

**CITY COUNCIL
CITY OF LEXINGTON, NEBRASKA
May 27, 2025**

A Regular Meeting of the Lexington City Council was held Tuesday, May 27, 2025, at Lexington, Nebraska at 5:30 p.m. Members of the Council present were John Fagot, John Salem, Jared Jacob, and Jeremy Roberts. Dora Vivas was absent. 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 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 5-13-2025: Minutes of the Regular meeting held Tuesday, May 13, 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 \$2,932,587.17 were presented for Council’s consideration and approval. Upon review of the Claims and Bills as listed, moved by Salem, seconded by Roberts, to approve the Claims and Bills as listed, and authorize the City Treasurer to transfer \$971,867.57 from General Fund, \$94,434.09 from Street Fund, \$429,189.97 from TIF, \$1,378,901.64 from LEXUS, \$43,801.49 from Sanitation, \$415.88 from Ambulance, \$2,005.48 from American Rescue Plan Act Fund, \$6,815.17 from Health Fund, and \$4,822.88 from Meals on Wheels to the City of Lexington’s Operating Account. Roll call. Voting “aye” were Jacob, Roberts, Salem, Fagot. Motion carried.

**ACCOUNTS PAYABLE
May 27, 2025**

American Family Life Assurance Company	Premiums	1,734.85
ARK I CEI Holdco LLC	Solar Power Purchase	14,138.97
B & H Services / Service Master	Cleaning Service	6,839.00
Baker & Taylor	LB / Books	280.70
Bauer Built Inc	ST / WWTP / Tires / Tire Repair	288.00
Beverly Bogle Louthan PC	Professional Fees	1,200.00
Business Card / Bank of America		
Akon LLC	REC / Shipping	27.43
Amazon	Supplies/Employee Recognition	2,243.09
Bag-a-Nut	REC / Driving Range Equipment	730.00
Canva	LB / Software	14.99
Cash-Wa	WWTP / Dry Ice	22.74

Comfort Inn	PD / Lodging	500.84
Detectachem	PD / Testing Supplies	88.88
El Torro - Grand Island NE	PD / Travel Meals	28.38
Harbor Freight	WR / Tools	140.90
Microsoft	LB / Software	9.75
National Assn of School Resource Officers	PD / Membership Dues / Pinkelman, L	50.00
Sprinkler Warehouse	PK / Sprinkler Parts / Supplies	1,305.35
Tennis Warehouse	REC / Net Straps	85.56
United States Postal Service	CM / Postage	48.40
Walmart	CC / EL / Framing Supplies / Cables	76.82
Cash-Wa Distributing	MOW/REC/Food/Supplies/Concessions	3,263.11
Cengage Learning	LB / Books	84.71
Chesterman Company	REC / Beverages	1,410.00
City of Lexington - General Fund	Gen Fund Transfer to St/24-25 Budget	500,000.00
Colonial Research Chemical Corporation	ST / Mosquito Wipes	193.25
Country Partners Cooperative	PK / Propane Bottle Fill	44.85
Credit Services of Logan	EL / Collection Fees	78.12
Danko Emergency Equipment	FD / Clamps	255.00
Davis Energy	FD / ST / Fuel / Fuel Purchase	4,268.91
Dell Marketing LP	PK / WR / Computers	2,073.08
Eakes Inc	EL / Copier Expense / Service Call	352.44
Electrical Engineering & Equipment	SW / WWTP / Parts / Hardware	949.33
Fagot Refrigeration & Electric Inc	GGC / Service Call	193.77
Fastenal Company	ST / Safety Glasses	93.07
Government Finance Officers Association	CT / Membership Dues / Haines, D	190.00
Hach Company	WWTP / Lab Supplies	487.40
HD Supply Inc	CEM / Prod Rods / Sprinkler Parts	618.27
Health Claims	Claims	242.26
Hiland Dairy Foods Company	MOW / Dairy Products	184.42
Holbein, Dahlas	AMB/FD/Truck Maint/Fueling/Cleaning	1,500.00
Homeier Ventures LLC	PD / PK / Hardware / Plants / Soil	1,190.56
Intelligent Markins USA Inc	PK / Parts	153.34
Invest Plus Inc	MOW / Food	43.86
KBC Inc	OC / Pleated Filters	157.76
Kearney Winnelson Company	OC / Camode Seats	48.04
Kohl, Patrick J/Kohl Welding & Machining	WWTP / Welding Services	90.25
Lexington City Payroll Account		
Payroll	Wages	196,452.42
Social Security	Employer Portion / FICA Med	14,592.62
Union Bank & Trust	Employer Portion / Pension	6,487.02
Union Bank & Trust	Police Pension	3,907.49
ICMA	City Manager Pension	1,135.25
Lexington Health Fund	Self-Funding	56,945.35
LEXUS	Utilities	45,386.92
Lincoln Winwater Works Company	WR / Hydrant Valves	1,364.25
Madison Energy	Solar Power Purchase	43,242.90
Mead Holding Company Inc	Hardware/Supplies/Tools	139.88
Meritain Health	Health Premium	42,763.59
Midland Scientific Inc	WWTP / Lab Supplies	822.99
Misko Sports LLC	REC / Supplies	651.00
Municipal Supply Inc of Nebraska	WR / Hardware / Parts	2,644.52
Nebraska Commission on Law Enforcement	PD / Tuition / Instructor Courses	1,200.00
Nebraska Public Power District	O & M	140,798.69
	Power Purchase	928,365.07

