August 14, 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., August 14, 2025, in the Council Chambers of the city auditorium. The Council President noted the location of the Open Meetings Laws poster.

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

Motion by Gates, seconded by Petersen to approve the minutes of the July 31, 2025 meeting. Ayes: Evans, Gates, Woodbeck, Dehart and Petersen.

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

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

Motion by Petersen, seconded by Evans to approve the August 1, 2025 Payroll. Ayes: Woodbeck, Dehart, Petersen, Evans and Gates.

PAYROLL WARRANTS

EFTPS	**Federal Tax Payment System**	**RE**	**$12,795.69**
EFTPS	**NE Child Support Pymnt Center**	**RE**	**$260.77**
EFTPS	**NE Dept Revenue**	**RE**	**$3,529.11**
55612	**Credit Management Services**	**RE**	**$199.96**
55613	**NW Mutual**	**RE**	**$4,563.01**
EDEP	**Employee Paychecks**	**SA**	**$40,910.40**
	TOTAL PAYROLL WARRANTS		**$62,258.94**

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

EXPENSE WARRANTS

EFTPS	**General Checking**	**EX**	**$14,565.99**
GF1048	**Rubber, Inc**	**EX**	**$15,319.43**
RS1321	**Grocery Mart**	**SU**	**$84.99**
RS1322	**Sheridan County Journal Star**	**SE**	**$55.00**
EFTPS	**Fleet Services**	**SU**	**$2,148.27**
EFTPS	**NE Dept of Revenue**	**RE**	**$2,520.66**
55649	**Loyal Plumbing Heating & Cooling**	**EX**	**$476.12**
55656	**AT & T Mobility**	**SE**	**$306.09**

55657	B & T Lazerwash	SE	$700.00
55658	Barco Municipal Products	SU	$167.77
55659	BC Tire Repair	SE	$200.00
55660	BMO Bank	SU	$1,141.79
556161	City of Gordon	RE	$100.00
55662	Curtis Elder	RE	$50.00
55663	DAS State Acct	SE	$268.80
55664	Eakes	EX	$64.99
55665	FNBO	SE	$155.58
55666	General Fund Money Market	EX	$20,000.00
55667	Glen Spaugh	RE	$50.00
55668	Greenamyre Contractor & Bldr	SE	$1,450.00
55669	Grocery Mart	SU	$96.40
55670	Hinn's Auto Supply	SU	$939.59
55671	Homestead	SU	$129.76
55672	Hometown Leasing	SE	$341.35
55673	Huber & Associates, Inc	SE	$4,320.00
55674	Insurance Fund Money Market	EX	$12,000.00
55675	Jerry Hardin	RE	$50.00
55676	JD Financial	SU	$343.99
55677	Kalon Sauer	RE	$50.00
55678	Keith Wolkins	RE	$50.00
55679	Keith Wolkins, Sr	RE	$50.00
55680	Kevin Wolkins	RE	$50.00
55681	League of NE Municipalities	FE	$3,783.00
55682	Loyal Plumbing Heating & Cooling	SE	$12,178.73
55683	MacQueen Equipment	SE	$1,801.20
55684	Max Meng	RE	$50.00
55685	Michael Orthman	SE	$1,212.50
55686	Midwest Pyrotechnics	SE	$12,000.00
55687	MPC Heating & Cooling	SE	$303.35
55688	NE Generator Service	SE	$3,159.90
55689	NPPD	SE	$9,773.17
55690	NWRPPD	SE	$4,765.14
55691	NW Pipe Fittings	SU	$3,132.66
55692	One Call Concepts	SE	$36.78
55693	Panhandle Area Development Dist	FE	$1,323.52
55694	PCC Ambulance Billing	SE	$1,822.73
55695	PP Care Fund	RE	$200.00
55696	Petty Cash	RE	$242.65
55697	Pomp's Tire Service	SU	$813.88
55698	Quentin Macumber	RE	$50.00
55699	Rocky Mtn Air Solutions	SE	$607.00
55700	Rylan Heesacker	SE	$707.50
55701	Sam Piper	RE	$50.00
55702	Sargent Drilling Co	SE	$14,565.99
55703	Scott Fisher	RE	$50.00
55704	Scott Fleming	RE	$450.00
55705	Shane Pascale	RE	$50.00
55706	Sheridan County Clerk	FE	$16.00
55707	Sheridan County Journal Star	SE	$601.60

