CITY COUNCIL
CITY OF LEXINGTON, NEBRASKA
November 10, 2026

A Regular Meeting of the Lexington City Council was held Tuesday, November 10, 2026, in 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 Pepplitsch, City Attorney Brian Copley, Finance Director Derek Haines and City Clerk Bill Brecks. The press was represented by the Flatwater Free Press, Lexington Clipper-Herald and KRVN.

NOTICE: Notice of the meeting was given in advance 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 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 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 10/27/2026: Minutes of the Regular meeting held October 27, 2026, were presented. Moved by Vivas, seconded by Roberts, to approve the minutes as presented. Roll call. Voting "aye" were Jacob, Roberts, Salem, Vivas, Fagot. Motion carried.

CLAIMS & BILLS: Claims and Bills in the amount of $673,941.41 were presented for Council's consideration and approval. Upon review of the Claims and Bills as listed, moved by Roberts, seconded by Jacob, to approve the Claims and Bills as listed, and authorize funding allocations. Roll call. Voting "aye" were Vivas, Jacob, Roberts, Salem, Fagot. Motion carried.

ACCOUNTS PAYABLE
November 10, 2026

Amazon Capital Services	Supplies	3,131.93
B & H Services	Cleaning Service	6,648.92
Bennett, Curtis W	Create, Install Auto Logo	90.00
Black Hills Energy	Natural Gas	1,275.87
Brouill, Troshy, Kings & Jacks	Professional Services	6,832.31
Burnside, Dennis	Website Updates	2,000.00
Byrns Flooring	Carpet	650.00
Cash-Wa Distributing	Food, Supplies	1,643.50
Cengage Learning	Books	425.90

CenturyLink	Telephone Services	1,097.24
City of Lexington - Utility	Utility Franchise Fees	269.20
Core & Main	Meters	29,310.20
Country Partners COOP	Fertilizer	6,705.60
County of Dawson - Surveyor	Documents	30.00
Crouch Recreation	Parts	373.00
Cummins Inc	Maintenance	511.67
Dan's Sanitation	Fees	15,868.65
Davis Energy	Fuel	6,068.12
Defense Technology	Training	1,165.00
Dell Marketing	Computer Hardware	1,786.20
Depository Trust	2020 CURB Payment	99,022.50
DES PP LLC	Promotional Supplies	65.89
DPPD	Power Purchase	9,505.66
Eakes Inc	Copier Expense, Supplies	112.94
Fremarek Inc	Supplies	355.39
Galls	Supplies	97.92
GB Auto Service	Tire Repair	30.00
Great Plains Communications	Internet Service	887.41
Greater Nebraska Cities	Professional Services	667.00
Health Claims	Claims	11,153.76
Heldt McKeone & Copley Law	Professional Fees	2,700.00
Hiland Dairy	Food	111.50
Hydro Optimiz & Automation	Parts	7,185.69
Ideal Laundry & Cleaners	Rug Service	1,062.50
Intellicom	Support, Software	13,454.95
Intermedia	Telephone Services	561.91
JEO Consulting	Professional Services	14,000.00
John Deere Financial - Bomgaars	Parts, Supplies	2,050.26
John Deere Financial - Lanmark	Parts, Service	3,517.63
Jones Plumbing	Parts	50.90
Kirk's Trenching & Septic	Portable Rental, Cleaning	380.00
LEE Enterprises	Omaha World Herald Subscription	1,174.79
Mead Lumber	Supplies	284.01
Menard Inc	Supplies	196.39
MH Logistics	Parts	173.82
Midland Scientific	Supplies	81.50
Midlands Contracting	Sewer Cleaning	13,095.00
Midwest Laboratories	Supplies	251.50
Nebraska Department of Revenue	Sales & Use Tax	63,316.30
Nebraska Interactive	Data Access	3.00

