



CITY OF MILFORD, NEBRASKA  
COUNCIL AGENDA

TUESDAY, AUGUST 5, 2025, 7:00 pm

All agenda items are for discussion and action will be taken as deemed appropriate. The City Council reserves the right to go into executive session in accordance with Section 84-1410.

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**1. CALL TO ORDER**

Pursuant to Section 84-1412(8) of the Nebraska Open Meeting Act a current copy of the Open Meetings Act is posted on the west wall of this meeting room and is available for viewing by the public.

1. Roll Call
2. Pledge of Allegiance
3. Approve agenda as submitted.

**2. SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for City Council consideration should complete the **Request for Future Agenda Items** form located near the entrance of the meeting room. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a committee or Council meeting, notification of the date will be given.

**3. PUBLIC COMMENT** Members of the public wishing to present to the Mayor and City Council on any matter of public interest will be invited to do so during this segment of the meeting. Each individual presenter will be limited to no more than three (3) minutes of speaking time.

**4. CONSENT AGENDA** The following items are considered to be routine by the city council and will be enacted by one motion. There will be no separate discussion of these items unless a city council member or citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

- a. Approve Minutes: July 1, July 14, and July 15, 2025
- b. Approve Claims by Auditing Committee
- c. Approve Treasurer's Report for June 2025 by Auditing Committee
- d. Reports/Communications filed by Governing Board and City personnel.

## **5. PRESENTATION: NPPD Update**

## **6. PUBLIC HEARING:**

- a. Public hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to Building Permit B25-025, moving a garage from 315 5<sup>th</sup> Street to 304 5<sup>th</sup> Street.
- b. Public hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to Building Permit B25-026, moving a shed from 315 5<sup>th</sup> Street to 2465 Old Cheney Rd.

## **7. CURRENT BUSINESS:**

- a. Consider approval of Fire Department roster, active/inactive members.
- b. Review One & Six Year Street Plan
- c. Consider submission of Community Development Block Grant – Downtown Revitalization Application.
- d. Consider request for building permit to move garage in Milford from 315 5<sup>th</sup> Street to 304 5<sup>th</sup> Street
- e. Consider request for building permit to move shed from Milford at 315 5<sup>th</sup> Street to 2465 Old Cheney Rd.
- f. Consider new contract rate with Rebekah Frey to clean City Hall Office/Police Department
- g. Authorize purchase of a Community Christmas Tree and tree related items with Gaming Funds

## **8. RESOLUTIONS AND ORDINANCES:**

**RESOLUTION NO. 674: AUTHORIZING MAYOR TO SIGN THE MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE TO NEBRASKA BOARD OF PUBLIC RECORDS CLASSIFICATIONS AND STANDARDS 2025.**

**RESOLUTION NO. 675: AUTHORIZE SALE OF MILFORD SENIOR CENTER 1997 CHRYSLER VEHICLE.**

## **9. ADJOURNMENT**

CITY OF MILFORD  
REGULAR MEETING  
AUGUST 5, 2025  
MINUTES

A regular meeting of the Mayor and Council of the City of Milford, Nebraska was held at the City Hall Building in said City on the 5<sup>th</sup> day of August 2025 at 7:00 pm. Present were: Mayor Patrick Kelley; Council members: Dustin Bauer, Becky Freeman, Dainton Parks, Maintenance Supt. Gary TeSelle; Chief of Police Darrin Kremer and City Clerk Jeanne Hoggins. Absent: Tony DeLong. Also present: Whitney Parks, Johnathan Jank, Craig Vincent, Pat Abraham and Pete Jardee with NPPD, Brad Freeman, Mary Wiese, Misty Ahmic, Brandon Wergin and E911 Director Maria Scamehorn.

Notice of the meeting was given in advance thereof by publishing in the Milford Times a designated method for giving notice, as shown by the Affidavit of Publication attached to these minutes. Notice of the meeting was given to the mayor and all members of the Council and a copy of their acknowledgement of receipt of notice and the agenda is attached to these minutes. The availability of the agenda was communicated in advance and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

**CALL TO ORDER:** Mayor Kelley called the meeting to order at 7:00 pm. and publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act is available for review and is posted on the west wall in the City Hall meeting room.

**PLEDGE OF ALLEGIANCE:**

**APPROVE AGENDA AS SUBMITTED:** A motion was made by Freeman and seconded by Bauer to approve the agenda as presented. Roll call vote: Freeman yes, Bauer yes, DeLong absent, Parks yes. Motion carried.

**SUBMITTAL OF REQUESTS FOR FUTURE ITEMS:** Mayor Kelley shared that the forms are available on the east table.

**PUBLIC COMMENT** Members of the public wishing to present to the Mayor and City Council on any matter of public interest will be invited to do so during this segment of the meeting. Each individual presenter will be limited to no more than three (3) minutes of speaking time.

911 Director Maria Scamehorn introduced herself to the Governing Body.

**REPORTS/COMMUNICATIONS:** Written reports received: Police Department Activity Report for July 2025, Senior Center Board minutes from 7/23/25. Recreation Board minutes for 6/19/25; Pool Board minutes for 7/7/25; Milford Housing Authority minutes for 4/28/25 and 5/22/25.

**CONSENT AGENDA:** Mayor Kelley read the Consent Agenda:

- a. Approve Minutes: July 1, 14 & 15, 2025
- b. Approval of Claims: Accounts Payable - \$147,846.37; Payroll - \$70,176.54; Totaling \$218,022.91 by the Auditing Committee.
- c. Approve Treasurer's Report for June 2025 by Auditing Committee
- d. Reports/Communications filed by Governing Board and City Personnel.

A motion was made by Bauer and seconded by Freeman to approve items on the consent agenda as read. Roll call vote: Bauer yes, Freeman yes, DeLong absent, Parks yes. Motion carried.

