

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

May 12, 2026

The regular meeting of the City Council of the City of Neligh was held at the City Council Chambers on May 12, 2026 at 7:00 PM. Present were Mayor Joe Hartz and Council Members Ted Hughes: Present, Leonard Miller: Present, Tyler Pedersen: Present, Steph Lundgren: Absent. 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 Kelli Garcia, Ray and Lori Connot, Lee Wilkinson, Don and Vicky Moser, and Kelly Gewecky. Notice of this meeting was given in advance thereof by publication in the Antelope County News on May 6, 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.

## **LEADERSHIP CERTIFIED COMMUNITY RECERTIFICATION**

Kelly Gewecky, Business Development Consultant for the Nebraska Economic Development reported the City of Neligh had achieved certifications in 2015, 2020 and now in 2026. She presented the City of Neligh with the Leadership Certified Community Designation award and recognized the downtown and municipal parks improvements, housing development in the community and the thriving small town. She reported Neligh was recognized for demonstrating proactive leadership and providing strong foundations to meet future challenges. Mayor Hartz with Council Members Ted Hughes, Tyler Pedersen and Leonard Miller, and the Economic Director Lauren Sheridan accepted the award from Kelly Gewecky.

## **RESOLUTION 2026-60 RECOGNIZING CITY ATTORNEY JAMES MCNALLY FOR 60 YEARS OF SERVICE**

*Council member Hughes moved to introduce and move for passage Resolution 2026-60 recognizing James McNally for 60 years of services as City Attorney. Seconded by Pedersen. Roll call votes in favor were Steph Lundgren: Absent, Leonard Miller: Yea, Ted Hughes: Yea, Tyler Pedersen: Yea. Yea: 3, Nay: 0, Absent: 1. Motion Carried. Mayor Hartz declared Resolution 2026-60 adopted. Mayor Hartz presented City Attorney James McNally with a commemorative black and gold plaque. A round of applause was given to honor James McNally.*

## **PROCLAMATION DESIGNATING MAY 2026 AS HISTORIC PRESERVATION MONTH**

Mayor Joe Hartz read a proclamation to designate May 2026 as Historic Preservation month in Neligh. No action was taken.

## **APPROVAL OF MINUTES**

*Council member Hughes moved to approve the April 14<sup>th</sup> minutes as presented. Seconded by Pedersen. Roll call votes in favor were Steph Lundgren: Absent, Leonard Miller: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.*

## **TREASURER REPORT**

Clerk Klabenes reported on two requirements for a loan with the United States Department of Agriculture (USDA) for the East Highway 275 water project for annual debt service reserve funds and annual short-lived asset funds over the life of the USDA loan. She reported that with final project costs, and final amounts set for each account, that the debt service reserve fund limit for the current fiscal year had been met and the annual amount for the short-lived asset account would be met by the end of the fiscal year. City Superintendent Dan Donaldson reported old copper water lines and gate valves were replaced at the Lions Club so members could shut off the water if necessary. Mayor Joe Hartz reported that the Lions Club was looking for new members and the organization helped a lot of different areas. He reported that anyone interested in joining the stable and long-lasting organization could contact the city office. *Council member Pedersen moved to approve the April treasurer's report as presented. Seconded by Miller. Roll call votes in favor were Steph Lundgren: Absent, Ted Hughes: Yea, Tyler Pedersen: Yea, Leonard Miller: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.*

## **PUBLIC COMMENTS**

No public comments were heard.

## **DEED OF PROPERTY FROM D&D PLAZA & LEGAL SURVEY FOR ROAD BETWEEN D&D PLAZA AND 6-PLEX**

City Attorney Jim McNally reported he had received the documents which requested the road between D & D Plaza and the 6-plex apartments be deeded to the city. He recommended the city accept the property and name the street. He reported that acceptance of the property also was the approval of the legal survey submitted by the Antelope County Clerk. Discussion was held about naming the new street as D Avenue and working with the county zoning administrator and post office for further address details. *Council member Pedersen moved to accept the property deeded to the city for purposes of a city street to be named D Avenue located between 1st*

*Avenue and 2nd street. Seconded by Miller. Roll call votes in favor were Steph Lundgren: Absent, Tyler Pedersen: Yea, Leonard Miller: Yea, Ted Hughes: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.*

