

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

January 13, 2026

The regular meeting of the City Council of the City of Neligh was held at the City Council Chambers on January 13, 2026 at 7:00 PM. Present were Council Members Ted Hughes: Present, Steph Lundgren: Present, Leonard Miller: Absent, Tyler Pedersen: Present. Mayor Joe Hartz was absent. Also in attendance were City Attorney James McNally, City Supt. Dan Donaldson, City Clerk Danielle Klabenes, News Reporter Kelli Garcia, Lee Wilkinson, Don Moser, Vicky Moser, Sid Charf, Ray Connot, Lori Pasewalk, Tyler Griffee, Amanda Gouge, Diane Brugger, and Lisa Hanson. Notice of this meeting was given in advance thereof by publication in the Antelope County News on January 7, 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 December 9th meeting minutes as presented. Seconded by Pedersen. Roll call votes in favor were Leonard Miller: Absent, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Yea. Yea: 3, Nay: 0, Absent: 1. Motion Carried.

TREASURER REPORT

Clerk Klabenes reported the first bond anticipation note of \$500,000 was paid in December and reflected in the water and sewer current expenses. She reported the State Revolving Fund request for reimbursement of \$224,000 had not been received yet. She reported the pool liner expense of \$16,000 came up in December to note the higher expenses for the pool last month. She reported two additional home rehab loan receipts in December increased the monthly revenues to \$6,875 and noted that these funds were for home projects and the demolition funds were spent. *Council member Pedersen moved to approve the December 2025 treasurer's report as presented. Seconded by Lundgren. Roll call votes in favor were Leonard Miller: Absent, Ted Hughes: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.*

PUBLIC COMMENTS

No public comments were heard.

PUBLIC HEARING FOR PURCHASE OF DIAL-A-RIDE BUS AND RESOLUTION 2026-1

A public hearing was held to hear support and opposition for a Dial-A-Ride Public Transit application for the purchase of a small bus with financial assistance from the Federal Transit Administration. Council President Hughes opened the hearing at 7:06 P.M. Clerk Klabenes reported she was made aware of available buses through NDOT to make application for. She reported an application for a bus for the transit department included federal funding from the Federal Transit Administration (FTA). She reported one requirement of the application was to hold a public hearing to allow the public an opportunity to comment on the application. She reported the estimated cost of the bus was \$130,000 with the City local match equal to 10% or \$13,000 and requested the match be made from the Lottery fund. She reported the bus would replace the 2019 van which could be sold with only 6,000 miles. There being no public comment, the hearing was closed at 7:09 P.M. *Council member Lundgren introduced and moved for passage Resolution 2026-1 to approve submission of an application for the purchase of a small bus for Dial-A-Ride Public Transit with financial assistance from the Federal Transit Administration. Seconded by Hughes. Roll call votes in favor were Leonard Miller: Absent, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.*

PUBLIC HEARING FOR IRISH SPIRITS II CLASS C LIQUOR LICENSE AND RESOLUTION 2026-2

A public hearing was held for the purpose of hearing support and opposition for Irish Spirits II for a Class C File 139624 liquor license. Council President opened the hearing at 7:10 P.M. Clerk Klabenes reported Irish Spirits was the new owner of the former Lucky Joe's location and had filed an application with the Nebraska Liquor Control Commission for a Class C liquor license. She reported the council was asked to make a recommendation for approval, denial, or no recommendation. There being no public comment, the hearing was closed: at 7:11 P.M. *Council member Lundgren introduced and moved for passage Resolution 2026-2 to approve an application for Irish Spirits II Class C Liquor License File 139624 for 108 East 2nd Street. Seconded by Pedersen. Roll call votes in favor were Leonard Miller: Absent, Steph Lundgren: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.*

