June 12, 2025

Notice of the meeting was given to advance by publication in the Sheridan County Journal Star, the designated method for giving notice as shown by the affidavit of publication on file in the City Clerk's office. Agendas of the meeting were simultaneously given to the Council President and all members of the Council. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

A meeting of the City Council of the City of Gordon was called to order at 6:00 p.m., June 12, 2025, in the Council Chambers of the city auditorium. The Council President noted the location of the Open Meetings Laws poster.

Present: Evans, Gates, Woodbeck, Dehart and Petersen.
Absent: No one.

Motion by Gates, seconded by Evans to approve the minutes of the May 29, 2025 meeting. Ayes: Gates, Woodbeck, Dehart, Petersen and Evans.

Motion by Petersen, seconded by Evans to approve the May 2025 Treasurer's Report. Ayes: Woodbeck, Dehart, Petersen, Evans and Gates.

Abbreviations for the legal: EX, Expense; FE, Fee; GR, Groceries; MI, Mileage; RE, Reimbursement; RPT, Report; SA, Salaries; SE, Services; SU, Supplies.

Motion by Woodbeck, seconded by Evans to approve the June 6, 2025 Payroll. Ayes: Dehart, Petersen, Evans, Gates and Woodbeck.

PAYROLL WARRANTS

EFTPS	**Federal Tax Payment System**	**RE**	**$10,401.21**
EFTPS	**NE Child Support Pymnt Center**	**RE**	**$260.77**
55456	**Credit Management Services**	**RE**	**$164.19**
55457	**NW Mutual**	**RE**	**$4,248.22**
EDEP	**Employee Paychecks**	**SA**	**$32,971.21**
	TOTAL PAYROLL WARRANTS		**$48,045.60**

Motion by Woodbeck, seconded by Petersen to approve the Expense Warrants. Ayes: Petersen, Evans, Gates, Woodbeck and Dehart.

EXPENSE WARRANTS

GF1047	**JLH Construction**	**EX**	**$27,500.00**
RS1319	**BMO Bank NA**	**SU**	**$1,611.18**
RS1320	**JLH Construction**	**EX**	**$27,500.00**
EFTPS	**Fleet Services**	**SU**	**$1,519.40**
EFTPS	**NE Dept of Revenue**	**RE**	**$3,233.53**
55458	**AT & T Mobility**	**SE**	**$306.32**

55459	**BMO Bank NA (New Credit Card)**	**SU**	**$2,361.51**
55460	**Tony Bishop**	**RE**	**$50.00**
55461	**Tim Chaput**	**RE**	**$50.00**
55462	**DAS State Acct**	**SE**	**$268.80**
55463	**Bound Tree**	**SU**	**$98.34**
55464	**Curtis Elder**	**RE**	**$50.00**
55465	**JD Financial**	**SU**	**$1,001.11**
55466	**Scott Fisher**	**RE**	**$50.00**
55467	**Scott Fleming**	**RE**	**$50.00**
55468	**Grocery Mart**	**SU**	**$296.38**
55469	**General Fund Money Market**	**EX**	**$20,000.00**
55470	**Hinn's Auto Supply**	**SU**	**$361.32**
55471	**Homestead**	**SU**	**$132.72**
55472	**Rylan Heesacker**	**SE**	**$495.00**
55473	**Husker Auto**	**SU**	**$30.99**
55474	**Jerry Hardin**	**RE**	**$50.00**
55475	**Hometown Leasing**	**SE**	**$341.35**
55476	**Hills Tire & Supply**	**SE**	**$100.00**
55477	**Insurance Fund Money Market**	**EX**	**$12,000.00**
55478	**Interstate Industrial Service**	**SE**	**$247.27**
55479	**JP Cooke**	**SU**	**$3,725.27**
55480	**Max Meng**	**RE**	**$50.00**
55481	**Quentin Macumber**	**RE**	**$50.00**
55482	**Joseph McGough**	**RE**	**$30,000.00**
55483	**NPPD**	**SE**	**$6,499.76**
55484	**NWRPPD**	**SE**	**$4,505.89**
55485	**NW Pipe**	**SU**	**$705.00**
55486	**Verizon Connect**	**SE**	**$174.50**
55487	**One Call Concepts**	**SE**	**$67.00**
55488	**Sam Piper**	**RE**	**$50.00**
55489	**Petty Cash**	**RE**	**$417.43**
55490	**Shane Pascale**	**RE**	**$50.00**
55491	**The Pit Stop**	**SE**	**$20.00**
55492	**Reina's Welding**	**SE**	**$1,692.33**
55493	**Glen Spaugh**	**RE**	**$50.00**
55494	**Superfoods**	**SU**	**$41.67**
55495	**Kalon Sauer**	**RE**	**$50.00**
55496	**Sheridan County Journal Star**	**SE**	**$272.15**
55497	**Smith, King and Simmons**	**SE**	**$1,064.25**
55498	**Travis K Lawn**	**SE**	**$1,032.33**
55499	**True Value**	**SU**	**$853.80**
55500	**TK Elevator**	**SE**	**$1,379.25**
55501	**Water Reserve Fund**	**EX**	**$3,000.00**
55502	**Water/Sewer Bond Fund**	**EX**	**$24,500.00**
55503	**Kevin Wolkins**	**RE**	**$50.00**
55504	**Keith Wolkins, Sr**	**RE**	**$50.00**
55505	**Keith Wolkins**	**RE**	**$50.00**
55506	**Mike Calitri**	**SE**	**$3,420.00**
	TOTAL EXPENSE WARRANTS		**$183,525.85**