**SALARIES:**

7124	Patrick L. Kelley	184.70
7125	Waylon DeLong	138.52
7126	Becky Freeman	138.52

7127	Dustin Bauer	138.52
7128	Dainton Parks	138.52
7182	Mark Frey	856.23
7183	Mavis Ferris	87.44
7184	Jeanne Hoggins	1731.17
7185	Gary TeSelle	1263.71
7186	Whitney Parks	1320.72
7187	George Matzen	775.62
7188	Craig Carritt	22.49
7189	Jessica Swanson	424.33
7190	Ardella Huber	1129.39
7191	Darrin Kremer	2101.20
7192	Addison Sample	531.80
7193	Hailey Jones	1486.82
7194	Lance Sprouse	1963.16
7195	Katherine Pauley	187.00
7196	Sarah Reynolds	226.26
7197	Jordan Schachtschabel	1885.50
7198	Mystique Lauer	1188.48
7199	Tanner Paap	1374.23
7200	Michelle Richards	174.54
7201	Dominic Rocolo	315.14
7202	Maeli Kubicek	349.21
7203	Kylie Jakub	164.84
7204	Johnathan Deriso	383.77
7205	Cole Brown	597.08
7206	Addisen DeLong	302.33
7207	Jax Hansen	695.06
7208	Kenzie Jakub	200.52
7209	Katelyn Jones	524.98
7210	Kenzey Jones	743.12
7211	Easton Sample	290.74
7212	Elsa Schweitzer	248.94
7213	Kyla Troyer	381.29
7214	Nelson Girmus	637.21
7215	Wallace Wilkins	1347.849
7268	Mark Frey	960.38
7269	Mavis Ferris	97.43
7270	Jeanne Hoggins	1731.17
7271	Gary TeSelle	1263.71
7272	Whitney Parks	1213.16
7273	George Matzen	755.32
7274	Jessica Swanson	479.15
7275	Jon Wiedemeyer	51.72
7276	Ardella Huber	1129.39
7277	Darrin Kremer	2101.20
7278	Addison Sample	886.64
7279	Hailey Jones	1781.30
7280	Lance Sprouse	1834.09
7281	Katherine Pauley	224.41

7282	Sarah Reynolds	126.06
7283	Jordan Schachtschabel	1639.07
7284	Mystique Lauer	1258.43
7285	Tanner Paap	1380.42
7286	Michelle Richards	211.94
7287	Dominic Rocolo	614.35
7288	Maeli Kubicek	279.35
7289	Kylie Jakub	274.74
7290	Johnathan Deriso	147.88
7291	Cole Brown	693.23
7292	Addisen DeLong	386.48
7293	Jax Hansen	529.86
7294	Kenzie Jakub	414.37
7295	Katelyn Jones	677.20
7296	Kenzey Jones	740.50
7297	Easton Sample	296.82
7298	Elsa Schweitzer	339.18
7299	Kyla Troyer	390.32
7300	Nelson Girmus	969.67
7301	Wallace Wilkins	1318.90

**GENERAL FUND:**

	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	122.44
	US POSTMASTER	UB POSTAGE	266.97
		WATER DEPOSIT REFUNDS - JUNE	206.99
	NE DEPT OF REVENUE	JUNE SALES TAX	1,613.45
	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	7,026.38
	JOHN HANCOCK LIFE INS CO	PENSION	2,910.71
	NE DEPT OF REVENUE	STATE TAX	911.19
7216	OMNIFY BENEFITS	HSA	735.00
7217	ADVANCED GRAPHIX INC	100-#362-#462 3'X4' RED/DECALS	351.00
7218	AFLAC	JUNE SUPPLEMENTAL INSURANCE	1,305.96
7219	ALLO COMMUNICATIONS	6-24 PHONE SERVICE	606.33
7220	BEL-CON REFUSE	ACCT. 626 JULY TRASH PICKUP	55.00
7221	BLACK HILLS ENERGY	ACCT. POOL GAS SERVICE	781.56
7222	CANON U.S.A., INC.	JULY COPIER CONTRACT CHARGE	179.95
7223	CAPITAL ONE (WALMART)	SR.CTR.MEAL PREP.FOOD/PREP.	1,643.93
7224	CASH-WA DISTRIBUTING	SR.CTR.CREAMER INV.	93.06
7225	CBS-REPORTING SERVICES	JUNE MEMBERSHIP DUES	60.00
7226	CULLIGAN WATER CONDITIONING	ACCT. SERV. CALL	202.45
7227	DAS STATE ACCTG-CENTRAL FINANC	JUNE STATE RADIO FEES	104.00
7228	DATAVIZION	JULY MICROSOFT 365 BUSINESS	1,272.41
7229	DIVERSIFIED DRUG TESTING	L.SPROUSE RANDOM DRUG TESTING	75.00
7230	DOLLAR GENERAL-REGIONS 410526	CLEANER/BRUSH SET/FLY SWATTER	34.20
7231	EAKES OFFICE SOLUTIONS	CONTRACT MAINT. 4-7 TO 7-7-25	38.77
7232	FARMERS & MERCHANTS BANK	SAFE.DEP.BOX RENTAL	50.00
7233	FARMERS COOPERATIVE	FUEL FOR PARKS DEPT.	1,988.62
7234	G & P DEVELOPMENT LANDFILL	TRASH PAD PROJECT	20.32