PUBLIC STREET BETWEEN D&D PLAZA AND 6-PLEX APARTMENTS ON D STREET

Tenants of D & D Plaza, also known as the condominiums, east of D Street, including Don and Vicky Moser and Sid Charf, were in attendance to request that the driveway between the condominiums and the 6-plex apartments be given a street name. Don Moser reported that the condominiums insurance carrier had made such a request for emergency locations and signage be made. Discussion was held for increasing the available parking to accommodate the apartments once the apartment renovations were completed. City Supt. Donaldson reported that the owner of the 6-plex apartment building would like to remove the curb and extend the parking lot to the north and south. He reported that if the driveway became a city street for the city to maintain and provide snow removal, that a pass through the street would leave a furlough of snow at the end of each driveway that owners and tenants would have to shovel through, just like other residents along city streets shovel through. The Supt. also reported that the owners and tenants of the condos could get 911 access after visiting with the County Zoning Administrator how an address could be assigned and after the postmaster approved, the address would enter the 911 system and help shipping companies like UPS or FedEx to use the address which would be less confusing than using the current 105 D Street. City Attorney McNally reported the procedure to make a city street was to have a survey conducted with the legal descriptions for the property owners to deed the street to the city. Discussion was held that the survey would determine if the area were wide enough for a city street. Discussion was held that the owners would pay for the survey and the City Attorney would prepare the deed. No action was taken.

GRANT APPLICATION TO CIVIC & COMMUNITY CENTER FINANCING FUND (CCCFF) FOR PARK PROJECTS

City Clerk Klabenes reported that the CCCFF had a grant application cycle that opened in January with a 50% contribution to park projects. She reported that the letter of intent to file an application for the grant was due January 15th. She reported that in the event the city was not awarded a grant from Land Water & Conservation Fund (LWCF), she would like to be able to apply for the same funding assistance of 50% project costs offered by CCCFF. *Council member Lundgren moved to approve submission of a grant application for park improvement projects to the Civic & Community Center Financing Fund (CCCFF) with a letter of intent. Seconded by Pedersen. Roll call votes in favor were Leonard Miller: Absent, Ted Hughes: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.*

DANGEROUS BUILDING UPDATE

City Supt. Donaldson reported that the sale of the 301 J Street property was to occur by the Friday following the December 9th and took a little longer, but the property was signed over to Tyler Griffiee and Amanda Gouge the previous Friday and he received a copy on January 2nd. He reported that now that 301 J Street property was in the new owner's name that now the rehab process could begin. Tyler Griffiee reported he had ordered windows and siding and provided receipts to the City Supt. at the meeting. The City Supt reported that since the house was still condemned, he would work through a timeline with the new owners and communication must be only with the new owners. He reported the property was not approved to rent out until all the defects were taken care of and approved of. Supt Donaldson reported all communication must come from Tyler and Amanda. No action was taken.

City Supt. Donaldson reported he had spoken to the new owner of 507 East 4th Street for the demolition of the property that was condemned by the City of Neligh. The Supt reported that the owner, Manual Parra, was waiting for the state final asbestos report to come back so that all materials were removed. He reported the Asst. Fire Chief was visiting with the fire Marshall to plan for a fire training in the spring. He reported Parra plans to build on the lot, and Parra had paid for asbestos costs. No action was taken.

City Supt. Donaldson reported that at 1004 R Street he and the Police Chief had been working with the owners to try to sell the house with funds to move out. He reported there was a buyer and one day short of signing papers the owners declined the offer. He reported family of the owners had called the Superintendent and tried to help and thanked Donaldson for his help, but the family could not assist further. City Attorney McNally reported the property would be placed on the demolition list, and the city would provide the notice and more forward with an eviction notice. Discussion was held that the home was not salvageable. The City Supt. reported health and human services had offered every avenue and adult health and human services had also visited. He reported that the owners were behind in taxes and if the taxes were paid by someone else, the owners would be evicted anyway. No action was taken.

