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

October 13, 2026

The regular meeting of the City Council of the City of Neligh was held at the City Council Chambers on October 13, 2026 at 7:00 PM. Present were Mayor Joe Hartz and Council Members Ted Hughes, Tyler Pedersen, Leonard Miller, and Stephanie Lundgren. 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 Pofahl, Lyle Juracek, Lee Wilkinson, Lisa Hanson, Stephanie Leigh, Dewey Teel, and Carla Teel. Notice of this meeting was given in advance thereof by publication in the Antelope County News on October 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. 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.

APPROVAL OF MINUTES

Council member Pedersen moved to approve the September 8th regular meeting minutes, and the September 29th special meeting minutes as presented. Seconded by Hughes. Roll call votes in favor were Leonard Miller: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea, Ted Hughes: Yea. Yea: 4, Nay: 0. Motion Carried.

TREASURER REPORT

Clerk Klabenes reported wind power was sold in August, the invoice sent in September, with payment to be received in October and reflected on the October treasurer report. She reported the annual treasurer's report presented a simplified view of the 2025-2026 fiscal year with bond principal and interest balances as of September 30th and that the annual report would be published in the local newspaper by statute in the following week. She reported that the bank summary provided a list of checking, saving, and investment balances per department and per local bank ending September 30th. She also reported Nebraska Public Power District provided notice during budget preparation of an 11.2% transmission rate increase and in the previous week, the public power district provided notice of a 22% Sub Transmission rate increase. She reviewed an August invoice with the proposed rate increases for an estimated $32,500 annual increase. She reported the public power board meeting in November was scheduled to confirm or adjust the proposed rate increases for January 1, 2027. *Council member Lundgren moved to approve the September 2026 treasurer's report, annual treasurer's report and annual bank summary report for fiscal year 2025-2026 as presented.* Seconded by Miller. Roll call votes in favor were Leonard Miller: Yea, Ted Hughes: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea Yea: 4, Nay: 0. Motion Carried.

Clerk Klabenes reported on transfers made in August, September, and October to reimburse the General Fund for expenses the General fund paid during the year for other funds, such as Lottery, LB840, CDBG or Pickleball. She reported the transfers totaled $177,356.57 and requested the Council approve the transfers to reimburse the General Fund. She reported on the Street and Solid Waste payment from the General fund to the Electric fund for the backhoe loader purchased in December 2025. She reported the Fire Department certificate of deposit with unused equipment funds was created on September 29th for the future purchase of equipment. Discussion was held for the pickleball court items to complete including the camera, gate, and access system. *Council member Hughes moved to ratify the city clerk's action for 2025-2026 fiscal year end transfers as presented.* Seconded by Pedersen. Roll call votes in favor were Steph Lundgren: Yea, Ted Hughes: Yea, Tyler Pedersen: Yea, Leonard Miller: Yea. Yea: 4, Nay: 0. Motion Carried.

PUBLIC COMMENTS

Lisa Hanson introduced the new Chamber Manager, Stephanie Leigh, to the City Council. She reported Stephanie would be working in the Economic Development/ Chamber office primarily on Wednesdays for 10-15

hours per week. She reported a front door code would be changed and a code for the copy machine would be provided for the Chamber's business needs with a monthly $25 consumable supplies payment. Council members welcomed Stephane Leigh. No action was taken.

Lyle Juracek reported on the need for two public parking spaces on 3rd street in front of the American Legion flags for the monthly Heartland Mobile Food Pantry. Discussion was held for the measures the ESU #8 has taken to park in other locations when teachers or training come to town. Discussion was held for placing two cones on the two public parking spaces in front of the American Legion flags to assist with the mobile food pantry truck entering and exiting the food distribution. No action was taken.

DEMOLITION BID FOR 301 J STREET

City Supt. Donaldson reported he had contacted four contractors for bids to demolish the 301 J Street property. He reported one contractor declined, one contractor offered an hourly rate verbally, and one contractor did not schedule availability. Mayor Hartz opened one bid received from Spud Trucking LLC for $7,000. The Superintendent reported he had rescheduled twice for an asbestos inspection as the owners could not be reached to enter the interior of the property but was able to enter the home and obtain samples. He reported a visual observation for asbestos materials including the floor tile and the garage slate siding. He reported the slate siding required separate removal and transport from the rest of the demolition material which the contractor would haul away the demolition material only. He reported he was awaiting the asbestos removal bid, separate from the $7,000 demolition bid for a full project cost. *Council member Pedersen moved to approve the demolition bid for 301 J Street by Spud Trucking, LLC for $7,000.* Seconded by Hughes. Roll call votes in favor were Steph Lundgren: Yea, Ted Hughes: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea Yea: 4, Nay: 0. Motion Carried.