7235	GREEN THUMB LAWN SERV. LLC	CITY PARKS-5 MOWINGS IN JUNE	3,355.00
7236	HYDRO OPTIMIZATION & AUTO	3 HRS.LABOR/TRAVEL/FIELD LABOR	516.00
7237	INTERSTATE ALL BATTERY CENTER	4 BATTERIES @ \$48.23 EACH	192.92
7239	JOHN HANCOCK USA	2ND QTR.ASSET CHARGE	285.04
7240	JR WELDING	4-5' PIPE 7'LONG/LABOR/PRK DR.	1,001.88
7241	KELLY HANEY	SR.CTR.YOGA,5-30,6-2,4,6,9,11	320.00
7242	KELLY SUPPLY COMPANY	REPAIR PARTS/POOL LEAK	193.70
7243	MATHESON TRI-GAS,INC	BOTTLED GASES FOR FIRE DEPT.	78.75
7244	MENARDS-LINCOLN NORTH	100 PKG. EAR PLUGS	26.99
7245	MIDWEST AUTO PARTS	PUTTY KNIFE	5.99
7246	MUSCO SPORTS LIGHTING, LLC	8-1500 WATT LAMPS/SOFT.COMPLEX	800.00
7247	MYSTIQUE LAUER	REIM. NACHO CHEESE	71.81
7248	NE PUBLIC HEALTH ENV. LAB	WATER TESTING	30.00
7249	NE PUBLIC POWER DISTRICT	ACCT. ELEC. SERVICE	4,862.89
7250	NEBR.STATE VOL.FIREFIGHTERS	38 FIREFIGHTERS MEMBERSHIP	1,165.00
7251	NEBRASKA PUBLIC POWER DISTRICT	ACCT. -WILLIAMS LANE ELEC	2,981.57
7252	NORRIS PUBLIC POWER DIST	ACCT. -#2 SOUTH WELL	430.46
7253	OMNIFY BENEFITS	HSA-MAY/JUNE-6 @\$2.00 EACH	24.00
7254	ONE CALL CONCEPTS	31 LOCATES MINUS DISCOUNT	29.32
7255	OSWALD ELECTRIC	LABOR REPAIR OVHD.WIRES/WELL	585.36
7256	PETTY CASH	REIMB. PETTY CASH WATER POSTAG	21.71
7257	PIZZA KITCHEN	37 SR.CTR.BIRTHDAY MEALS	425.20
7258	REBEKAH FREY	6 HRS.CLEAN CITY HALL @\$25/HR.	150.00
7259	SAM'S CLUB	POOL CANDY	636.20
7260	SEWARD CO REGISTER OF DEEDS	6-20-25 COPY LEGAL DESCRIPTION	1.50
7261	SEWARD COUNTY INDEPENDENT	1 YR.SUB.M.TIMES/COMM.CLEANUP	190.60
7262	URIBE REFUSE SERVICES, IN	4 COMM.CLEANUP ROLL OFFS	2,044.55
7263	VERIZON WIRELESS	FIRE DEPT. JUNE 2 TO JULY	120.70
7264	VESTIS	SHOP PANTS,SHORTS,MATS,TOWELS	812.44
7265	VESTIS - SR.CTR.	6-6, 6-13,6-20,6-27,SR.MOPS	187.76
7266	WINDSTREAM NEBRASKA INC	ACCT.GEN.TEL/I.T.	58.46
7267	ZITO MEDIA	FIRE DEPT.T.V.7-1 TO 7-31	6.09
	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	7,319.38
	JOHN HANCOCK LIFE INS CO	PENSION	2,910.71
	NE DEPT OF REVENUE	STATE TAX	948.48
7302	OMNIFY BENEFITS	HSA	735.00
1	TROYER CONCRETE	COLUMBARIUM CONCRETE	10,400.00
2013	PRO TRACK & TENNIS	PICKLEBALL COURT SURFACING	20,280.00
1008	LINPEPCO	POP CONCESSION STAND	158.75
7312	ALYSSA DOLEZAL	REIMB.FOR POOL	50.00
7313	AMERITAS LIFE INSURANCE CORP.	AUG. DENTAL INSURANCE	482.40
7314	ATCO INTERNATIONAL	2 ASSAULT	352.00
7315	BPI BENEFITPLANSINC.	2ND QTR 2025/ANNU.PLAN.ADMIN.	257.50
7316	CAPITAL ONE (WALMART)	SR.CTR. GROCERY ITEMS FOR MEAL	1,271.42
7317	CARD SERVICE CENTER	TONER,WRIST BANDS,PH.CASE/CHG	3,598.59
7318	CROUCH RECREATION, INC.	APS PLAYGR.BORDER/SPIKE/GUIDE	1,013.00

