

**CITY COUNCIL  
CITY OF LEXINGTON, NEBRASKA  
June 24, 2025**

A Regular Meeting of the Lexington City Council was held Tuesday, June 24, 2025, at Lexington, Nebraska at 5:30 p.m. Members of the Council present were John Fagot, John Salem, Dora Vivas, Jared Jacob, and Jeremy Roberts. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, Finance Director Derek Haines, Community Development Director Bill Brecks and City Clerk Pamela Baruth. The press was represented by the Clipper-Herald.

**NOTICE:** Notice of the meeting was given in advance, thereof by publication in Tuesday, June 17, 2025, edition of the Lexington Clipper-Herald, the designated method for giving notice, as shown by the Affidavit of Publication attached to these Minutes. Notice of this meeting was simultaneously 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 these Minutes. Availability of the Agenda was communicated in advance notice and in the notice to the Mayor and Council of this Meeting. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the agenda were available for public inspection.

**CALL TO ORDER:** The meeting was called to order by Mayor Fagot. Fagot informed the public that the Open Meetings Act is posted in the Meeting Room at the Lexington City Hall, 406 E. 7th Street, Lexington, Nebraska.

**MINUTES – REGULAR MEETING 6-10-2025:** Minutes of the Regular meeting held Tuesday, June 10, 2025, were presented. Moved by Jacob, seconded by Salem, to approve the minutes as presented. Roll call. Voting “aye” were Roberts, Salem, Jacob, Fagot. Motion carried.

**CLAIMS & BILLS:** Claims and Bills in the amount of \$1,995,516.78 were presented for Council’s consideration and approval. Upon review of the Claims and Bills as listed, moved by Salem, seconded by Vivas, to approve the Claims and Bills as listed, and authorize the City Treasurer to transfer \$355,315.71 from General Fund, \$97,328.10 from Street Fund, \$17,473.81 from TIF, \$1,452,389.02 from LEXUS, \$43,801.32 from Sanitation, \$4,921.41 from Ambulance, \$21,551.78 from Health Fund, and \$2,735.63 from Meals on Wheels to the City of Lexington’s Operating Account. Roll call. Voting “aye” were Jacob, Roberts, Vivas, Salem, Fagot. Motion carried.

**ACCOUNTS PAYABLE  
June 24, 2025**

Amazon Capital Services Inc	LB / Books / Supplies	388.36
American Family Life Assurance Company	Premiums	1,734.85
Arrow Seed LLC	ST / Brome Seed	487.50
ARK I CEI Hold Co LLC	Solar Power Purchase	15,913.09
ASK Supply Co LLC	ST / Soap Dispensers	87.50
Associated Supply Company Inc	AC / Chemicals	8,736.38
Aunt Jo's Home Appliance Center Inc	GGC / Washing Machine Repairs	312.00
B & H Services / Service Master	Cleaning Service	6,720.00
Baker & Taylor	LB / Books	413.51
Beverly Bogle Louthan PC	Professional Fees	1,200.00
Bound Tree Medical LLC	AMB / Medical Supplies	727.08
Cash-Wa Distributing	Food/Supplies/Concessions	7,621.68
Cengage Learning	LB / Books	984.47