NON-CITY TRASH BAGS BROUGHT TO COMPACTOR

City Supt. Donaldson reported he had been asked by several residents why non-city residents did not pay a monthly fee to use the Compactor as the residents inside city limits paid a monthly fee for the compactor and curbside services. Discussion was held to consider a surcharge and the difficulty in tracking multiple family members or multiple trips to the Compactor per month for non-city residents. Discussion was held for updated signage with pictures and rates stated to display at the Compactor. A lengthy discussion was held in considering a higher price for a non-city garbage bag to encourage recycling and a non-city resident surcharge plus the price of solid waste items delivered to the Compactor. *Council member Pedersen moved to approve a surcharge of $3.00 for non-city limits residents plus the price of the solid waste items delivered to the Compactor.* Seconded by Miller. .Roll call votes in favor were Tyler Pedersen: Yea, Leonard Miller: Yea, Ted Hughes: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0. Motion Carried.

COMPACTOR USE FROM CUSTOMERS RESIDING OUTSIDE OF ANTELOPE COUNTY

Discussion was held for allowing or not allowing non-Antelope County residents use of the Compactor following inquiry from a neighboring county request. It was the consensus of the council to allow the use of the Compactor to non-Antelope County residents by charging the same surcharge to non-city residents plus the price of solid waste items delivered to the Compactor to cover the costs. Discussion noted that if out of county residents were using the Compactor, that the Compactor rates were cheaper than other locations and to consider the greater economic impact. *Council member Lundgren moved to allow out of county compactor use to customers outside of Antelope County as long as the same non-city resident surcharge and fees were assessed.* Seconded by Pedersen. Roll call votes in favor were Ted Hughes: Yea, Steph Lundgren: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea. Yea: 4, Nay: 0. Motion Carried.

RESOLUTION 2026-13 SCHEDULE OF FEES FOR SETTING MUNICIPAL SERVICE RATES AND FEES

Following a review of the proposed municipal rates and service fees, *Council member Pedersen moved to introduce and move for passage Resolution 2026-13 setting rates and fees for municipal services in the 2026-2027 Schedule of Fees.* Seconded by Lundgren. Roll call votes in favor were Ted Hughes: Yea, Steph Lundgren: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea. Yea: 4, Nay: 0. Motion Carried. Thereupon Mayor Hartz declared

Resolution 2026-13 adopted.

ORDINANCE NO. 675 SETTING SEWER RATES FOR CUSTOMERS NOT CONNECTED TO MUNICIPAL WATER SYSTEM

Discussion was held for the proposed sewer rate for a commercial customer along East Highway 275 that recently connected to the city sewer system but was not connected to the city water system. *City Council member Hughes moved to introduce Ordinance 675 entitled as follows:*

AN ORDINANCE OF THE CITY OF NELIGH, NEBRASKA, ESTABLISHING, AND IMPOSING RATES FOR CUSTOMERS USING MUNICIPAL SEWER SERVICES WHO ARE NOT CONNECTED TO THE MUNICIPAL WATER SYSTEM; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

And moved that the statutory rule requiring reading on three different times be suspended. Seconded by Pedersen to suspend the rules and upon roll call vote on the motion, the following Council members voted: Leonard Miller: Yea, Steph Lundgren: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea. Yea: 4, Nay: 0. 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 to adopt Ordinance 675,* which motion was seconded by Council Member Pedersen. Mayor Hartz then stated the question, "Shall Ordinance No. 675 be passed and adopted?" Upon roll call vote, the following Council Members voted: Leonard Miller: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0. 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 affined his signature thereto and ordered the City Clerk to publish said ordinance one time as prescribed by law.