Motion by Gates, seconded by Woodbeck to suspend the statutory rules and waive second and third readings of Ordinance 1243 – An ordinance confirming the sale of real estate to Erik Frandsen. Ayes: Evans, Gates, Woodbeck, Dehart and Petersen.

Motion by Gates, seconded by Evans to pass the final reading of Ordinance 1243. Ayes: Gates, Woodbeck, Dehart, Petersen and Evans.

CITY OF GORDON, NEBRASKA
ORDINANCE No. 1243

AN ORDINANCE OF THE CITY OF GORDON, NEBRASKA CONFIRMING THE SALE OF REAL ESTATE TO ERIK FRANDSEN, TO-WIT: Lot 6, Keller Subdivision, a subdivision in the SW1/4 of Section 19, Township 33 North, Range 41 West of the 6th P.M., Sheridan County, Nebraska.

WHEREAS, the City of Gordon, Nebraska owns real estate described as follows:

Lot 6, Keller Subdivision, a subdivision in the SW1/4 of Section 19, Township 33 North, Range 41 West of the 6th P.M., Sheridan County, Nebraska

WHEREAS, the City of Gordon, Nebraska passed and approved Resolution # 2025-04, wherein the village directed the sale of the above described real estate to Erik Frandsen at the purchase price of $7777.77, and the Buyer is further required to pay all costs and expense of the transaction, including by not limited to publication and title insurance premiums;

WHEREAS, following the passage of Resolution # 2025-04, directing the sale as described herein, Notice of such Resolution and proposed sales transaction was published in the Sheridan County Journal Start, a newspaper of general circulation in Sheridan County, Nebraska, for three successive weeks, with the first publication occurring on May 14, 2025 and the final publication occurring on May 28, 2025;

WHEREAS, since publication of Resolution # 2025-04 and publication as required by law no petitions in remonstrance have been filed in opposition to such sales transaction;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF GORDON, NEBRASKA,

Section 1. That the City of Gordon approves and directs sale of the following described real property to ERIK FRANDSEN, for the agreed purchase price of $7777.77. The Buyer shall be responsible for all costs and expenses of the real estate transaction, including by not limited to: title insurance premiums and publication costs:

Lot 6, Keller Subdivision, a subdivision in the SW1/4 of Section 19, Township 33 North, Range 41 West of the 6th P.M., Sheridan County, Nebraska

Section 2. The above described sales are to be made "as is" without warranty or guarantee and by legal description only, and subject to any easements or reservations of record.

Section 4. The President of the City Council and City Clerk are hereby authorized and empowered to execute and deliver a Warranty Deed to Erik Frandsen, as Buyer, at such time as closing of the real estate sale can be arranged pursuant to the terms and conditions as outlined herein, including payment of the required purchase funds, costs and expenses.

PASSED, APPROVED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF GORDON, NEBRASKA on this 12th day of June, 2025.

CITY OF GORDON, NEBRASKA

___/s/ Alyssa Dehart_____

ATTEST: President of the City Council

_/s/ Kim Buchan_____

City Clerk

Roxanne Gatewood has submitted a Special Exception application for the square footage of tiny homes that she is planning to construct on Outlot S. At the April 15, 2025 Planning Commission meeting, the commission voted to recommend approval of the application as presented to the Gordon City Council. Todd Sherburn represented Ms. Gatewood at this meeting to answer any further questions from the Council. It was clarified during the discussion that this application is only for a special exception to the square footage of the homes. Ms. Gatewood will still need to submit a building permit and contact NE 811 for a locate request. Mr. Sherburn will be meeting with Utility Superintendent Shane Pascale to discuss the existing utilities on this lot.