Nebraska Machinery	Parts, Repairs	4,997.97
Nebraska Safety & Fire Equip	Inspections, Alarm Monitoring	792.70
Nebraska Water Experts	Soft Water	636.89
O'Hara Lindsay & Associates	Professional Services	333.00
One Call Concepts Inc	Locates	60.05
Paper Tiger Shredding	Document Disposal	500.00
Patton, Janelle	Record Keeping	500.00
Paulsen Inc	Sand & Gravel, Fiber Mesh	1,639.38
Platte Valley Auto	Service	93.17
Platte Valley Communications	Maintenance	90.00
Platte Valley Excavation	Demolition	37,500.00
Platte Valley Labs	Testing	980.00
Pointclickcare	Software Access	747.43
Quality Fitness Lexington LLC	Memberships	262.08
Rentokil NA Inc	Pest Control	117.00
RetirmenthomeTV Corp	Cable Service	1,299.63
Richardson, Calvin	Lawn Care	100.00
S & R Inc	Supplies, Parts, Tools	127.01
S & W Inc	Supplies, Parts, Tools	35.98
Schroeder, Mickey	Parts	450.00
Spectrum	Cable Service	50.00
Titan Machinery	Parts	180.54
TL Sund	Haul Dirt	2,275.00
United Flow Technologies	Parts	434.50
U Save	Office Supplies, Postage	1,227.89
Vak, Joseph	Animal Care	1,117.60
Village Cleaners	Supplies	181.28
Werner's Sprinklers Inc	Pest Control	180.45
Wilkins Architecture	Professional Services	1,223.01
YMCA of Hastings	Instructor School	825.00
Cash-Wa Distributing	Food, Supplies	1,627.45
Central Community College	CPR Certification	536.00
City of Lexington - Street	Fuel	11,503.26
Corbec Investments	Sod	2,101.05
Core & Main	Meters	1,342.43
Dell Marketing	Computer Hardware	474.98
Eakes Inc	Supplies	27.02
First Interstate Bank	Petty Cash	198.30
Galls	Uniform Expense	255.52
Glaze, Ethan	Boots	106.99
Health Claims	Claims	10,829.08

Holbein Lawn Service	Lawn Care	240.00
Lexington Area Solid Waste	Special Waste Disposal	1,712.34
Lexington City Payroll Account		
Payroll	Wages	187,651.36
Social Security	Employer Portion / FICA Med	13,939.08
Union Bank & Trust	Employer Portion / Pension	6,609.28
Union Bank & Trust	Police Pension	4,834.96
ICMA	City Manager Pension	942.31
Lift Solutions	Equipment Repair	3,022.75
Mead Lumber	Supplies	13.75
MH Logistics	Service Call	3,211.88
Midland Scientific	Lab Supplies	210.39
Municipal Supply	Tools	1,159.54
National Sign Co	Street Signs	704.56
One Billing Solutions	Fees	3,009.09
Overton Sand & Gravel	Limestone	2,571.29
Paulsen Inc	Limestone, Fiber Mesh, Gravel	700.00
Platte Valley Auto	Service, Repairs	956.55
Quadient	Service Agreement	577.80
Rose Equipment	Parts	2,733.19
S & R Inc	Supplies, Parts, Snowblower	1,990.00
S & W Inc	Supplies, Parts, Tools	75.72
Schroeder, Mickey	Re-Key Door, Keys	842.50
Stewart, Jasson	Aeration	2,275.00
Stout, Robby B	Cement Work, Repairs	13,887.00
Unitech	Supplies	678.00
	TOTAL CLAIMS:	673,941.41

PUBLIC COMMENT: None

RESOLUTION: Resolution No. 2026-21 was presented. Pepplitsch reviewed the subdivision plat. Following discussion, the public hearing was closed. Moved by Salem, seconded by Vivas, to approve Resolution No. 2026-21. Roll call. Voting "aye" were Vivas, Roberts, Jacob, Salem, Fagot. Motion carried.

RESOLUTION NO. 2026-21

SOUTH INDUSTRIAL FIRST ADDITION

BE IT NOW RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, THAT:

The Plat of South Industrial First Addition, an Addition to the City of Lexington, Dawson

County, Nebraska, duly made out, acknowledged and certified, and the same hereby is approved, accepted and ordered filed and recorded in the office of the Register of Deeds of Dawson County, Nebraska.