7319	CUMMINS INC.	MAINTENANCE ON GAS ENGINE	838.28
7320	DEARBORN GROUP	AUG. FIREMENS INSURANCE	120.40
7321	DERREK YODER	JULY FIRE HALL CLEANING	150.00
7322	DOLLAR GENERAL-REGIONS	DOGS,KETCHUP,BUNS/CONC.STA	23.35
7323	FAIRFIELD BY MARRIOTT	TROY PICKERILL LOD.EMS CONF.	519.80
7324	FIRSTAR FIBER INC.	JUNE RECYCLING SERVICE	612.00
7325	FUELMAN FLEET PROGRAM	POLICE DEPT. FUEL 6-18/7-17	657.55
7326	HAWKINS INC.	WATER CHEMICALS	5,956.42
7327	HBE LLP	25/26 BUDGET PREP/WORKSHOP	11,500.00
7328	HOBSON TREE SERVICE	REMOV.75'OAK IN PARK/CLEAN UP	4,250.00
7329	HOTSQ EQUIPMENT CO	50'HOSE FOR WASHER	169.75
7330	HYDRO OPTIMIZATION & AUTO	WATER TOWER PRESSURE TRANS	1,532.98
7331	INGRAM LIBRARY SERVICES	44 LIBRARY BOOKS	649.80
7332	JEO CONSULTING GROUP, INC.	WATER MAIN REPLACEMENT	20,832.00
7333	JR WELDING	LABOR/RECYCLE TRAILIER	429.30
7334	KATIE SPARKS	32.5 HRS.GOLF FUNDRAISER/SOCCE	500.00
7335	KELLY HANEY	JULY 2,7,22,14,16,29 SR.YOGA	160.00
7336	MACQUEEN EQUIPMENT	SEWER JET REPAIR REP.PRES.GAUG	1,432.08
7337	MYSTIQUE LAUER	BIRTHDAY CUPCAKES	111.34
7338	NATIONWIDE	S.HUBER SURETY BOND/9-25/9-26	175.00
7339	NELSON CONTRACTING	SHOP ROOF REPAIR/WIND DAMAGE	475.55
7340	NEXT GENERATION RECREATION	RUMBLE SEAT POOL SLIDE REPAIRS	2,169.92
7341	POSITIVE CONCEPTS/ATPI	1 CASE THERMAL PAPER-POLICE	234.72
7342	REBEKAH FREY	4 HRS. CLEAN.CITY OFFICE @ \$25	100.00
7343	REMBOLT LUDTKE LLP	JUNE LEGAL COUNSEL	2,500.00
7344	SACK LUMBER - SEWARD	DOWNSPOUT/LUMBER/SCREWS,ETC.	165.11
7345	SEWARD COUNTY INDEPENDENT	TIF ARROWHEAD HEARING	247.71
7346	SHAWN CARR	2 TOURNAMENTS	285.00
7347	SHERWIN WILLIAMS CO.	5 - 2 GAL. DAWN BLUE POOL PAIN	1,092.41
7348	STOREY KENWORTHY/M. PARROTT	LASER UTILITY BILLS	750.47
7349	STUTZMAN DIGGING	WATER REPAIR/CUT CONCRETE/HYDR	4,600.00
7350	T-MOBILE	JULY 21 CELL PHONE-POLICE	93.60
7351	THE SPRINKLER GUY	SPRINKLERS/SERV.CALL/ADJUST	155.00
7352	GARY TESELLE	JULY - G.TESELLE	600.00
7353	VERIZON WIRELESS	I-PAD,METER READING DRIVE BY	115.17
7354	VESTIS	7-4,7-11,7-18,7-25 SHOP INV.	928.39
7355	VESTIS - SR.CTR.	INV. 2094 SR,CTR.MOP/MAT	201.84
7356	WINDSTREAM NEBRASKA INC	POOL PHONE	361.56
2015	SPRINKLER GUY	PARK PROJECT	3,332.25
2014	CARD SERVICE CENTER	NET, PIPE, BIKE RACK	1,100.68
	Total Payroll On: 7/1/25		738.78
	Total Payroll On: 7/14/25		25,912.05
	Total Payroll On: 7/28/25		27,197.84
	***** REPORT TOTAL *****		218,022.91

## **PRESENTATION: NPPD Update**

Account Manager Craig Vincent with NPPD introduced General Manager Pat Abraham and Local Manager Pete Jardee. Craig provided statistics and general information to update the Board on NPPD's current services and future plans. NPPD is the largest utility in the State serving 84 of 93 counties. The City of Milford owns the distribution system and leases it back to NPPD. In 2024 NPPD collected and remitted \$209,341.15 in lease payments and \$13,815.50 in city sales tax. NPPD continues to work on energy efficient measures and Milford customers received \$8700.00 in incentive payments. Rates have held steady for 11 years prior to 2025. A 2% overall increase was needed in 2025 and they are looking at a 3 to 4 % increase for 2026. They are experiencing record growth locally with Agri related businesses and AI with demand enormous amounts of energy. NPPD has set a goal to be carbon "net-free" by 2050. They earned their third consecutive Diamond Level Reliable Public Power Provider designation from APPA. (Information sheet attached to these minutes.)

Mayor Kelley praised Craig Vincent for keeping the line of communications open during the spring snowstorm when a large area was out of electricity. Mayor Kelley was able to keep the community of Milford informed with updates provided through Craig Vincent and NPPD. NPPD has proven to be a trusted partner with great working people. Pete Jardee was also recognized for his efforts during the storm. Milford was fortunate to have their power restored as soon as it was.

## **PUBLIC HEARING:**

**Public hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to Building Permit B25-025, moving a garage from 315 5<sup>th</sup> Street to 304 5<sup>th</sup> Street.**

Mayor Kelley opened the public hearing at 7:22 pm. There were no questions or comments, the public hearing was closed at 7:23 pm.

**Public hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to Building Permit B25-026, moving a shed from 315 5<sup>th</sup> Street to 2465 Old Cheney Rd.**

Mayor Kelley opened the public hearing at 7:23 pm. Brandon Wergin asked if he needed to pay the \$5,000 bond to move the shed. It will basically fit on his trailer. Mayor Kelley suggested the council waive the bond requirement as the shed is pretty small. With no further questions or comments Mayor Kelley closed the public hearing at 7:27 pm.

## **CURRENT BUSINESS:**

**Consider approval of Fire Department roster, active/inactive members.**

Council member Bauer explained that he should've extended the date on this agenda item as the Fire Dept. has a process to notify members to determine active/active reserve/inactive or retirement status. Three members have been contacted via phone and they have agreed to go on the active reserve roster. President Brad Freeman noted they do not have a lot of people making application to be on the Fire Department, so they questioned the need to remove or contact less active members. Sometimes the discussion with long standing members to move to the active-reserve list didn't go well. The Fire Department Officers are working to clean up the roster and determine which members could go on the active reserve roster.

The initial question came about when council members noticed incorrect addresses, names of individuals that do not live in the state, and members that are not responding to calls or attending fund raising events. They questioned why they would be on the roster. It was also questioned why we are paying insurance for members that are not active or participating at all. After further research from Clerk Hoggins, the cost of the Life Insurance and the workers' compensation insurance was not a substantial amount.

