

MINUTES OF SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF NELIGH, NEBRASKA
September 29, 2026

The regular meeting of the City Council of the City of Neligh was held at the City Council Chambers on September 29, 2026 at 7:00 P.M. 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, City Clerk Danielle Klabenes, News Reporter Hannah Bruning, Nebraska State Historical Society Director Daryl Bohac, Don "Harv" Ofe, and Keith White. Notice of this meeting was given in advance thereof by posting at the City Office, U.S. Post Office, Pinnacle Bank, and Heritage Bank on September 14, 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 City Council Chambers table, was available to the public. City Clerk Danielle Klabenes recorded the minutes. The Pledge of Allegiance was recited.

NELIGH MILL PROPERTY WITH THE NEBRASKA STATE HISTORICAL SOCIETY

The Nebraska State Historical Society Director, Daryl Bohac, reported his department had faced several budget pressures with a 10% budget cut last year, a 5% budget cut this year and he anticipated a 3% or more budget cut to follow which led to his inquiry to seek discussions and explore possible alternative funding options for the operation of Nebraska's historic sites, such as the Neligh Mill. He reported that one historic site, the Willa Cather site, had a foundation take over the operations putting the site in local control with consistent management and oversight and Bohac was exploring similar options for the Neligh Mill.

Council members discussed interest in cleaning out the river channel or transferring ownership of the property south of the Neligh Mill Bridge to protect the city park, historic buildings, and a lift station. Bohac reported the transfer of state property required a series of steps for the south parcel of approximately 40 acres with a market appraisal of \$180,000 that was separate from the Neligh Mill property. He reported if the City would take over the Neligh Mill and operations, then the south property would transfer with it. Discussion was held that the City of Neligh and the State of Nebraska had been discussing a \$5,000 each shared cost to cleaning out the river bypass before a personnel change within the Historical Society paused the agreement.

Bohac reported that the Historical Society had a few other historic sites also exploring alternative funding options and recognized the City of Neligh had its own budget challenges. He reported the sale proceeds of the bypass property could not be used to operate the Neligh Mill as the funds go to the State Treasurer and not the historic site or agency. He reported while the Neligh Mill was listed on the National Register as the only structure with original equipment still intact, that no federal funding through the national park service nor operating grants were available. He reported a one-time per lifetime grant called the Save Americas Treasures Grant was available for preserving a building only. The Council asked Bohac to inquire if the State Historical Society would consider a lease of the bypass property for 99 years to help offset the operational costs. The Council thanked Bohac for driving to Neligh to discuss the Neligh Mill. No action was taken.

SETTING A SEWER RATE FOR CUSTOMERS NOT ON CITY WATER

Clerk Klabenes reported a business along East Highway 275 had connected to the city sewer that was not connected to the city water, thus water usage as a means of determining a sewer rate could not be done. City Supt. Donaldson reported he had visited with each business before the east Highway 275 water and sewer project was started for interest in connecting to the new city main at the city's expense and no businesses were interested at that time. Clerk Klabenes reported that she and the City Supt. had received a wastewater flow rate guide from the City Engineer earlier that day provided by the Environmental Protection Agency (EPA). She reported on the math to set a sewer rate based on the guide from the EPA for a business of similar size. It was the

consensus of the council for the city attorney to prepare an ordinance for the October meeting to set the sewer rate at the monthly base fee plus the base rate for 1,000 gallons a month for customers connecting to the city sewer without a city water connection for an effective date of October 21st. No action was taken.

PARCEL DIVISION IN LOTS 13 AND 14 OF BLOCK 18 FOR RETHMEIER

Clerk Klabenes reported she received a survey from Heidi Rethmeier to split a property parcel along West 5th Street with two garages into separate parcels for each garage for the sale of one garage. She reported that the Mayor and City Clerk were asked to sign the survey and plat approval for the lot split in parts of Lot 13 and Lot 14 in Block 18. It was the consensus of the council for the Mayor and City Clerk to sign the plat approval.

MOVING PERMIT 2026-28 FOR BRETT MORRISON

City Supt. Donaldson reported Brett Morrison would like to move a storage shed from 702 East 7th Street to 313 Main Street to store mowers. Supt. Donaldson reported that he had confirmed the shed would meet the property setbacks. *Council member Pedersen moved to approve Moving Permit 2026-28 for Brett Morrison for a shed from 702 East 7th Street to 313 Main Street.* Seconded by Hughes. Roll call votes in favor were Ted Hughes: Yea, Tyler Pedersen: Yea, Leonard Miller: Yea, Steph Lundgren: Absent. Yea: 3, Nay: 0, Absent: 1. Motion Carried.

Thereupon being no further business to conduct, *Council member Miller moved to adjourn.* Seconded by Hughes. 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. Time 7:56 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 September 29, 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