PASSED AND APPROVED this 10th day of November, 2026.

RESOLUTION: Resolution No. 2026-22 was presented. Pepplitsch reviewed the requested annexation. Following discussion, the public hearing was closed. Moved by Vivas, seconded by Roberts, to approve Resolution No. 2026-22. Roll call. Voting "aye" were Vivas, Roberts, Jacob, Salem, Fagot. Motion carried.

RESOLUTION NO. 2026 -22

SOUTH INDUSTRIAL FIRST ADDITION ANNEXATION

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, AS FOLLOWS:

That the SOUTH INDUSTRIAL FIRST ADDITION, an addition to the City of Lexington, Dawson County, Nebraska, shall be included within the corporate limits of the City and become a part of the City for all purposes whatsoever and the inhabitants of the Addition shall be entitled to all the rights and privileges and be subject to all the laws, ordinances, rules and regulations of the City.

PASSED AND APPROVED this 10th day of November, 2026.

RESOLUTION: Resolution No. 2026-23 was presented. Pepplitsch reviewed a technical memorandum from Hanna:Keelan Associates regarding the amendment of Redevelopment Area #1. Following discussion, the public hearing was closed. Moved by Roberts, seconded by Jacob, to approve Resolution No. 2026-23. Roll call. Voting "aye" were Vivas, Roberts, Jacob, Salem, Fagot. Motion carried.

RESOLUTION NO. 2026-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, APPROVING THE AMENDMENT OF REDEVELOPMENT AREA #1 OF THE CITY OF LEXINGTON, NEBRASKA, AND DECLARING OR RE-DECLARING SAID AREA TO BE BLIGHTED AND SUBSTANDARD, PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

WHEREAS, on January 14, 2003, pursuant to Resolution No. 03-01, the City Council of the City of Lexington, Nebraska (the "City") declared an area of the City of Lexington, Nebraska to be blighted and substandard and in need of redevelopment, which area is identified as Redevelopment Area #1;

WHEREAS, on February 8, 2022, pursuant to Resolution No. 2022-03, the City approved an amendment to Redevelopment Area #1, and declared or re-declared the revised Redevelopment Area #1 to be blighted and substandard and in need of redevelopment;

WHEREAS, the City desires to add five (5) parcels to Redevelopment Area #1 (the "New Parcels"), which are identified and legally described on Exhibit "A" attached hereto;

WHEREAS, the Lexington Planning Commission recommended that the City Council approve the amendment of Redevelopment Area #1 to add the New Parcels, as depicted on the map attached hereto as Exhibit "B" (the "Amendment"), pursuant to the Community Development Law, Neb. Rev. Stat. § 18-2101 et seq., as amended (the "Act");

WHEREAS, the Lexington Planning Commission also recommended that the City Council declare or re-declare Redevelopment Area #1, as amended by the Amendment (the "Revised Redevelopment Area #1"), blighted and substandard and in need of redevelopment, as defined in and pursuant to the Act;

WHEREAS, Hanna:Keelan Associates, P.C. ("Hanna:Keelan") prepared a Blight/Substandard Determination Study in December, 2002 for Redevelopment Area #1 (the "2002 Study"). A copy of the 2002 Study is on file with the City Clerk;

WHEREAS, Hanna:Keelan prepared an analysis dated December 29, 2021 (the "2021 Analysis") on whether the Revised Redevelopment Area #1 would remain blighted and substandard, as documented in the 2002 Study. A copy of the 2021 Analysis is on file with the City Clerk;

WHEREAS, Hanna:Keelan has prepared an analysis dated September 23, 2026 (the "2026 Analysis") on whether the Revised Redevelopment Area #1 would remain blighted and substandard, as documented in the 2002 Study. A copy of the 2026 Analysis is on file with the City Clerk;

WHEREAS, the Notice of Public Hearing relating to the question of whether the Amendment to Redevelopment Area #1 should be approved, and the question of whether the Revised Redevelopment Area #1 should be declared or re-declared blighted and substandard and in need of redevelopment, was provided in conformity with Sections 18-2109 and 18-2115.01 of the Act; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendations after review pursuant to Section 18-2109 of the Act and has duly considered all statements made and material submitted related to the submitted questions.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, AS FOLLOWS:

1. That the Amendment to Redevelopment Area #1 is hereby approved pursuant to the Act.

2. That the Revised Redevelopment Area #1 is hereby declared or re-declared to be blighted and substandard and in need of redevelopment.