55708	**Smith, King & Simmons**	**SE**	**$469.00**
55709	**Tim Chaput**	**RE**	**$50.00**
55710	**TK Elevator**	**SE**	**$1,386.00**
55711	**Tony Bishop**	**RE**	**$50.00**
55712	**Triangle Electric**	**SE**	**$2,607.85**
55713	**True Value**	**SU**	**$1,823.22**
55714	**USA Blue Book**	**SU**	**$613.63**
55715	**LNM - Utilities Section**	**FE**	**$723.00**
55716	**Water Reserve Fund**	**EX**	**$3,000.00**
55717	**Water/Sewer Bond Fund**	**EX**	**$24,500.00**

TOTAL EXPENSE WARRANTS $187,216.57

Tim Liebermann, Tree Board Chairman, was in attendance to present the Spring Tree Beautiful Blossoms winners, Mike & Cheryl Calitri, with their award. Mr. and Mrs. Calitri were unable to attend the meeting to accept their plaque that included a picture of their winning tree that received half of the total votes. Mr. Liebermann also reviewed with council the budget for the upcoming three year grant that the Tree Board has been awarded.

Motion by Woodbeck, seconded by Petersen to approve Resolution 2025-10: League Association of Risk Management Renewal with the three-year commitment. Ayes: Petersen, Evans, Gates, Woodbeck and Dehart.

RESOLUTION NO. 2025-10

WHEREAS, Gordon is a member of the League Association of Risk Management (LARM);

WHEREAS, section 8.10 of the lnterlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 90 days prior to the desired termination given to and that members may agree to extend the required termination notice beyond 90 days in order to realize reduced excess coverage costs, stability of contribution rates and efficiency in operation of LARM; and

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM as provided in the attached letter.

BE IT RESOLVED that the governing body of Gordon, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

☐ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. (**180 day and 3 year commitment; 5% discount**)

Adopted this 14th day of August, 2025.

Signature: /s/ Alyssa Dehart **ATTEST: /s/ Kim Buchan**

Title: Council President **Title: City Clerk**

Motion by Gates, seconded by Woodbeck to pass Resolution 2025-11 Establishing a parade route for the G/R Homecoming Parade. Ayes: Evans, Gates, Woodbeck, Dehart, and Petersen.

RESOLUTION NO. 2025-11

WHEREAS, the City of Gordon intends to create a parade route from 1ST Street and Main Street to 5th Street and Main Street, for the Gordon/Rushville High School Homecoming Parade, Friday, September 12, 2025, from 1:00 pm to 5:00 pm**.**

WHEREAS, closure of roadways along the parade route is necessary to relieve the through traffic from the area in the City of Gordon, Nebraska on or near the parade route, and to provide a safe event for participation and spectators, and;

WHEREAS, the Main Street (Nebraska Highway 27) roadway from 1st Street to 5th Street is part of the state highway system and is located within the official corporate limits or zoning jurisdiction of the City of Gordon, and;

WHEREAS, the City of Gordon, while making use of the state highway system for a special event, shall have the legal duty to protect the highway property from any damage that may occur arising out of the special event and the state shall not have any such duty during the time the City of Gordon is in control of the property as specified in the notice provided pursuant to LB 589/N.R.S §39-1359, and;

WHEREAS, any existing statutory or common law duty of the state to protect the public from damage, injury, or death shall become the duty of the City of Gordon while making use of the state highway system for a special event and the state shall not have any such statutory or common law duty during the time the City of Gordon is in control of the property as specified in the notice provided pursuant to LB 589/N.R.S §39-1359, and;

WHEREAS, pursuant to LB 589/N.R.S §39-1359, thirty (30) days advance written notice of the special event must be provided to the Nebraska Department of Roads which specifies the date and time City of Gordon will assume control of the identified state highway property, as well as the date and time the City of Gordon will relinquish control of such state highway property to the State of Nebraska. In addition, the City of Gordon shall provide beginning and ending locations for the highway closure including sufficient area for the placement of advance warning and/or detour signing, and include sufficient time for the City of Gordon to prepare and later clean the property prior to returning possession back to the State of Nebraska, and;

WHEREAS, LB 589/N.R.S §39-1359 dictates that if a special event includes any portion of the State of Nebraska Highway System, the City of Gordon shall, if a claim is made against the State of Nebraska, indemnify, defend, and hold harmless the State of Nebraska from all claims, demands, actions, damages, and liability, including reasonable attorney's fess, that may arise as a result of the special event; and

NOW, THEREFORE, BE IT RESOLVED, that said Parade Route and road Closure referred to hereinabove is hereby adopted. That the governing body of the City of Gordon acknowledges and accepts all duties set out in LB 589/N.R.S §39-1359, subsection (2) and accepts that the City of Gordon shall indemnify, defend, and hold harmless the State of Nebraska from all claims, demands, actions, damages, and liability including reasonable attorney's fees, that may arise as a result of the event and such Parade Route and Road Closure is accepted by the City of Gordon and the Mayor and City Clerk are hereby authorized and directed to execute same on behalf of the municipality.