Center Point Inc	LB / Books	298.85
Chesterman Company	AC / FH / GGC / REC / Beverages	1,787.50
Column Software PBC	Publications	18.80
Community Development Agency	TIF Pymts from Dawson Co Treasurer	17,473.81
Core & Main LP	WR / Meter Gaskets	71.93
Country Partners Cooperative	REC / Propane Bottle Fill	29.90
County of Dawson - Treasurer	Property Tax Sale	1,587.81
Davis Energy	FD / PK / ST / Fuel / Fuel Purchase	3,348.68
Deterding's Stoves & Fireplace Inc	AC / Vacuum Hose / Chlorine Reagent	481.97
Downtown Nowhere	PK / Talent / Independence Day Event	800.00
Eakes Inc	EL / DocMgmt Support	490.00
Edgewater Insurance LLC	2024 Workers Comp Audit Prem	9,995.00
Environmental Resource Associates Inc	WWTP / Testing	1,493.83
Fastenal Company	ST / Supplies	556.49
Galls Parent Holding LLC	PD / Uniform Expense	155.09
Hach Company	WWTP / Lab Supplies	968.39
Health Claims	Claims	11,370.59
Holbein, Dahlas	AMB/FD/Truck Maint/Fuel/Clean	1,500.00
Homeier Ventures LLC	OC / PK / Supplies / Hardware	12.55
Lee Enterprises / Lee Advertising	AC/EL/GGC/PK/Publications/Promotion	1,253.78
Lexington Health Fund	Self-Funding	56,945.35
Lexington Regional Health Center	DOT-Random Drug & Alcohol Testing	105.00
LEXUS	Utilities	48,525.45
Jimenez, Juan	ST / Reimbursement / Boots	76.25
Kiesler Police Supply Inc	PD / Duty Weapons	14,739.16
Knapp Electric Inc	SW / Sewage Pump Repair	2,470.14
Macqueen Equipment LLC	FD / Goggles	1,155.10
Majestic Theatre, The	Advertisements / Promotion	1,000.00
Mead Holding Company Inc	DS / WWTP / Supplies	59.90
Midlands Contracting Inc	SW / Liftstation / Line Cleaning	7,913.75
Mid-States Automation & Control Inc	OC/ERV/Heatpump/Svc/Repairs/Parts	4,962.00
Municipal Supply Inc of Nebraska	WR / Parts	4,129.27
Nebraska Diplomats Inc	CC / Membership Dues / McFarland, B	350.00
Nebraska Library Association	LB / Membership Dues / Norton, J	90.00
Nebraska Public Power District	O & M	244,532.26
	Power Purchase	909,910.00
Nebraska Safety & Fire Equipment Inc	OC / Service Alarms	757.50
Nebraskaland Tire Inc	ST / Tire Repair / Tires	344.66
Olsson Inc	ST / Professional Services / Consulting	6,630.40
One Billing Solutions	AMB/Monthly Billing/April/May	3,773.34
O'Reilly Auto Enterprises LLC	WR / Parts	11.98
Paulsen Inc	ST/Sand/Gravel/Fiber Mesh/Limestone	2,933.70
Platte Valley Auto Mart Inc	PD / ST / Oil & Lube / Repairs	564.42
Plumbing & Heating Wholesale Inc	WR / Backflow Parts	774.25
Quality Flow Systems Inc	WWTP / Service Check / Liftstation	2,310.00
Ramada Midtown	FD / Lodging / 2025 Fire School	2,933.10
Rockmount Research & Alloys Inc	ST / Parts	150.52
S & W Auto Parts Company	PK / ST / Parts	505.88
Sirchie Acquisition Company LLC	PD / Supplies	40.98
Smart Solutions Group Inc	CM / EDC Forge Software Subscription	1,000.00
Stryker Sales Corporation	PD / Freight Charges	10.25

Tappan, Jeffery / Mac's Shortstop	REC / Concessions	281.62
TASC	Administration Fees	175.62
Titan Machinery - Lexington	PK / ST / Equipment Repairs	524.00
United Tactical Systems LLC	PD / Ammunition	664.00
Verizon Wireless	Cellular Service	717.22
Village Cleaners Inc	GGC / Janitorial Supplies	70.75
Baker & Taylor	LB / Books	905.87
Baruth, Pam	CM/Travel Exp/League Conference	254.40
Business Card / Bank of America		
Amazon.com	AC / CEM / PK / ST / Parts / Supplies	443.89
American Red Cross	AC / Lifeguard Training	1,456.00
Canva	LB / Software	14.99
Kitty's/McDonalds/Rivals/Tony's Tacos	PD / Travel - Training Meals	124.56
Microsoft	LB / Software	12.25
Payroll.org	CT / Membership Dues / Allen, M	305.00
Swim Outlet	AC / Lifeguard Uniforms	217.37
Twin Pines Power Equipment	ST / Equipment Parts	321.33
Water Environment Federation	WWTP / Membership Dues / Glaze, D	139.60
Cash-Wa Distributing	Food/Supplies/Concessions	5,028.41
Chesterman Company	AC / REC / Beverages	1,170.00
City of Lexington	Utility Franchise Fees	95,333.64
Column Software PBC	Publications	8.40
Country Partners Cooperative	REC / ST / Propane / Herbicide	169.00
COX Information Services	LB / Periodical Subscriptions	1,007.74
Dan's Sanitation	Sanitation Fees	43,801.32
Davis Energy	FD / Fuel	126.15
Eakes Inc	EL / LB / Office Supplies	222.43
First Interstate Bank	LB / Petty Cash	473.16
Fyr-Tek Inc	FD / Parts	55.70
Health Claims	Claims	8,165.72
Hiland Dairy Foods Company	MOW / Dairy Products	293.74
JDHQ Hotels LLC / Embassy Suites	CM/CT/Lodging / League Conference	440.00
Legacy Outdoors Advertising	PK / Promotion / City Fireworks Show	960.00
Lexington City Payroll Account		
Payroll	Wages	241,091.03
Social Security	Employer Portion / FICA Med	18,013.02
Union Bank & Trust	Employer Portion / Pension	6,062.00
Union Bank & Trust	Police Pension	3,999.25
ICMA	City Manager Pension	1,135.25
Madison Energy Holdings LLC	Solar Power Purchase	49,824.28
Mead Holding Company Inc	ST / PK / Supplies / Lumber	174.39
Meritain Health	Health Insurance Premium	40,511.04
Nebraska Machinery Company	ST / Equipment Repair	1,610.20
O'Neill Wood Resources LLC	ST / Wood Grinding	23,200.00
O'Reilly Auto Enterprises LLC	ST / Parts	56.93
Platte Valley Auto Mart Inc	PD / Oil & Lube	75.44
Principal	Dental Insurance Premium	4,648.69
Sirchie Acquisition Company LLC	PD / Supplies	104.75
Standard Insurance Company	Life Insurance Premiums	1,010.48
Stout, Robby B / Stout Construction	ST / WR / Service / Repairs	18,486.00
U Save Pharmacy / Business Equipment	Supplies	1,681.62