3. That the conditions set forth in the 2026 Analysis demonstrate sufficient evidence that the Revised Redevelopment Area #1 would remain a blighted and substandard area within the meaning of the Act.

4. That such substandard and blighted condition is beyond the remedy and control solely by regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Act, and the elimination of said substandard and blighted condition under the authority of the Act is hereby found to be a public purpose declared to be in the public interest.

5. That it is hereby found and determined that said area is an eligible site for a redevelopment project under the provisions of the Act.

6. That any Resolution passed and approved prior to the passage, approval and publication of this Resolution which is in conflict with the terms and provision of this Resolution is/are hereby repealed.

PASSED AND APPROVED, this 10th day of November, 2026.

ORDINANCE: Ordinance No. 2491 entitled **"AN ORDINANCE APPROVING AN AMENDED OFFICIAL ZONING MAP AND REVISED EXTRATERRITORIAL ZONING JURISDICTION BOUNDARIES FOR THE CITY OF LEXINGTON, NEBRASKA; EXTENDING THE CITY'S ZONING, BUILDING, AND SUBDIVISION REGULATIONS TO THE REVISED EXTRATERRITORIAL ZONING JURISDICTION; PROTECTING EXISTING USES; PROVIDING FOR THE RELEASE OF JURISDICTION OVER AREAS REMOVED; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE."** was presented.

Pepplitsch reviewed the updated zoning map and proposed extraterritorial zoning jurisdiction (ETJ) amendment. Rod Reynolds, Dawson County Commissioner, outlined areas of the proposed ETJ that the county had concerns. Following discussion, Fagot closed the public hearing. Moved by Salem, seconded by Vivas to approve Ordinance No. 2491 on first reading. Roll call. Voting "aye" were Vivas, Salem, Jacob, Roberts, Fagot. Motion carried.

ORDINANCE: Ordinance No. 2492 entitled **"AN ORDINANCE TO AMEND SECTION 2-25 OF THE LEXINGTON CITY CODE; TO AMEND THE ANNUAL SALARY FOR MEMBERS OF THE CITY COUNCIL, AND THE PRESIDENT OF THE CITY COUNCIL; TO REPEAL ORIGINAL SECTION 2-25 AND ALL OTHER ORDINANCES**

OR SECTIONS OF ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE FOR AN EFFECTIVE DATE AND FOR PUBLICATION IN PAMPHLET FORM." was presented.

Salem moved to table consideration of Ordinance No. 2492. The motion failed for lack of a second.

Following discussion, moved by Roberts, seconded by Vivas, to suspend the rules regarding the reading of an ordinance on three separate occasions. Roll call. Voting "aye" were Jacob, Vivas, Roberts, Fagot. Voting "nay" was Salem. Motion carried.

Ordinance No. 2492 was presented on final reading. Moved by Roberts, seconded by Vivas, to approve Ordinance No. 2492 on final reading. Roll call. Voting "aye" were Vivas, Jacob, Roberts, Fagot. Voting "nay" was Salem. Motion carried.

PAY REQUEST: Pepplitsch reviewed Pay Request #1 from Duncan Theis Construction Inc. for the City of Lexington NPPD Office Addition in the amount of $37,166.40. Following a project update, moved by Jacob, seconded by Roberts to approve Pay Request #1. Roll call. Voting "aye" were Jacob, Vivas, Salem, Roberts, and Fagot. Motion carried.

ROUNDTABLE: None

ADJOURNMENT: There being no further business to come before the Council, Fagot declared the meeting adjourned at 6:04 p.m.

John Fagot, Mayor

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.

CITY OF LEXINGTON Seal NEBRASKA

City Clerk