After some discussion, motion by Woodbeck, seconded by Petersen to grant a Special Exception to Roxanne Gatewood as noted in her application. With the granting of this request, may it be noted that the term of this Special Exception will be for three years from passage and that Ms. Gatewood will be required to follow all guidelines which are presented by the City of Gordon Utilities and Public Works Departments; to ensure that all public utilities and right-of-way's are not obstructed. Ayes: Woodbeck, Dehart, Petersen, Evans, and Gates.

Motion by Woodbeck, seconded by Gates to approve the Professional Services Agreement (PSA) with Panhandle Area Development District. Ayes: Dehart, Petersen, Evans, Gates and Woodbeck. This PSA allows the city to move to the next step in the Downtown Revitalization Grant project.

The City of Gordon received two bids for the auditorium roof repair/replacement project. The first bid was from Strong 1, LLC for a total of $74,950 and the second bid was from Twin City Roofing for a total of $69,946. After some discussion, motion by Gates, seconded by Petersen to award the bid for the auditorium roof repair project to Twin City Roofing. Ayes: Petersen, Evans, Gates, Woodbeck and Dehart.

Tim Liebermann, Chairman of the Gordon Tree Board, informed council of the Three-Year IRA Grant that the City of Gordon has been awarded. This grant will include the removal and pruning of dead and dying trees on residential properties. Also included is the replacement of removed trees to improve the tree canopy health of the City of Gordon. President Dehart expressed concerns regarding how ambitious this grant is. The grant is for $30,000 per year and will cover up to 35 tree removals and replacements. Ms. Dehart's concerns were centered around the labor aspect of the grant. Possible solutions to this issue would be contacting the local FFA chapter or other community organizations that may possibly volunteer their time to this project. After some discussion, motion by Woodbeck, seconded by Gates to approve the Three-Year IRA Grant and to appoint City Manager Scott Fleming as the authorized official for the grant. Ayes: Evans, Gates, Woodbeck, Dehart and Petersen.

Jessica Rosane presented council with the proposed plans and location of the Gordon Bark Park. Total estimated cost is $6,500, which she hopes to cover with community donations. The location of the park proposed by Public Works Director Kevin Wolkins is to the south of the Fairview Park baseball field. This area already has existing water service and is located in an area where parking would not be an issue. It is also located close to the fairgrounds, so people attending events there will be able to take full advantage of the Bark Park. Motion by Woodbeck, seconded by Gates to approve the Bark Park plans and location south of Fairview Park. Ayes: Gates, Woodbeck, Dehart, Petersen and Evans.

Shane Pascale, Utility Superintendent approached council about a possible fund raiser for the Gordon Swimming Pool. Mr. Pascale would like to have a free swim night with a free will donation BBQ. Motion by Gates, seconded by Petersen to allow Mr. Pascale to further research this fundraiser and present a completed plan at a future meeting. Ayes: Woodbeck, Dehart, Petersen, Evans and Gates.

Motion by Gates, seconded by Evans to approve the application made by Hannah Calkins for the Gordon Volunteer Rescue Squad. Ayes: Dehart, Petersen, Evans, Gates and Woodbeck.

During the Public Comments agenda item, the only member of the public to speak was Sheriff Jeff Brewer, who offered his full support for the Bark Park.

Motion by Gates, seconded by Woodbeck to go into executive session at 7:16 pm for the purpose of review of a legal matter. Ayes: Petersen, Evans, Gates, Woodbeck and Dehart. The only item to be discussed in executive session is the review of a legal matter.

With no action taken, council reconvened in regular session at 7:25 pm.

With no further business, motion by Gates, seconded by Petersen to adjourn the city council meeting at 7:26 pm. Ayes: Evans, Gates, Woodbeck, Dehart and Petersen.

/s/ Kim Buchan
City Clerk

/s/ Alyssa Dehart
Council President

I, the undersigned, City Clerk for the City of Gordon, Nebraska hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the President and Council on June 12, 2025; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continuously current and available for inspection at the office of the City Clerk; that such subjects were contained in said minutes of the Mayor and Council of the City of Gordon 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 of the time and place of said meeting and the subjects to be discussed at said meeting.

/s/ Kim Buchan
City Clerk