with Nebraska Public Power District. She reported that the Nebraska Economic Development District office sent out notice of an increase from $325,000 to $375,000 maximum for newly constructed housing units from the Rural Workforce Housing fund to allow for increased costs in construction materials. She reported she had earned a two-year certification as a CDBG grant administrator through Nebraska Department of Economic Development in October which would provide for application of grants without going out for procurement. She also reported she had completed the University of Nebraska at Lincoln's participation and engagement certificate which provided education on getting engagement from the community. *Council member Lundgren moved to approve the Economic Development Director's report as presented.* Seconded by Miller. Roll call votes in favor were Tyler Pedersen: Yea, Ted Hughes: Yea, Leonard Miller: Yea, Steph Lundgren: Yea Yea: 4, Nay: 0. Motion Carried.

POLICE REPORT

Chief Lawson reported the number of calls was not typical for a month and included an arrow shot into the roof, an accident with a child on a bike and another accident on a motorcycle. He reported the department assisted with evidence collection to the Sheriff's Office and State Patrol on an overdose case in Oakdale. He reported a number of calls were received on suspicious individuals in town and wanted to remind and thank the public to make a call if something looked odd. He reported on a fraud activity involving a claim as a credit card company asking for a number of tasks to do including the request to issue refunds off the machine. He reported the business owner did not follow through with the requests and no transactions went through. He reported other calls included some fireworks complaints, a gas drive off, and an uncontrollable juvenile. Discussion was held on the increased presence and speed of motorized and electric scooters which may need to consider an ordinance for. *Council member Lundgren moved to approve the written June Police report as presented.* Seconded by Miller. Roll call votes in favor were Ted Hughes: Yea, Leonard Miller: Yea, Steph Lundgren: Yea, Tyler Pedersen: Yea Yea: 4, Nay: 0. Motion Carried.

CITY SUPT. AND ELECTRIC REPORT

City Supt Donaldson reported the street personnel were going to working on concrete fixes, but potholes were not completed yet with vacations and absences spread between personnel, He reported the first dust application of 1280 gallons were completed with another application to be done that week. He reported Ray Branstiter was helping with park and street departments and has resigned. He reported the Park department received lot of compliments for work on ball games, ball fields and park maintenance from Brad, Steve and Garret doing a great job. He reported the south ballfield work with added agri-lime and leveling it out worked well with the rains during the tournament. He reported he was still working at the mini park across the swinging bridge in Russell Park. In the Pool, he reported a lot of swimming lessons have been going on and with a few older guards with operator permits assisted with long day shifts. He reported issues with the diving boards with slippage caused the diving boards to be shut down. He reported he had learned that the diving board can only be resurfaced with epoxy a number of times. He learned that new diving boards had a 5–6-week lead time when the season will be over so different treads were applied to the diving boards for the last 3-4 weeks and were working well. He reported the last pool inspection by the state was done with minor gate adjustments and he was still waiting on who will do inspections going forward. In solid waste, the compactor inspection was done with no violations detected. He reported 126 tons of waste was hauled out in June and 54 tons of cardboard was baled resulting in $5200 in savings on landfill costs. He reported submission for reimbursement to the state for the tire amnesty was made for approximately $26,000. He reported the sewer plan had processed 3 million gallons last month. He reported that a small adapter was needed to finish the install of the dissolved oxygen monitor and explained that if the oxygen level is too low, the sewer plant goes into alarm, which does not operate with micro-organisms (bugs). He reported 12.4 million gallons of water was pumped last month including 310 pounds of fluoride. He reported a hydrant was replaced at Countryside Acres. In the Electric department, he reported the automatic control issue was not resolved yet and the 5th street underground project was not completed yet as personnel had been pulled off the project for other service orders. He reported the early morning outage that day was a dead short on Countryside Acres where the main breaker #1 was located. He reported that if an issue comes from the NPPD substation, the city's generators will detect the issue and kick on, but when the issue is on the downside with a dead fault, the generators will not kick on as it adds electricity to the fault. He reported electric personnel got the main breaker reset with a total outage of 18-20 minutes, which occurred at the lowest megawatt usage of the day. He also reported the transformer on east side finally was sent off to be repaired and personnel planned to discuss with Rural Electric Association (REA) backup if needed. *Council member Lundgren moved to approve the City Supt. report as presented.* 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.

Discussion was held for projects in the one-and-six-year street plan for the next budget year to consider concrete intersections, gap pave intersection to intersection, and obtaining bids on milling off old asphalt overlays. City Supt. Donaldson reported he had spoken with the City Engineer for current cost estimates of intersection at $50,000 to $55,000. No action was taken.

NEW MOON THEATER REPORT

Theater Liaison Lundgren reported Theater board members and Council Member Lundgren lead tours on 4th of July with the theater completely gutted and tourists were amazed at the stairs unearthed. She reported two board members volunteered to join the theater board, and the board received offers to help with drywall, flooring, and painting. She reported that next Monday a meeting with the architect, John Hathaway of Lincoln, would be held and work continued on grant applications. She reported how much bigger the theater looked with the apartment walls removed. She reported a music bingo on the tennis courts during the County Fair for family and adult variety rounds fundraiser was planned. *Council member Pedersen moved to approve the New Moon Theater Liaison report as presented.* Seconded by Miller. Roll call votes in favor were Ted Hughes: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea, Leonard Miller: Yea Yea: 4, Nay: 0. Motion Carried.

APPROVAL OF BILLS

Clerk Klabenes reported that an invoice on the pickleball court came today after claims were prepared which will be paid later that week and included in the claims for the August meeting. *Council member Lundgren moved to approve the current claims except the Blackstrap invoices as presented.* Seconded by 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.

Council member Pedersen moved to approve the Blackstrap invoices of $70 for weigh tickets and $2,893.67 for calcium chloride liquid. Seconded by Lundgren. Roll call votes in favor were Leonard Miller: Yea, Steph Lundgren: Yea, Tyler Pedersen: Yea, Ted Hughes: Abstain. Yea: 4, Nay: 0. 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 Steph Lundgren: Yea, Ted Hughes: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea Yea: 4, Nay: 0. Motion Carried. Time adjourned 8:49 P.M.

City of Neligh

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Ted Hughes, Council President

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 July 14, 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.

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(SEAL) City Clerk