Mayor Kelley questioned the fact that a full roster is being presented which gives the indication the department is full and maybe that is causing hesitation of potential interest for new applicants.

After further discussion a motion was made by Bauer and seconded by Freeman to approve the previously provided roster for the Milford Fire Department. Roll call vote: Bauer yes, Freeman yes, DeLong absent, Parks yes. Motion carried.

#### **Review One & Six Year Street Plan**

Mayor Kelley reviewed the documents provided by Street Superintendent Julie Ogden with JEO. He pointed out the projects under the 6-year plan, 1 year plan and the completed projects. Hwy 6 reconstruction and TCD Phase II streets were completed. We will continue with street patching. Our next area of focus will be improvements to First Street and repurposing the brick.

#### **Consider submission of Community Development Block Grant – Downtown Revitalization Application.**

Johnathan Jank provided information on the recent survey conducted by SENDD from the business owners. The survey is attached to these minutes. In order to apply for this round of Downtown Revitalization funding through Department of Economic Development our application must be submitted by September 15, 2025. 50% of the grant needs to come from commercial rehabilitation efforts. We must have business owner engagement willing to spend dollars as matching funds. The survey reflected mixed priorities from business owners. The survey also showed interest in prioritizing public infrastructure in addition to commercial rehabilitation. Areas noted: Street Improvements, Sidewalk Improvements, Water/Sewer and Beautification (lighting, green spaces). The estimated cost of business owners' improvements is over \$200,000. The council would need to determine how much matching funds they expect from downtown business owners.

Kelly Gentrup with SENDD provided a list, which is a significant amount of work that needs to be completed by September 15<sup>th</sup>, including: analysis of amount of improvements that have happened in the last 5 years, letters of support, resolution of blight and substandard study, pictures of building and infrastructure cost estimates, appointment of city engineer, encourage people to complete the survey if they have not, public hearing in September. DTR Guidelines adopted by council and DTR committee.

Council member Freeman thinks this is a great idea but is the timeline realistic with everything that needs to be addressed. Jank has worked with SENDD and they have their ducks in a row, they do this a lot for communities all over southeast Nebraska.

Mayor Kelley noted that street infrastructure cannot be included in this. Jank - there are some limitations and when thinking about the survey results, what is the priority. Mayor Kelley noted with conversations he has had we are in a fork in the road with which direction we want to go. Partnering with businesses on facade improvements or the street specifically. Unfortunately, there are no grant dollars available for the street improvements. It is interesting to see the survey noting street improvement at the top of the list. Jank noted, if we are not only doing commercial rehab and including a part of the public infrastructure there will need to be matching funds from somewhere. Mayor Kelley shared we have already held our budget meeting and have sourced funds for all the immediate projects planned. He's just not sure where the funds would come from and maybe this year is not the year to start the process. With everything we have been working on in the past couple years, completing the park, water main construction project, maybe our appetite for another large-scale project isn't what we had planned this year. Mayor Kelley would like to work with the new council members to start planning a little bit more and communicating with the community in terms of what they would like to see happen in an effort to have support on future projects. This is a great first step talking to the business

owners but maybe reaching out to a broader scope of people to get input. Mayor Kelley noted we need to get going on the DTR, he just doesn't think this is the year to do it. Jank shared, if we were to apply only for commercial rehabilitation funds the city would not necessarily have to come up with a match. This is one way to potentially apply this year, pursue dollars to revitalize downtown, specifically investments in the buildings and facades. This is a very competitive grant and doesn't necessarily mean you will get it, but it may show good faith effort and community interest.

Mayor Kelley stated this sounds like a good plan but from the city standpoint we just don't have the dollars to provide a match.

Bauer noted if there is a way we could get these funds without incurring costs to the city and still make improvements then we should go for it.

Hoggins questioned the total amount of the grant. Jank reported \$250,000 to \$435,000 and SENDD would incur administrative costs. Hoggins asked if the city should apply for the full amount, which Jank replied yes. The City would have \$400,000 to distribute to business owners.

A motion was made by Freeman and seconded by Bauer to have SENDD draft an application for the CDBG Downtown Revitalization focused on commercial rehabilitation and façade improvement in the amount of \$435,000.00. Freeman yes, Bauer yes, DeLong absent, Parks yes. Motion carried.

**Consider request for building permit to move garage in Milford from 315 5<sup>th</sup> Street to 304 5<sup>th</sup> Street**

A motion was made by Parks and seconded by Bauer to approve the building permit to move a garage from 315 5<sup>th</sup> Street to 304 5<sup>th</sup> Street waiving the \$5,000.00 bond. Roll call vote: Parks yes, Bauer yes, DeLong absent, Freeman yes. Motion carried.

**Consider request for building permit to move shed from Milford at 315 5<sup>th</sup> Street to 2465 Old Cheney Rd.**

A motion was made by Bauer and seconded by Parks to approve the building permit to move a shed from 315 5<sup>th</sup> Street to 2465 Old Cheney Rd waiving the \$5,000.00 bond. Roll call vote: Bauer yes, Parks yes, DeLong absent, Freeman yes. Motion carried.

**Consider new contract rate with Rebekah Frey to clean City Hall Office/Police Department**

Mayor Kelley explained that Rebekah Frey has requested a change in her contract for cleaning City Hall. We have not increased pay for this position since we moved into the building 5 years ago. Her current rate is \$25.00 per hour with a cap of 2 hours biweekly. We purchase all cleaning products and equipment. The recommendation is to increase her hourly rate to \$35.00 leaving the maximum hours bi-weekly at 2 hours. A motion was made by Freeman and seconded by Bauer to enter into a new contract with Rebekah Frey to clean City Hall/Police Department building at a rate of \$35.00 per hours with a 2 hour limit bi-weekly. Roll call vote: Freeman yes, Bauer yes, DeLong absent, Parks yes. Motion carried.