TIMEFRAME PERMITTED FOR DEMOLITION COMPLETION

City Supt. Dan Donaldson reported the ordinance for demolition of buildings provided for a 6-month period to complete the demolition. He reported that six months was a long time to create a hole and expose the hole before filling in the excavation which can create a nuisance when mowing is delayed due to the hole, rocks, and debris. He recommended changing the period to 30 days to tear down, demolish, remove debris, and fill the excavation to completion. City Attorney McNally suggested consideration for 60 days to allow for weather and scheduling. *Council member Pedersen moved to approve the recommendation of the City Supt. to change the timeframe permitted for completing a demolition to 60 days instead of 6 months and request the City Attorney to prepare the ordinance for the next council meeting.* Seconded by Lundgren. Roll call votes in favor were Leonard Miller: Absent, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.

ECONOMIC DEVELOPMENT DIRECTORS REPORT

The Economic Development Director was absent from the meeting. City Clerk Klabenes reported for the Economic Development Director that the 6-plex project had drywall in the upstairs apartments completed and the lower-level apartments were awaiting HVAC installation to finish. She reported the LB840 Loan Review Committee would be meeting with an applicant for a property that was on the nuisance list, review the application and have a recommendation to the City Council at the February meeting. She reported the balance of the Market Rate Revolving Loan was \$713,207 and noted that the loan was a Chamber of Commerce account for funds to develop housing as eligibility for such revolving loan program was a non-profit status which the Chamber of Commerce met. She reported that former Chamber Director Shelby Snodgrass has worked with the City Supt on a tire amnesty grant application and notice of award was received in December for \$52,775. City Supt. Donaldson reported the grant was for about 350 tons of tire collection and the event may be held in April. The Clerk reported the community satisfaction survey included with the utility bills in November had 114 respondents participate, compared to the first survey saw 40 respondents' comment. She reported the results would be provided at another meeting. She reported the Economic Development office would be closed from January 13 through January 20th or later with calls forwarded to the City Hall while the Director was absent. The clerk reported that Clearwater projects included working with the Department of Economic Development on the procurement process for the planning and street projects and a new website with Nebraska Public Power District was reviewed last week. *Council member Lundgren moved to approve the December Economic Development report as presented by the City Clerk.* Seconded by Pedersen. Roll call votes in favor were Leonard Miller: Absent, Ted Hughes: Yea, Steph Lundgren: Yea, Tyler Pedersen: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.

Diane Brugger, the past President of the Chamber of Commerce, reported on the Chamber of Commerce history and partnership in the community and asked the City Council to allow the Chamber of Commerce to use

the Economic Development office for central access and a community presence, including a location to pick up and drop off Chamber Bucks. Lisa Hanson, treasurer of the Chamber of Commerce, reported the Chamber received notice at the December meeting that the Chamber and Economic Development would be separating, and the Chamber Director had resigned at the same time. Discussion was held that a meeting with a couple of representatives from the Economic Development Board, Chamber of Commerce, City Council, ED Director, and City Attorney would be beneficial to discuss and define procedures, offer communication clarity, and discuss office space. It was the consensus of the council that the Economic Development office could be used by the Chamber of Commerce one day a week on Wednesdays when the Director was working in the Clearwater office. Discussion was held that confidential files should be locked and shared office space makes information discretion hard to enforce so individual office space would be better. *Council member Lundgren moved to approve for the Chamber of Commerce to use the ED office on Wednesday until further notice and access for interviews after 4:30pm, be granted access to the building through the key, with mail picked up and placed on the Chamber desk space.* Seconded by Pedersen. Roll call votes in favor were Leonard Miller: Absent, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried. No action was taken on the termination of contract.

Council member Pedersen moved to approve the Attraction, Startup and Transition (AST) application for Irish Spirits II for a 10% discount on electric utilities for one year and a 5% discount on electric utilities for a second year for a total of 24 continuous months. Seconded by Lundgren. Roll call votes in favor were Leonard Miller: Absent, Steph Lundgren: Yea, Ted Hughes: Yea, Tyler Pedersen: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.

