

MINUTES OF SPECIAL MEETING OF THE NELIGH MAYOR AND CITY COUNCIL  
March 11, 2019

A special meeting of the Mayor and City Council of the City of Neligh was held on Monday, March 11, 2019 at 5:30 P.M. at the City Council Chambers. Present were Mayor Joe Hartz and Council Members Brent Pickrel, Leonard Miller, Ted Hughes and Dale Wilkinson. Also in attendance were City Attorney Jim McNally, City Clerk Danielle Klabenes, Lori Johnson, News Reporter Jenny Higgins, Steph Stuhr, Heidi Bitney, Jenny Breuer, Duane Eichberger, Steve Simonsen, Kathy Volk and Diann Arehart. Notice of the meeting was given in advance thereof by posting in four public places on March 7, 2019. A copy of their acknowledgement of receipt of notice and the agenda is attached to the minutes. Mayor Hartz offered a prayer before opening the meeting. All proceedings hereafter 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 Council Chambers is available for the public. Clerk Klabenes recorded the minutes. The Pledge of Allegiance was recited.

**FEASIBILITY AND MARKET STUDY FOR NELIGH CARE AND REHAB**

Mayor Hartz reported he had spoken to Klaasmeyer & Associates about an hour before the meeting and reported Golden Living representatives were meeting with a potential business owner, Peters Architectural investors, to operate the nursing home and keep the facility operational. Discussion was held that amid the update, any firm action was not in place quite yet and to continue with the presentation of the feasibility study.

Lori Johnson of Great Plains Appraisal reported a \$6.9 to \$7.5 million operation cost for an intermediate and skilled nursing facility with 70 beds without a land value allocation. She reported a \$4.2 to \$4.6 million operation cost for an assisted living facility with 30 beds without a land value allocation. She reported on services, amenities and square footage per room commonly found in both facilities. She reported an estimated resident mix of private pay, Medicaid and Medicare to support the operational costs of each facility. She reported on existing facilities within a primary and secondary market ranging from 40 to 50-mile radius of Neligh regarding resident mixes. Audience members inquired various items such as bed availability from closing facilities and transfer of beds to other facilities. Johnson reported that beds were available for 30 days or a one quarter period of 3 months and while a moratorium in Nebraska on beds was in effect, that based on conversation she had with the Department of Health and Human Services that some exceptions have been made on a case by case scenario. Johnson reported on projected income for each type of facility without financing costs. Clerk Klabenes reported an example of a 20 year general obligation \$10 million bond with average interest of 3.28279%

There being no further business to conduct Council member Wilkinson motioned to adjourn the meeting, seconded by Miller. Roll call votes in favor were Wilkinson, Hughes, Pickrel, Miller. Opposed: None. Thereupon Mayor Hartz declared the meeting adjourned. Time: 6:50 P.M.

City of Neligh

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Joe Hartz, Mayor

(ATTEST)

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Danielle Klabenes, City Clerk

**CERTIFICATION**

I, the undersigned, City Clerk of the City of Neligh, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Council on March 11, 2019 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 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 at the meeting for examination and copying by members of the public; 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.

(SEAL)

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Danielle Klabenes, City Clerk

## Neligh City Council Special Meeting Proceedings

The Neligh City Council met for a special meeting on Monday, March 11, 2019 at 5:30 P.M. at the Council Chambers pursuant to posted notice on March 7, 2019.

Present were Mayor Joe Hartz and Council Members Brent Pickrel, Leonard Miller, Ted Hughes and Dale Wilkinson. Also in attendance were City Attorney Jim McNally, City Clerk Danielle Klabenes, Lori Johnson, News Reporter Jenny Higgins, Steph Stuhr, Heidi Bitney, Jenny Breuer, Duane Eichberger, Steve Simonsen, Kathy Volk and Diann Arehart.

The following agenda items were discussed with no action taken:

- Lori Johnson of Great Plains Appraisal presented the findings of the feasibility and market study for an intermediate and skilled nursing facility and an assisted living facility.

Meeting adjourned at 6:50 P.M.

City of Neligh  
/s/ Joe Hartz  
Mayor

/s/ Danielle Klabenes  
City Clerk

A complete copy of the minutes is available at the office of the city clerk during normal office hours.

Publish March 20, 2019