APPOINTMENTS

Mayor Hartz recommended the re-appointments of Angie Belitz to the Park Foundation for a 3-year term, and Krista Schindler to the Economic Development Board and Neligh Development Agency for a 3-year term. *Council member Lundgren moved to approve the appointments as presented.* Seconded by Miller. Roll call votes in favor were Leonard Miller: Yea, Steph Lundgren: Yea, Ted Hughes: Yea, Tyler Pedersen: Yea. Yea: 4, Nay: 0. Motion Carried.

ECONOMIC DEVELOPMENT DIRECTORS REPORT

Economic Development Director Lauren Sheridan reported the 6-plex apartments were not finished yet, but tenants were applying for the apartments. Discussion was held that the full loan amount on the 6-plex had not been distributed with about $40,000 withheld yet. She presented a marketing brochure to promote with contractors on the housing funds available. She reported the housing account balance was $723,854.03, one outstanding loan with $1,750 in penalty fees as of October 6th, and one project was pending approval. She extended congratulations to Blackburn Manufacturing on being named the 2026 Nebraska Diplomats Business of the Year.

The Director reported upgrades to the Discover Neligh App included push notifications of events and business promotions which would also enable a younger audience more likely to use the app than a website. Discussion was held for advertising the app in different locations around town in addition to the window clings spread out through town. She reported the fall paper shredding event was scheduled for the next day with the new Chamber Manager, Stephanie Leigh, to welcome attendees. She reported she had extended collaboration with Elgin in their efforts to educate LB840 for the November election. She reported Clearwater was planning for community meetings on Oct 21st and the Clearwater Rodeo was named a large purse rodeo for the 16th time. *Council member Lundgren moved to approve the Economic Development Director's report as presented.* Seconded by Pedersen. Roll call votes in favor were Ted Hughes: Yea, Tyler Pedersen: Yea, Leonard Miller: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0. Motion Carried.

Director Sheridan reported that the Reinke Farm and City Service business had applied for a $3,906.49 project for a single-sided aluminum metal sign with digital print and lighting. She reported the grant request was for $1,500 pending Economic Development Board approval. *Council member Hughes moved to approve the Reinke Farm & City Service facade grant application for $1,500 for signage with digital print and lighting, pending the Economic Development Board approval.* Seconded by Miller. Roll call votes in favor were Leonard Miller: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea, Ted Hughes: Yea. Yea: 4, Nay: 0. Motion Carried.

The Economic Development Director requested discussion and comments for a proposal to change the original term for construction projects using the rural workforce housing fund from a 15-month term to an 18-month term from loan closing as more realistic on a 1% financed loan. It was the consensus of council to agree to extend the term to 18 months. The Director reported that the Economic Development Board would also discuss a penalty structure with a fee to double every 90 days, which the consensus of the council agreed. She also reported that the proposal included applying the penalty to projects incurring extraordinary circumstances evaluated on a case-by-case basis. Discussion was held on other towns using vacant lots to encourage the building and filling of vacant lots. She also reported on researching the potential for moving the housing fund under a city affiliated entity after the five-year contract period, with the Economic Development Board to discuss also.

Sheridan reported she would like to submit a Request for Proposals for the Certified Local Government (CLG) for the Historic Property Survey Grant for the $24,000 grant for the National Park Service, pending ED Board approval. *Council member Lundgren moved to authorize the Economic Development Director to submit a Request for Proposal for the Certified Local Government for a Historic Property Survey grant, pending Economic Development Board Approval.* 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.

POLICE REPORT

Chief Lawson reported September was a routine month with school settling in. He reported September investigations included assisting the Department of Health and Human Services on unfit living conditions of a home, an uncontrollable juvenile case, a peace disturbance with drinking under the influence, and a sexual assault case turned over to Nebraska State Patrol. He reported trainings included a criminal interdiction hosted by the Yankton Police Department for rural law enforcement. He reported assistance was extended to both Holt County and the O'Neill police department on the use of the restraint chair. The Chief thanked the State Patrol for hosting a regional leadership meeting in Norfolk for law enforcement issues and ideas on how to handle them. He reported that a number of applicants had submitted interest in the police officer position and interviews were underway. Discussion was held about whether the compensation and training costs for an officer completing the academy could include costs in addition to training expenses. The Council asked the City Attorney to research training expenses and allowable costs like fringe benefits for future employment contract consideration. *Council member Pedersen moved to approve the written Police report as presented.* Seconded by Miller. Roll call votes in favor were Leonard Miller: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea, Steph Lundgren: Yea Yea: 4, Nay: 0. Motion Carried.