**Authorize purchase of a Community Christmas Tree and tree related items with Gaming Funds**

Mayor Kelley presented a proposal to utilize gaming funds not to exceed \$25,000.00 to purchase a community Christmas tree including ornaments to be placed on display in the Uptown Park. He also proposed a 4-stack display of large Christmas ornaments to be displayed on the lawn of City Hall. He is hoping for active community engagement during a lighting event of the tree. He wants this event to bring the community together. A motion was made by Freeman and seconded by Parks to authorize the purchase of a Community Christmas Tree and tree related items not to exceed \$25,000.00 from the gaming funds. Roll call vote: Freeman yes, Parks yes, Bauer yes, DeLong absent. Motion carried.

**RESOLUTIONS AND ORDINANCES:**

**RESOLUTION NO. 674: AUTHORIZING MAYOR TO SIGN THE MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE TO NEBRASKA BOARD OF PUBLIC RECORDS CLASSIFICATIONS AND STANDARDS 2025.**

Resolution No. 674 is attached to these minutes.

**RESOLUTION NO. 675: AUTHORIZE SALE OF MILFORD SENIOR CENTER 1997 CHRYSLER VEHICLE**

**RESOLUTION NO. 675**

**A RESOLUTION OF THE CITY OF MILFORD, NEBRASKA, AUTHORIZING AND DIRECTING THE SALE OF CERTAIN PERSONAL PROPERTY KNOWN AS A 1997 CHRYSLER VEHICLE OWNED BY THE MILFORD SENIOR CENTER, AND SETTING FORTH CERTAIN TERMS AND CONDITIONS RELATED THERETO.**

WHEREAS, the Milford Senior Center (the "Senior Center"), a standing committee of the City of Milford, Nebraska (the "City"), owns a 1997 Chrysler vehicle (herein the "Property"):

WHEREAS, it has been determined that the total fair market of the Property is less than Five Thousand Dollars (\$5,000.00); and

WHEREAS, the governing board of the Senior Center has approved the sale of the Property and now wishes to obtain the approval of the City Council of the City regarding the sale of the Property; and

WHEREAS, the City desires, through this resolution, to authorize and direct the sale of the Property pursuant to Neb. Rev. Stat. § 17-503.02 and Milford City Code § 8-103, as amended, and in accordance with such other terms and conditions as set forth herein.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MILFORD, SEWARD COUNTY, NEBRASKA, that the City authorizes and directs the sale of the Property, as follows:

Section 1. The City finds and determines that the total fair market of the Property is less than Five Thousand Dollars (\$5,000.00), such that the procedures and requirements set forth in Milford City Code § 8-103(11) shall apply to the sale of the Property.

Section 2. The Property shall be sold pursuant to the following terms and conditions:

- 1) In accordance with the notice requirements set forth below, as such other terms and conditions as set forth herein, the City Council hereby directs that the Property shall be sold by the Senior Center to that certain Cynthia A. Henderson, of Lincoln, Nebraska (the "Purchaser").
- 2) The purchase price for the sale of the Property to the Purchaser shall be **ONE THOUSAND FOUR HUNDRED FIFTY AND NO/100 DOLLARS (\$1,450.00)**, and the Purchaser shall be responsible for all costs associated with the closing on the sale of the Property, including but not necessarily

limited to, all costs associated with any sales tax, transfer taxes, motor vehicle registration fees, or costs for obtaining new insurance for the Property, as applicable.

Section 3. Pursuant to Neb. Rev. Stat. § 17-503.02 and Milford City Code § 8-103(11), following the passage of this Resolution, notice of the sale of the Property shall be posted in three (3) prominent places within the City for a period of not less than seven (7) days prior to the sale of the Property. The notice shall give a general description of the Property offered for sale and state the terms and conditions of the sale.

**PASSED AND APPROVED THIS 5th DAY OF AUGUST, 2025.**

CITY OF MILFORD, NEBRASKA

By:   
Patrick L. Kelley, Mayor

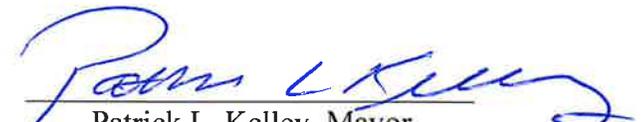
**ATTEST:**

  
Jeanne Hoggins, City Clerk



**ADJOURNMENT:** A motion was made by Bauer and seconded by Freeman to adjourn the meeting. Roll call vote: Bauer yes, Freeman yes, DeLong absent, Parks yes. Motion carried and meeting adjourned at 9:01 pm.

  
Jeanne Hoggins, City Clerk

  
Patrick L. Kelley, Mayor

**CERTIFICATION**

I, the undersigned, City Clerk of the City of Milford, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on August 5, 2025 that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for

examination and copying by members of the public; that the said minutes 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 meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

  
Jeanne Hoggins, City Clerk





## MONTHLY REPORTS FOR AUGUST 5, 2025, MEETING

### **BAUER**

#### **EMS:**

15 total medical calls all in Milford

#### **Fire:**

4 total calls (1-mutual aid bale fire, 1-false alarm, 1-cancel prior to arrival, 1-semi trailer tire fire).

### **PARKS**

**Cemetery:** No updates

**Park:** Looks like sidewalk and sod got laid.

**Recreation:** Golf tournament fundraiser is on Saturday.

**SSCSWMA:** No updates

### **TESELLE:** Maintenance Report – July 2025

#### **Water:**

Water testing.

Working with JEO water main replacement. Two meetings 30% complete.

Water main break repaired SCC to sewer plant.