__/s/ Alyssa Dehart_____
ALYSSA DEHART, COUNCIL PRESIDENT

ATTEST:

__/s/ Kim Buchan_____
KIM BUCHAN, CITY CLERK

Motion by Woodbeck, seconded by Petersen to pass Resolution 2025-12 Deeming 316 N Spruce St, Gordon a Dangerous and Unsafe Building. Ayes: Gates, Woodbeck, Dehart, Petersen and Evans.

RESOLUTION NO. 2025-12

A RESOLUTION DEEMING 316 NORTH SPRUCE STREET, GORDON, NEBRASKA AS A DANGEROUS AND UNSAFE BUILDING PURSUANT TO CITY ORDINANCE \3-601 to \3-609; DIRECTING NOTICE OF DESIGNATION AS DANGEROUS BUILDING AND ORDER OF ABATEMENT; AND AN EFFECTIVE DATE.

WHEREAS, on July 14, 2025 the Gordon Board of Health met in an open public meeting and determined 316 North Spruce Street, Gordon, Nebraska to be a dangerous and unsafe building as defined by Gordon City Ordinances and issued a recommendation to the Gordon City Council to proceed with necessary proceedings to condemn the property;

WHEREAS, on July 31, 2025, the Gordon City Council reviewed the recommendation of the Gordon Board of Health regarding 316 North Spruce Street, Gordon, Nebraska and additional photographs of such property and determined that the condition of the property had worsened to the point that it is necessary to deem such property a dangerous and unsafe building pursuant to Gordon City Ordinance 53-601 to 53-609;

NOW THEREFORE BE IT RESOLVED BY THE GORDON CITY COUNCIL AS FOLLOWS:

l. A house owned by Sandra Musfelt and Robert Musfelt and located at 316 North Spruce Street, Gordon, Sheridan County Nebraska and which is legally described as Lot Four (4), Block Thirty (30), Original Town of Gordon, Sheridan County, Nebraska, is found to be a dangerous and unsafe building as defined by Gordon City Ordinance {3-601 ;

2. The house located at 316 North Spruce Street, Gordon, Nebraska is hereby declared to be a public nuisance and a dangerous building for the following reasons:

a. The property has become so dilapidated, decayed, unsafe and unsanitary so that it utterly fails to provide the amenities essential to decent living and that it is unfit for human habitation or is likely to cause sickness or disease so as to cause injury to the health, morals, safety or general welfare of those living therein;

b. Has light, air and sanitation facilities which are inadequate to protect the health, safety or general welfare of human beings who live or who may live there;

c. Has been so damaged by causes such as deterioration and accumulation of animal excrement and waste and other miscellaneous debris so as to have become dangerous to life, safety or the general health and welfare of occupants of the people of the City;

d. Is unsafe, unsanitary or dangerous to the health, safety or general welfare of the people of the City because of its condition due to the prolonged and continuous accumulation of animal waste and excrement, accumulation of miscellaneous debris, and the overal decline and decay due to lack of care or abandonment and the accumulation of waste or debris;

e. Is in violation of Gordon City Ordinances and is a public nuisance as defined by Gordon City Ordinance 53-501 to {3-503 for the accumulation of animal excrement, waste, trash and debris and the generally unsafe and unsanitary conditions have permeated the overall structure and condition of the building to such an extent that it cannot reasonably be repaired so that it will no longer exist in violation of such ordinances;

f. Pursuant to Gordon City Ordinance 53-603, it is determined that 316 North Spruce Street, Gordon, Nebraska cannot reasonably be repaired to a degree in which it will no longer exist in violation of Gordon City Ordinances; is in such condition as to make it dangerous to the health, morals, safety or general welfare of its occupants and therefore is ordered to be vacated and demolished.