CITY SUPT. AND ELECTRIC REPORT

City Supt. Donaldson reported street projects included concrete work paid for from last year's budget and dust control application on gravel streets. He reported bridge inspections were completed and noted two bridges were moved to an annual inspection to include the far south truss bridge by the tree dump and the Belmar Creek bridge. He reported the trees by Hammill Apartments and Pinnacle Bank were scheduled to be removed in the next two weeks. In the park, the Superintendent reported Roger Legate started the brick work on the VFW memorial. He reported a few pickleball court items were needed to finish the project including the cameras, a re-made gate, and the installation of a latch for auto control. He reported that Sherri Maple had Homecoming events on Sunday, and that students had fun playing pickleball. The Superintendent reported he was awaiting renewed bids from contractors to send to the park project grantors for final approval. He extended thanks to Nate Hughes for sprinklers installed, and reseeding and the Loofe donation in the mini park in Russell Park.

In the solid waste department, he reported the forklift had a new head repaired, a new hire was doing well out at the Compactor, 16.9 tons of cardboard and about 16 gaylords of milk jugs were taken to the mill. The Supt. reported a $15,000 pump in the sewer lift station was installed as about 90% of sewage goes through the park lift station which needs two pumps, compared to the other lift stations operating on one pump. He reported that one backup pump was on hand now. He reported the water influx in the sewer plant was found on J Street and fixed. He reported 18 million gallons of water were pumped until this leak was found.

He reported the electric generation emissions tests were completed for the 5-year tests. He reported one generator had problems starting with one solenoid transferring fuel from one tank to another. He reported electric personnel were completing tree trimming and other city personnel were assisting with picking up branches. He reported the transformer on the east annex was being repaired now and the 5th street project would continue before cooler weather made pulling wires more difficult. Council Member Pedersen reported that Boyd's Electric Service had installed an electric vehicle (EV) charger at the hospital. *Council member Lundgren moved to approve the City Supt. report as presented.* Seconded by Hughes. Roll call votes in favor were Ted Hughes: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0. Motion Carried.

NEW MOON THEATER REPORT

Theater Liaison Lundgren reported the chili cookoff was hosted at the American Legion for the Ultimate Tailgate. She extended a thank you to all the cooks and bakers for materials and food donations. She reported one student participated and won an award, and all ages were in attendance. She reported the Theater board partnered with the library for the Theater Troupe with the Theater President assisting as a coach. She reported the Theater board continued working with the grant writer. Lundgren extended a big thank you to Joyce Cameron at the American Legion for hosting so many events in town. *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, Leonard Miller: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0. Motion Carried.

APPROVAL OF BILLS

Council member Lundgren moved to approve the current claims except for the Blackstrap & Boyd's Electric Service invoices as presented. Seconded by Hughes. Roll call votes in favor were Tyler Pedersen: Yea, Ted Hughes: Yea, Leonard Miller: Yea, Steph Lundgren: Yea. Yea: 4, Nay: 0. Motion Carried.

Council member Pedersen moved to approve the Blackstrap invoices of $100 for weigh tickets and $1,231.71 for calcium chloride. Seconded by Lundgren. Roll call votes in favor were Leonard Miller: Yea, Tyler Pedersen: Yea, Steph Lundgren: Yea, Ted Hughes: Abstain. Yea: 3, Nay: 0, Abstain: 1. Motion Carried.

Council member Lundgren moved to approve Boyd's Electric Service invoices of $3,070.00 for electric generation testing. Seconded by Miller. Roll call votes in favor were Ted Hughes: Yea, Steph Lundgren: Yea, Leonard Miller: Yea, Tyler Pedersen: Abstain. Yea: 3, Nay: 0, Abstain: 1. Motion Carried.

There being no further business to conduct, *Council member Miller moved to adjourn.* Seconded by Pedersen. Roll call votes in favor were Steph Lundgren: Yea, Leonard Miller: Yea, Tyler Pedersen: Yea, Ted Hughes: Yea. Yea: 4, Nay: 0. Motion Carried. Time 9:08 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 on October 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.

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(SEAL) City Clerk