New injection pumps installed for treatment.

Lead and copper testing and inventory list updated.

#### **Sewer:**

New grinder installed at wastewater plant

#### **Parks:**

Limb and trash picks done multiple times.

New city employee is now doing raking and ground checks in park almost daily.

Nebraska sod has been installed in park. Dirt hauled in and out for this project.

Sprinkler Guy has finished repairs and setting for new sod.

Sidewalks are close to being completed. Dirt in and out due to rain too keep the project moving along.

Tree removed from the park.

We are trying to wash the splash pad once a week. Takes about three hours set up wash and take down. Also have started sweeping spots that hold water.

#### **Streets:**

Tree limb pic ups done multiple times in July from wind.

B Street sprinklers repair. And flower beds planted.

Highway signage application was turned in redesign has been turned in. Still waiting.

Street painting has been done.

#### **Pool:**

Pool deck has been repaired after leak.

Pool slide motor gave out. New one was installed about four day later.

#### **Cemetery:**

Picking up tree damage at the cemetery.

Trimmed twice, sprayed and mowed as needed.

We take the recycling trailer in twice a week. If not. People stack items on the ground.

Marks last day with the city is 8/8/25. Thank you Mark for the many, many years!  
John is done for the year.  
Nelson has just a few more day.  
Domnic, I am hopping will help when he is not working at Haymarket Park.  
Working with Maeili on helping with ballfields.

**HOGGINS:** \*Sales tax received for the month of May 2025 in the amount of \$23,852.14. \*NPPD lease payment for June 2025 received in the amount of \$19,553.33. \*Gaming Account balance as of 8/5/25, \$38,492.07. \*JEO Project Status Report through 7/29/25. \*ALLO Fiber price adjustment for internet services of \$7.00 starting August 24, 2025. \*Worked diligently with Attorney Aerts on the publications and agenda's for the TIF project with Arrowhead Development. \*Notification that Lisa Clapp is the new property manager at Linden Village and Amber Dalton is the new site manager. \*Worked with Mayor Kelley on Christmas tree and ornaments. \*Whitney worked with Mayor Kelley on bid for clock in park, ordered on 8/5/25.

# ENERGY REPORT

The services we deliver beyond reliable electricity help energize the community.



In 2024,  
\$98,579.06 in  
gross revenue tax  
was paid to Seward  
County.



NPPD is deploying and  
utilizing technology  
to create efficiency  
through LED lighting,  
advanced metering,  
and data analytics.



Energy efficiency  
incentives and benefits are  
available to everyone.  
In 2024, \$8,725 in  
incentives were received  
by customers in Milford.



NPPD strives to generate and deliver  
the best energy value for Nebraskans.  
We believe a diverse generation mix  
serves our customers best.



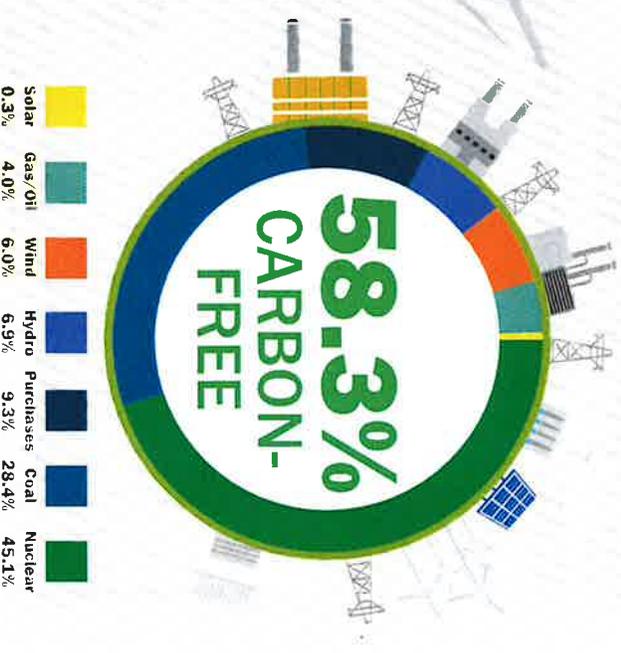
Nebraska Public Power District  
*Always there when you need us*

## SUSTAINABLE

NPPD has set a carbon "net-zero" goal by 2050 that will explore increased development of wind and solar resources, alternative fuels including hydrogen and bio-fuels, energy storage, carbon sequestration, and small modular nuclear reactors.

### NPPD ENERGY GENERATION RESOURCES FOR NEBRASKA CUSTOMERS

2023-2024 Rolling Two-Year Average\*



# RELIABLE

Our electricity grid provides industry top quartile reliability performance.

Exceptional service during routine work or responding to emergent outage situations.



**94,000+**  
RESIDENTIAL, COMMERCIAL & INDUSTRIAL CUSTOMERS



**81**  
COMMUNITIES SERVED BY RETAIL



**2,000+**  
TEAMMATES WORK FOR YOU



**5,377 MILES**  
TRANSMISSION & SUBTRANSMISSION LINES



**2,809 MILES**  
DISTRIBUTION LINES



**30**  
GENERATING FACILITIES



**3,441 MW**  
DIVERSE GENERATION



NPPD earned its third consecutive Diamond Level Reliable Public Power Provider (RP3) designation from APPA.



Nebraska Public Power District  
*Always there when you need us*

**READY TO ASSIST**  
NPPD ensures the highest quality of service. Through our mobile app, NPPD On-The-Go!, nppd.com, social media and call center we are available 24/7 to meet your needs.



# STRATEGIC

These directives guide us through what we need to do today and the days ahead to power a brighter future.