3. A copy of this Resolution shall be recorded in the office of the Sheridan County Register of Deeds and pursuant to Neb.RevStat. S 18-1722.01, no fee shall be charged for such recording or for the release of such recording.

4. The Gordon City Council hereby directs the city code enforcement officer to post a sign or Notice of Dangerous Building on 316 North Spruce Street, Gordon, Nebraska and a copy of such notice shall also be delivered to any owners or occupants of such premises pursuant to Gordon City Ordinance 9-605.

5. An owner, occupant, lessee, mortgagee, agent or other person having any interest in 316 North Spruce Street, Gordon, Nebraska may request a hearing of the City's determination of this property as a dangerous and unsafe building by delivering a written request for hearing and a statement of any reasons for such disagreement or dispute with such determination. Such request for hearing and accompanying statement of disagreement or request for relief

shall be delivered to the Gordon City Clerk within 14 days from the date the notices required by Gordon City Ordinance 53-605 are delivered or received as required by law.

6. Passed and approved this 14th day of August, 2025.

/s/ Alyssa Dehart
Alyssa Dehart / Council President

ATTEST:
/s/ Kim Buchan
Kim Buchan / City Clerk

City Manager Scott Fleming updated council on the process to install yield signs on N Spruce Street at E 4th and E 5th Streets. The city must justify with the State of Nebraska the reason for the yield signs, but the justification cannot be for speed control or accident prevention. Council will be given a resolution at a future meeting to consider for passage to install these signs.

Council was given options for electronics to facilitate the electronic delivery of the council packet materials. After some discussion, council took no action on this item.

Due to changes in the laws of the State of Nebraska regarding municipalities property tax requests, Item O: Discussion on tax increase for property tax did not occur.

Council was given information regarding implementation of a Telecommunications Occupation Tax. Councilman Woodbeck expressed concern that even though telecommunications companies are not allowed to directly pass on the occupation tax to the consumer, that they would do so through rate increases. City Manager Scott Fleming stated that he was presenting this as a possibility to increase the revenue of the City of Gordon. With increasing costs, each year's budget is becoming more difficult to balance. After some discussion, motion by Woodbeck, seconded by Evans to take no action on this item and to not discuss it further. Ayes: Woodbeck, Petersen and Evans. Nays: Dehart and Gates.

Motion by Woodbeck, seconded by Gates to pass Resolution 2025-13. Ayes: Dehart, Petersen, Evans, Gates and Woodbeck.

CITY OF GORDON, NEBRASKA
RESOLUTION 2025-13

WHEREAS, the City of Gordon, Nebraska recognizes that a properly functioning Public Water System is necessary to the health and welfare of the citizens of the city; and

WHEREAS, the Mayor and City council have determined that portions of the city Public Water System are in need of significant repair and improvement; and

WHEREAS, funding for the cost of the repair and improvement of portions of the city Public Water System may be obtained by loan from the Nebraska Department of Water, Energy, and Environment, subject to certain requirements and obligations;

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

That they should execute the contract for loan between the Nebraska Department of Water, Energy, and Environment and the City of Gordon, Nebraska designated as Project No. D311719, incorporated by reference into this Resolution as if fully set forth; and

BE IT FURTHER RESOLVED, Alyssa DeHart, Mayor, is hereby directed to execute the Agreement and all other documents necessary to facilitate the Loan between the Nebraska Department of Water, Energy, and Environment and the City of Gordon, Nebraska for the purpose of repairing and improving the city's Public Water System; and

BE IT FURTHER RESOLVED THAT Kim Buchan, City Clerk, be authorized and directed to sign all necessary documents, to furnish such assurances to the State of Nebraska as may be required by law or regulations, and to receive payment on behalf of the applicant.

HEREBY the RESOLUTION has passed and approved as of August 14, 2025.

City of Gordon, Nebraska

/s/ Alyssa Dehart
Mayor

Council was given the July Department reports. Councilman Woodbeck had questions regarding the pump that cleans the screens at the lagoon. Utility Superintendent Shane Pascale was not present, but communicated through text message stating that the pump is used to drain the water as the screen is 25 feet deep.

Council was given the July Manager's report.

During the public comments agenda item, Margie Irwin asked the council what happens next with 316 N Spruce Street. Council explained that it must first go through the process outlined in the city ordinances.

With no further business, motion by Woodbeck, seconded by Petersen to adjourn the city council meeting at 6:52 pm. Ayes: Petersen, Evans, Gates, Woodbeck and Evans.

/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 August 14, 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