## **ORDINANCE 670 ISSUING GENERAL OBLIGATION BONDS FOR THE WATER IMPROVEMENTS, SERIES 2026**

*Council member Pedersen moved to introduce Ordinance 670 entitled as follows:*

*AN ORDINANCE AUTHORIZING THE ISSUANCE OF A GENERAL OBLIGATION WATER BOND, SERIES 2026, OF THE CITY OF NELIGH, NEBRASKA, IN THE PRINCIPAL AMOUNT OF ONE MILLION FORTY-THREE THOUSAND NINE HUNDRED TWENTY-FIVE AND 40/100 DOLLARS (\$1,043,925.40) FOR THE PURPOSE OF CONSTRUCTING ADDITIONS AND IMPROVEMENTS TO THE WATER SYSTEM, PRESCRIBING THE FORM OF THE BOND, PROVIDING FOR THE LEVY OF TAXES TO PAY THE BOND, ENTERING INTO A CONTRACT ON BEHALF OF THE CITY WITH THE HOLDERS OF THE BOND AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.*

*And moved that the statutory rule requiring reading on three different times be suspended. Council Member Hughes seconded the motion to suspend the rules and upon roll call vote on the motion, the following Council Members voted in favor were Steph Lundgren: Absent, Leonard Miller: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea. Yea: 3, Nay: 0, Absent: 1. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said ordinance.*

*Said ordinance was then read by title and thereafter, Council member Hughes moved for final passage of the ordinance, which motion was seconded by Council member Pedersen the mayor then stated the question, "Shall Ordinance No. 670 be passed and adopted?" Roll call votes in favor were Leonard Miller: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Absent. Yea: 3, Nay: 0, Absent: 1. The passage and adoption of said ordinance, having been concurred in by three-fourths of all members of the City Council, the Mayor declared the ordinance was adopted and approved of the same and affixed his signature thereto and ordered the City Clerk to publish said ordinance in pamphlet form as prescribed by law.*

## **DANGEROUS BUILDING UPDATE**

City Attorney Jim McNally reported the owner of 1004 R Street requested time over the upcoming weekend to move out of the property which he agreed to. He reported the property was scheduled to be burned and the City Supt. was working with the fire department to schedule the burn. City Superintendent Donaldson reported city personnel would mow and clean up the yard later that week and he would be preparing the property for an asbestos inspection. The City Supt. reported he sent a certified letter to the owners of 301 J Street listing deadlines for the property rehab to be done and if the work was not completed by the scheduled deadlines, then the city would proceed with demolition. He reported the property burned at 507 East 4th Street was cleaned up, but it was discovered during the clean-up that an old foundation was underneath the house burned which added additional concrete to remove. He reported the property owner of 603 K Street had filed a demolition permit for the garage and a back porch. He reported he needed to see movement on this property previously deemed as condemned. He reported the owner was also waiting for an LB840 loan following a request from the LB840 Loan Review Committee for additional information. No action was taken.

## **SPECIAL DESIGNATED LIQUOR LICENSE FOR SHANNON OLSON ART STUDIO**

*Council member Pedersen moved to approve the special designated liquor license for Shannon Olson Art Studio and Thriftway Market on May 29th. Seconded by Hughes. Roll call votes in favor were Steph Lundgren: Absent, Tyler Pedersen: Yea, Ted Hughes: Yea, Leonard Miller: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.*

## **APPOINTMENTS**

Mayor Hartz recommended the re-appointment of Ron Storm to the Neligh Housing Authority for a 5-year term, Melissa Smith to the LB840 Loan Committee 4-year term, Tessa Hain to Certified Local Government 3-year term, and City Clerk Klabenes to the Goldenrod Regional Housing Authority, with Tyler Pedersen, as Alternate. *Council member Hughes moved to approve of the appointments as presented. Seconded by Miller. Roll call votes in favor were Steph Lundgren: Absent, Tyler Pedersen: Yea, Leonard Miller: Yea, Ted Hughes: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.*

## **ECONOMIC DEVELOPMENT DIRECTORS REPORT**

Economic Development Director Lauren Sheridan reported the 6-plex continued to make progress with the cabinets about 70% finished, and the finishing work to hang doors, trim work and install appliances was left. She reported the Market Rate Revolving Loan account balance was \$719,431 with one outstanding loan. She reported she had been focused on making updates to the city website, to the visit Neligh section which proved to be time consuming. She reported the annual LB874 report was mailed to tax recipients for Neligh's tax increment financing projects. She reported that the Certified Local Government would be sharing videos from the school civics class soon. She reported she would be attending a meeting with Nebraska Community Foundation for the Hometown intern program prior to Neligh's intern, Ashley Caballero-Lazaro, beginning in the Economic Development office. *Council member Miller moved to approve the Economic Development Director's report as presented. Seconded by Pedersen. Roll call votes in favor were Steph Lundgren: Absent, Ted Hughes: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.*