*Powering Our Future*



CUSTOMER EXPERIENCE



CARBON BUSINESS RISK



TEAMMATE EXPERIENCE



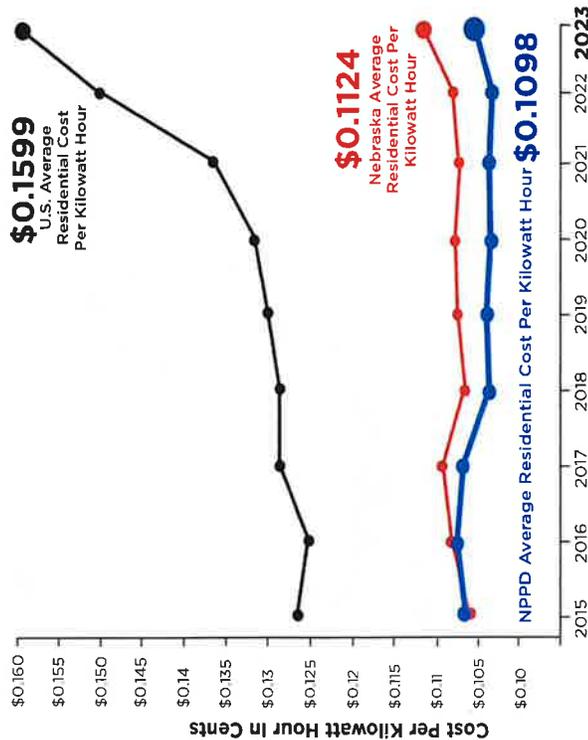
COST COMPETITIVENESS



TRANSFORM & INNOVATE

# AFFORDABLE

## AVERAGE KILOWATT COST PER HOUR FOR HOMEOWNERS



From 2014 - 2024, the U.S. average residential electricity rates increased by 24.4% while NPPD rates remained the same. For 2025, due to increasing input costs, the NPPD board of directors approved an overall base rate increase of 2%. For an average residential retail customer who uses 1,000kWh of electricity a month, this would be an increase of \$3.25/month.

**NPPD remains focused on the 3R's:**



Completed Projects (FY 24/25)				City of Milford		
Project #	Street Name	Start	End	Description of Work	Length (mi)	Final Cost
M-422-(15)	Hwy 6	2nd Street	E of Welch Park Road	Reconstruct Hwy - Curb & Gutter, Storm Sewer, Sidewalks, Curb Ramps, Intersections	1.1	(by NDOT)
M-422-(16)	Timber Creek Lane	200' S of South Ridge Circle	South Ridge Drive	New evelopment, Concrete Paving, Curbs, Storm Sewer, Grading and Erosion Control	0.02	Developer
					100' E of Timber Creek Lane	
	South Ridge Drive & Circle					



One Year Plan - Fiscal Year 2025/2026 Projects (October 1st to September 30th)					City of Milford	
Project #	Street Name	Start	End	Description of Work	Length (mi)	Est. Cost
M-422-(10B)	Various			City Wide Street Patching		\$ 50,000
M-422-(18)	B Street	First Street Intersection		Streetscape/Intersection Improvements	N/A	\$ 30,000



Six Year Plan - Fiscal Year 2026/2027 to 2030/2031 Projects (October 1st to September 30th)					City of Milford	
Project #	Street Name	Start	End	Description of Work	Length (mi)	Est. Cost
M-422-(13)	Various			City Wide Street Patching		\$ 50,000
M-422-(7)	Oak Avenue	Oak Circle West	F Street	Concrete, Grading, Curb Work, Acquire ROW	0.17	\$ 650,000
M-422-(17)	Timber Creek Lane	175' S of Timber Creek Circle	200' S of South Ridge Circle	New Development, Concrete Paving, Curbs, Storm Sewer, Grading and Erosion Control	0.15	Developer
		Timber Creek Lane	End of Cul-de-sac		0.02	
	Troyer Circl					



# MILFORD, NEBRASKA

## ONE AND SIX YEAR PLAN

### FISCAL YEAR

#### 25/26-30/31



#### NATIONAL ROAD CLASSIFICATIONS

-  MINOR ARTERIALS
-  MAJOR COLLECTOR

#### PROJECT LEGEND

-  6 YEAR PLAN
-  1 YEAR PLAN



JEO CONSULTING GROUP INC

800.723.8567



DRAWING NAME: MILFORD  
 REVISED BY: OMM  
 REVISED ON: MAY 19, 2025



**Do not recreate or revise the pages of this document**, as revisions and recreations will not be accepted. Failure to **return both pages of the original document** by the filing deadline (October 31, 2025) may result in the suspension of Highway Allocation funds until the documents are filed.

**RESOLUTION**

**SIGNING OF THE  
MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE  
2025**

Resolution No. 674

**Whereas:** State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and standards; and

**Whereas:** State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each municipality shall be signed by the Mayor or Village Board Chairperson and shall include the resolution of the governing body of the municipality authorizing the signing of the certification.

**Be it resolved** that the Mayor  Village Board Chairperson  of MILFORD, NE  
(Check one box) (Print name of municipality)  
is hereby authorized to sign the Municipal Annual Certification of Program Compliance.

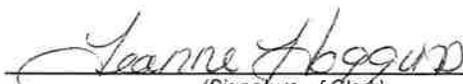
Adopted this 5th day of August, 2025 at Milford Nebraska.  
(Month)

City Council/Village Board Members

<u>Tony DeLong</u>	_____
<u>Dustin Bauer</u>	_____
<u>Becky Freeman</u>	_____
<u>Dainton Parks</u>	_____
_____	_____

City Council/Village Board Member Parks  
Moved the adoption of said resolution  
Member Freeman Seconded the Motion  
Roll Call: 3 Yes 0 No 0 Abstained 1 Absent  
Resolution adopted, signed, and billed as adopted.

Attest:

  
(Signature of Clerk)