Nebraska Safety & Fire Equipment Inc	OC / Tie Service into System	757.50
Nebraskaland Tire Inc	WR / Oil & Lube	97.87
Norton, Jennifer	LB / Travel Expenses / Workshop	210.00
Ocampo, Jasmine	Return of Property	6,000.00
Paulsen Inc	Sand/Gravel/Fiber Mesh/Limestone	1,499.50
Plumbing & Heating Wholesale Inc	WR / Backflow Parts	322.25
PPG Architectural Finishes Inc	ST / Paint Supplies	113.88
Principal	Dental Premium	4,782.22
Rose Holdings Inc	ST / Equipment Repair	633.01
Rosenblad, Brady	Electric Rebate	1,925.00
S & W Auto Parts	PK / Parts	64.47
Schroeder, Mickey L	ST / Install Glass	120.00
Schwarz, Mataya / Madeline's Café & Bakery	CM / Meeting Meal	88.28
Sirchie Acquisition Company LLC	PD / Supplies	121.19
Smith, Cameron	Electric Rebate	60.00
Standard Insurance Company Life Insurance	Premiums	987.25
State of NE/Public Health Environmental Lab	WR / Testing	1,588.00
Steinbrink Landscaping Inc	PK / Ornamental Grass	1,061.44
T & R Electric	EL / Transformer	2,675.58
TASC	Administration Fees	175.62
Titan Machinery - Lexington	PK / ST / Equipment Repair	3,781.20
Vak, Joseph / Lexington Animal Clinic	PD / Animal Care	372.25
Verizon Wireless	Cellular Service	717.18
Village Cleaners Inc	GGC / Janitorial Supplies	240.41
VSP / Vision Service Plan	Vision Premium	1,142.92
Walmart Stores Inc	Supplies	1,208.83
American Fence Company of Kearney	Remove/Relocate Fence/NW Trail Ph 3	7,973.85
Associated Supply Company Inc	AC / Chemicals	52.67
Cash-Wa Distributing	MOW / Food & Supplies	1,865.71
Change Clothing	REC / Aussie Open Tee Shirts	1,544.56
City of Lexington	Utility Franchise Fees	89,742.54
Community Development Agency	TIF Pymts/From Dawson Co Treasurer	429,189.97
Danko Emergency Equipment	FD / Boots	2,260.00
Dan's Sanitation	Sanitation Fees	43,801.49
Deterding's	AC / Supplies	133.98
Fagot Refrigeration & Electric Inc	GGC / Service Call	575.62
First Interstate Bank	AC / CM / PD / Petty Cash	283.26
GB Auto Service Inc	PK / Tire Repair	60.00
Health Claims	Claims	4,662.44
Homeier Ventures LLC	AC / Hardware	7.63
Lexington City Payroll Account		
Payroll	Wages	198,698.84
Social Security	Employer Portion / FICA Med	14,771.98
Union Bank & Trust	Employer Portion / Pension	6,045.29
Union Bank & Trust	Police Pension	3,966.06
ICMA	City Manager Pension	1,135.25
Mead Lumber	PK / Supplies	4.47
Platte Valley Auto Mart Inc	PK / 2024 2500 Tradesman 4x4	49,514.00
Stout, Robby B	ST / Cement & Dirt Work	10,251.00
Ward Laboratories Inc	WR / Testing	47.30
	TOTAL CLAIMS:	2,932,254.17

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

PUBLIC HEARING: Mayor Fagot opened a public hearing to consider a redevelopment plan amendment for Redevelopment Area #6. Pepplitsch reviewed senior housing project, cost benefit analysis, and indicated the CDA and Planning Commission have reviewed and recommended approval. There were no public comments, and the public hearing was closed. Resolution No. 2025-11 was presented. Following discussion, moved by Salem, seconded by Jacob, to approve Resolution No. 2025-11. Roll call. Voting “aye” were Roberts, Jacob, Salem, Fagot. Motion carried.