Director Sheridan reported the Certified Local Government would like to submit a grant application for a historic property survey estimated at \$30,000. She reported the grant would not require a financial contribution from the city but instead service hours would count as an in-kind for the city match. She reported she had conversations with the Kester family on the Kester Planing Mill listed in the National Register of Historic Places. City Supt. Donaldson reported he had inspected the building holding interesting historic equipment that ran off a belt drive but the building condition was not in good shape. Discussion was held to inquire about if the building would be donated to the city that is currently in a family estate and the building was on the property maintenance list. *Council member Hughes moved to introduce and move for passage Resolution 2026-5 to submit an application for the Certified Local Government for a historic property survey project.* Seconded by Pedersen. Roll call votes in favor were Steph Lundgren: Absent, Ted Hughes: Yea, Tyler Pedersen: Yea, Leonard Miller: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.

The Economic Development Director reported the façade grant application had come before the city council in November 2023 but just recently completed the improvements and the Economic Development Board had recommended approval of the application the previous night. *Council member Hughes moved to approve a facade grant application for MPM Construction for \$1,000 for exterior steel siding for 311 West 11th Street.* Seconded by Miller. Roll call votes in favor were Steph Lundgren: Absent, Tyler Pedersen: Yea, Leonard Miller: Yea, Ted Hughes: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.

Director Sheridan reported she did not receive the Chamber of Commerce minutes specifying what the Chamber was asking for in shared office use and number of days a week and that the Chamber did not have a quorum earlier that day. No action was taken. The matter was tabled to next month.

### **POLICE REPORT**

Police Chief Lawson reported April saw a lot of cases concluded in the court room. He reported calls included domestic assault, vehicle collision with drugs discovered, flight to avoid, and a fraud case with check whitewashing on checks written to a credit card company with the names or amounts changed. He encouraged regular account monitoring with bank account transactions. He reported that Office Schroeder had attended a crisis intervention training paid for by region 4 services which focused on mental health crisis, and how to work with simulations of a wide range of mental diagnoses and different level of care site visits. He reported that both Officer Schroeder and Sergeant Miller attended a class hosted by the Schuyler Police Department about being proactive in rural areas focused on and improving drug and criminal interdiction. He reported he had attended training for a scenario based round table hosted by Antelope Memorial Hospital. He reported he joined Sheriff Moore and Nebraska State Patrol Captain Paul Hagen for input on a situation that lasted 36 hours. The Chief offered his congratulations to all the new high school graduates and good luck in future endeavors. *Council member Pedersen moved to approve the written April Police report as presented.* Seconded by Hughes. Roll call votes in favor were Steph Lundgren: Absent, Ted Hughes: Yea, Tyler Pedersen: Yea, Leonard Miller: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.

### **CITY SUPT. AND ELECTRIC REPORT**

City Supt. Dan Donaldson reported the city hall air conditioner had to be replaced and was an unexpected expense of \$4200. He reported that the street and curb cleaning with the street sweeper was going well after fixing switches and the alternator went out. He reported he would like to hire Garret Belitz for part-time summer help with ball fields to enable a couple other guys to move to street patching with the mastic. He reported the south ballfield had over 50 tons of Agri lime added to the ball diamond, aerated and fertilized in preparation for the summer with the first games started the previous night. He reported the school cleanup day was a big success. He reported that the fifth graders planted all the downtown flowerpots, while the fourth-grade class picked up along Cowboy Trail and took a tour of the sewer plant. He reported Susie Loofe donated \$1,500 for plants along the sidewalk of the swinging bridge in Russell Park with the Neligh-Oakdale landscape class doing the planting. He reported construction on the pickleball courts had started and after the compaction test was done the footings would be set. He reported he and two city personnel had been preparing the pool, filling it and inspected for no leaks. He reported the pump would start to begin chlorinating the water and that the pool would be used the following weekend for a cold plunge during The Murph challenge. He reported he installed a new tempering valve for the sinks to reach a temperature above 90 degrees. He reported the community cleanup day was a success and filled a trailer. He reported the tire amnesty collected about 290 tons of tires. He reported the month of April had hauled 119 tons of solid waste to the landfill. The Supt. reported the sewer lift station on D street pump had returned from being repaired and was installed. He reported that the ultraviolet light in the effluent pit limits the E. coli, which is why Neligh is a pickup location for wastewater samples from area towns. He reported the variable frequency drive in the booster station needed to be replaced and a little over 9 million gallons of water was pumped last month. He reported a couple of new electrical services were hooked up and electric personnel continued to install new meters to pick up water readings more efficiently. He reported a state inspection was completed and minor deficiencies were noted from the transition of new engineering personnel working with the reports. He reported the generation plant only generated two times last month. The Supt. reported the 5<sup>th</sup> Street underground boring project would be starting and be finished this year. *Council member Pedersen moved to approve the City Supt. report as presented.* Seconded by Hughes. Roll call votes in favor were