VSP / Vision Service Plan	Vision Insurance Premium	1,075.36
W W Grainger Inc	WWTP / Parts	147.17
	<b>TOTAL CLAIMS:</b>	<b>1,995,516.78</b>

**FINANCIAL REPORT:** Moved by Vivas, seconded by Salem, to accept the financial report for May 2025 as presented. Roll call. Voting “aye” were Jacob, Roberts, Salem, Vivas, Fagot. Motion carried.

**PUBLIC COMMENTS:** Sue Wolf appeared before the council regarding concerns of moving the Grand Generation Center from its current location. Fagot indicated that the city is currently initiating a feasibility study regarding senior support services at the center and Ridgeway Senior Living to determine if there are opportunities to share resources for benefit and sustainability, but no conclusions have been reached. Peplitsch stated that once the study is completed, information will be made available for public comment and discussion.

**REDEVELOPMENT AGREEMENT:** Peplitsch reviewed a redevelopment agreement for the Vintage Townhomes Redevelopment Project. Following discussion, Resolution No. 2025-12 was presented. Moved by Salem, seconded by Jacob, to approve Resolution No. 2025-12 as presented. Roll call. Voting “aye” were Vivas, Roberts, Jacob, Salem, Fagot. Motion carried.

**RESOLUTION NO. 2025-12**

(Redevelopment Agreement—Vintage Townhomes Redevelopment Project)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, APPROVING THE REDEVELOPMENT AGREEMENT FOR THE VINTAGE TOWNHOMES REDEVELOPMENT PROJECT.**

**RECITALS**

A. The General Redevelopment Plan for Redevelopment Area #6 (the “**Redevelopment Plan**”), which covers certain portions of the City of Lexington, Nebraska that have been declared blighted and substandard and in need of redevelopment (the “**Redevelopment Area**”), was adopted by the City Council of the City of Lexington, Nebraska (the “**City**”) on November 8, 2022, pursuant to Resolution No. 2022-25.

B. In furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157, as amended (the “**Act**”), the City has approved an Amendment to the Redevelopment Plan (the “**Amendment**”) to create and implement the Vintage Townhomes Redevelopment Project (the “**Project**”) in the Redevelopment Area.

C. On June 16, 2025, the Community Development Agency of Lexington, Nebraska (the “**Agency**”) approved the Redevelopment Agreement for the Project, a copy of which is attached hereto as **Exhibit A** and incorporated by this reference (the “**Redevelopment Agreement**”).

D. Pursuant to the Redevelopment Agreement, the City would agree to, at its own expense, construct and install the Public Improvements, as defined in the Redevelopment Agreement. The City would subsequently receive the Tax Increment created by the Project to reimburse the City for the Public Improvement expenses.

E. The City Council has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lexington, Nebraska, does hereby approve the Redevelopment Agreement and authorizes the Mayor of the City to execute and enter into the Redevelopment Agreement, with such changes, modifications, additions, and deletions that are necessary or appropriate, for and on behalf of the City.

BE IT FURTHER RESOLVED, the City is hereby authorized to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, obtaining financing to cover the Public Improvement expenses.

BE IT FURTHER RESOLVED, the Agency is hereby authorized to execute and deliver the Redevelopment Agreement, with such changes, modifications, additions, and deletions that are necessary or appropriate, for and on behalf of the Agency.

BE IT FURTHER RESOLVED, the Agency is hereby authorized to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of TIF Indebtedness authorized pursuant to the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the Agency or the City.

**PASSED AND APPROVED** this 24<sup>th</sup> day of June, 2025.

**ROUNDTABLE:** Pepplichtsch gave an update on various current projects and future agenda items.

**ADJOURNMENT:** There being no further business to come before the Council, Fagot declared the meeting adjourned.

John Fagot, Mayor

Pamela Baruth, City Clerk

I, the undersigned City Clerk for the City of Lexington, Nebraska, hereby certify that all of the subjects included in the foregoing proceedings were contained in the Agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk during regular business hours prior to said meeting; that the Minutes of the Mayor and Council of the City of Lexington, Nebraska, 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 meeting of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

/s/ Pamela Baruth  
City Clerk