POLICE REPORT

Police Chief Logan Lawson was absent. *Council member Lundgren moved to approve the December Police Report as written.* Seconded by Pedersen. Roll call votes in favor were Leonard Miller: Absent, Tyler Pedersen: Yea, Steph Lundgren: Yea, Ted Hughes: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried.

CITY SUPT. & ELECTRIC REPORT

City Supt. Donaldson reported the month of December presented tough scheduling with employee absences, illness, and vacations. He reported he attended a meeting on the pickleball courts with pictures of benches, nets, and court colors. He reported the Maples sent promotional items with the new Legacy Courts logo. He reported he had talked to the new director of the Nebraska State Historical Society who was in favor of the Elkhorn River bypass being cleaned out by the city and was open to the possibility of deeding the property south of the river to the tree dump to the city. He reported on the plans from the architects for the grandstands repairs which offered a good blueprint on what work was needed to do. He reported he would be sharing the plans with the Antelope County Ag Society once he had a materials cost and check if the Ag Society would split costs. The Supt. reported that some of the work could be done by city staff. The Supt. reported several pieces of equipment had sold for about \$26,000 which would be applied toward the backhoe purchase. He reported as he worked toward bringing the Solid Waste budget in black at end of year, he detected the city personnel were helping unload recycling and trash items at the Compactor instead of managing the items dropped off and collecting the fees for trash or electronics. He reported that the personnel needed to focus more on management of materials dropped off than as a laborer so that the solid waste items were charged and collected appropriately. He reported new signage and pull-down barriers like a railroad crossing were installed at the Compactor as result of an incident with the pit and were recommended by the insurance company. He thanked the council for the hiring of a new solid waste employee who began earlier that week and covered for another employee who had been sick and no jail volunteers had been available. He reported a longtime colleague of the city, Dave Petersen, had assisted with engineering forms and reporting for electric generation had recently retired and the two replacement engineers would be meeting with the City Supt., the Electric Generation Supervisor and Joe McNally later that week to discuss electric generation reports. He reported the electric personnel were almost finished with the Q street install project by hooking up the transformer and pulling wires. *Council member Pedersen moved to approve the City Supt report as presented.* Seconded by Lundgren. Roll call votes in favor were Leonard

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

NEW MOON THEATER REPORT

Theater Liaison Lundgren reported the theater board met last week to discuss the next list of grants to pursue and pay the grant writer. She reported the spring grant cycle included a grant to a group that visited the theater in the fall and applications were accepted at any time. She reported plans were being made for a February fundraiser with the Library's Youth Librarian for a Paint and Sip event during the week of Valentine's Day. She reported the City Supt. and Theater Board President had talked about grant money to spend on the demolition of the interior of the theater now that the mold and asbestos were removed. City Supt. Donaldson reported that the Board President was compiling a scope of work and list of priorities to bid out. He also asked the council about the city personnel assisting with the demolition of the theater. It was the consensus of the council that the city could assist with the demolition of a city owned building and time in the months ahead to assist. Lundgren reported that the theater would like to check if the seats might be used as momentos or in the entry way, but most seats would leave. *Council member Hughes moved to approve the New Moon Theater report as presented.* Seconded by Pedersen. Roll call votes in favor were Leonard Miller: Absent, Ted Hughes: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea Yea: 3, Nay: 0, Absent: 1. 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 Leonard Miller: Absent, Ted Hughes: Yea, Steph Lundgren: Yea, Tyler Pedersen: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried. The Blackstrap invoices will be placed on the February agenda due to a lack of majority of the city council since Council Member Hughes would have to abstain due to a conflict of interest.

There being no further business to conduct, *Council member Lundgren moved to adjourn.* Seconded by Pedersen. Roll call votes in favor were Leonard Miller: Absent, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Yea Yea: 3, Nay: 0, Absent: 1. Motion Carried. Time adjourned 8:53 P.M.

City of Neligh

Ted Hughes, Council President

ATTEST

Danielle Klabenos, City Clerk

CERTIFICATION

I, the undersigned, City Clerk of the City of Neligh, Nebraska, hereby certify that on January 13, 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