Steph Lundgren: Absent, Ted Hughes: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.

City Supt. Donaldson reported he was approached by Neligh-Oakdale Schools Superintendent Ron Beacom about the city partnering with the school on an automated line painting machine that uses global positioning system (GPS). He reported a demonstration last week at the ball field showing all the coaches and batter's boxes, home plate, field lines, and lanes completed in 12 minutes with .09 gallons of paint. He reported the school had to use 4 guys to paint the football field lines and the automated painting machine would save the school a lot of man hours. He reported the machine could be used between ball games to reline fields and the ball program had about 26 games scheduled this summer before tournament games. He reported the Neligh Ball Board was interested in contributing to the cost. He reported the amount the city would pay for the machine was still being discussed for usage and the cost would be part of next year's budget. Discussion was held that the machine would be used for football and softball/ baseball fields but could paint logos. No action was taken.

#### **DAMBO TROLL**

Mayor Hartz reported on large trolls that are approximately 30 feet tall pieces of artwork from a Denmark artist that creates the trolls from recycled materials. He reported Neligh has a neat location with the park and trails of Russell Park and the initial cost to look at a location was \$80,000. He reported the cost of production was about \$500,000. He reported that the city has a lot of street repairs, projects, and the theater to do and the troll did not match up with infrastructure need. He reported someone interested in donations for the statues coming to Neligh or the interest in the courthouse clock tower would consider the troll project. He reported the streets needed to be repaired and the sales tax ballot in November was for streets and no other purposes. No action was taken.

#### **VENDORS SELLING IN CAMPGROUNDS**

City Clerk Klabenes reported she had received an inquiry if a Riverside Park camper could set up a homemade crafts booth in the camping area and sell items. Discussion was held about using the Riverside Park Pavilion or the Farmers Market at the courthouse and it was an established event and schedule with space available. It was the consensus of the council for not hosting vendors in the campgrounds. Discussion was held that state parks do not allow sale of goods. Discussion was held for community feedback. No action was taken.

#### **NEW MOON THEATER REPORT**

Council Member Lundgren was absent. City Clerk Klabenes reported that the Theater Board was planning summer events and continued to work on grants. City Supt. Donaldson reported Joe Funk offered to enclose the tower with the black covering like the front of the theater until the tower was used. Discussion was held that the Theater Board should discuss this idea. No action was taken.

#### **APPROVAL OF BILLS**

*Council member Pedersen moved to approve the current claims except for the Blackstrap and Boyd's Electrical Services invoices as presented.* Seconded by Miller. Roll call votes in favor were Steph Lundgren: Absent, Tyler Pedersen: Yea, Ted Hughes: Yea, Leonard Miller: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.

*Council member Pedersen moved to approve the Blackstrap invoices for \$170 for weigh tickets.* Seconded by Miller. Roll call votes in favor were Steph Lundgren: Absent, Tyler Pedersen: Yea, Leonard Miller: Yea, Ted Hughes: Abstain. Yea: 2, Nay: 0, Abstain: 1, Absent: 1. Motion Carried.

*Council Member Miller moved to approve Boyd's Electrical Service invoices for \$10,362.30 for the wastewater treatment plant.* Seconded by Hughes. Roll call votes in favor were Steph Lundgren: Absent, Tyler Pedersen: Abstain, Leonard Miller: Yea, Ted Hughes: Yea. Yea: 2, Nay: 0, Abstain:1, Absent: 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 Steph Lundgren: Absent, Tyler Pedersen: Yea, Ted Hughes: Yea, Leonard Miller: Yea. Yea: 3, Nay: 0, Absent: 1. Motion Carried. Time adjourned 8:34 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 May 12, 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