RESOLUTION NO. 2025-11

(Amendment to Redevelopment Plan and Cost-Benefit Analysis—Vintage Townhomes Redevelopment Project)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, APPROVING AN AMENDMENT TO REDEVELOPMENT PLAN #6 IN THE CITY OF LEXINGTON, NEBRASKA AND A COST-BENEFIT ANALYSIS 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. An Amendment to the Redevelopment Plan (the “**Amendment**”) for the Vintage Townhomes Redevelopment Project (the “**Project**”) has been prepared pursuant to the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157, as amended (the “**Act**”), to identify specific property within the Redevelopment Area that is in need of redevelopment to cause the removal of blight and substandard conditions (the “**Project Site**”), which is attached as **Exhibit A** and incorporated by this reference.

C. The Project will use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain public improvements on the Project Site, as more particularly described in the Amendment.

D. The Community Development Agency of the City of Lexington, Nebraska (the “**Agency**”), as required under Section 18-2113(2) of the Act, has conducted a Cost-Benefit Analysis for the Project, which is attached as Exhibit “C” to the Amendment.

E. On May 27, 2025, a meeting of the City Council was held at the Lexington City Council Chambers, 406 E 7th Street in Lexington, Nebraska in order to conduct a public hearing to determine whether the Amendment and the Cost-Benefit Analysis should be approved.

F. A notice of public hearing was published for at least two (2) consecutive weeks, the last of which was at least ten (10) days prior to the time and date of the public hearing, which notice of public hearing described the time, date, place and purpose of the hearing.

G. The City Council reviewed and discussed the recommendations received from the Planning Commission and the Agency.

H. The City Council has duly considered all statements made and materials submitted related to the submitted questions.

I. The Amendment clarifies the scope of the Redevelopment Plan and incorporates the Project into the Redevelopment Plan and into compliance with the Act.

J. Statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method proposed for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Amendment and the Cost-Benefit Analysis.

K. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to Section 18-2109 of the Act;

L. The Amendment will, in accordance with the present and future needs of the City, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

M. The Amendment is feasible and is in conformance with the general plan for development of the City as a whole, as set forth in the City of Lexington Comprehensive Plan, as amended.

N. The costs and benefits of the Project, including the costs and benefits to other affected political subdivisions, the economy of the City, and the demand for public and private services are in the long-term best interest of the City.

O. The Project would not be economically feasible without the use of tax increment financing and would not occur in the Redevelopment Area without the use of tax increment financing.

P. Pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the City Council desires to approve the Amendment and the Cost-Benefit Analysis.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lexington, Nebraska, does hereby approve and adopt the Amendment and the Cost-Benefit Analysis.

PASSED AND APPROVED this 27th day of May, 2025.

ORDINANCE: Ordinance No. 2476 entitled “AN ORDINANCE TO SET MANDATORY PENALTIES FOR TRUCKS AND COMMERCIAL VEHICLES PARKING IN RESIDENTIAL DISTRICTS; TO REPEAL ALL ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE FOR AN EFFECTIVE DATE AND FOR PUBLICATION IN ELECTRONIC FORM” was presented. Peplitsch reviewed the ordinance, noting increasing public complaints and little cooperation from existing

violators. Following discussion, moved by Salem, seconded by Roberts, to approve Ordinance No. 2476 on first reading. Roll call. Voting “aye” were Jacob, Roberts, Salem, Fagot. Motion carried.

AUDIT REPORT: Peplitsch indicated that the complete audit report for FY 2024 had not been received in time for a final review by staff but would like council’s authorization to submit the audit report to the state as required. Following discussion, moved by Salem, seconded by Jacob, to approve the final audit report for FY 2024 in absence of any material findings and to authorize the submission of the report to the state as required. Roll call. Voting “aye” were Roberts, Jacob, Salem, Fagot. Motion carried.

PUBLIC HEARING: Fagot opened a public hearing to receive comments from Citizens Advisory Review Committee on the Lexington Economic Development Program. As directed by the Committee, Peplitsch reported on activities and balances of the funds, noting the Committee had no comments or findings on the operation of the program. Following discussion, the public hearing was closed. Moved by Roberts, seconded by Salem, to accept the CARC report as presented. Roll call. Voting “aye” were Jacob, Salem, Roberts, Fagot. Motion carried.

CONTRACT: Peplitsch reviewed an operating contract with West Central Area Agency on Aging for the Meals Program for FY 2026. Following discussion, moved by Roberts, seconded by Jacob, to approve the contract and authorize execution of documents. Roll call. Voting “aye” were Salem, Jacob, Roberts, Fagot. Motion carried.

ROUNDTABLE: Peplitsch gave an update on various current projects.

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