



CITY OF MILFORD, NEBRASKA
COUNCIL AGENDA

TUESDAY, JANUARY 6, 2026, 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.

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: December 2, 2025
- b. Approve Claims by Auditing Committee
- c. Approve Treasurer's Report for November 2025 by Auditing Committee
- d. Reports/Communications filed by Governing Board and City personnel.
- e. Approve 2026 Fire Dept. Membership Roster
- f. Approve 2026 Committee List

5. PUBLIC HEARINGS:

- a. Public Hearing of the Citizen Advisory Review Committee
- b. Public Hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to request from Southeast Community College, Milford, NE (SCC) for Preliminary and Final Plat combining Parcel ID 8000095731, 11-9-3 Tract in N ½ NE 1/4 with Runty's 1st Addition, Blk 2, Lots 1- 4; Milford Runty's 2nd Addition, Blk 1, Lots 5-7; Milford Runty's 2nd Addition, Blk 1, Lot 8 & 11-9-3 NE ¼ NE ¼ 6' x 140' Tract (Parcel IDs 800065263, 800065271, 800065336, 800065344, and 800065352), to create new combined "Lot 1 of the SCC Milford Addition."
- c. Public Hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to SCC request for a Change of Zone for lots located along Hwy 6 from Mixed Use Corridor (MUC) to Central Business District (C-1)(Milford Runty's 1st Addition, Blk 2, Lots 1- 4; Milford Runty's 2nd Addition, Blk 1, Lots 5-7; Milford Runty's 2nd Addition, Blk 1, Lot 8 & 11-9-3 NE ¼ NE ¼ 6' x 140' Tract) (collectively, the "Five Lots").
- d. Public Hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to Conditional Use Permit for use of Conex trailers for the future SCC Milford Construction Trades Center (CTC) building.
- e. Public Hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to SCC request to vacate the existing public alley located south of 5th Street / Hwy 6 and east of S. Walnut Ave. (more specifically situated between S. Maple Ave. and S. Walnut Ave. and directly south and adjacent to the Five Lots (as defined above)).

6. CURRENT BUSINESS:

- a. Consider recommendation from Planning Commission on request from SCC for Conditional Use Permit to use Conex trailers for the future SCC Milford Construction Trades Center (CTC) building.
- b. Consider approval of a Professional Service Agreement for up to \$25,000 with Southeast Nebraska Development District (SENDDD) for General Administration services for the Downtown Revitalization CDBG project (NDED Contract No. 25DTR003), and authorization for the Mayor to execute said agreement, together with all other agreements and forms related and ancillary thereto, and verification of SENDDD's SAM.gov status and exclusions.
- c. Consider approval of a Professional Service Agreement for up to \$5,000 with Southeast Nebraska Development District (SENDDD) for Construction Management services for the Downtown Revitalization CDBG project (NDED Contract No. 25DTR003), and authorization for the Mayor to execute said agreement, together with all other agreements and forms related and ancillary thereto, but contingent upon issuance of Release of Funds & Environmental Clearance by NDED and verification of SENDDD's SAM.gov status and exclusions.
- d. Consider approval of Milford Downtown Revitalization CDBG Project Description and Determination of Level of Review form received from SENDDD related to said DTR Project.
- e. Consider SCC request to change the name of S. Walnut St. to "Trades City Drive".
- f. Consider revised Maintenance Agreement with BVPS on both emergency sirens in the amount of \$1,521.00.

- g. Consider potential revisions and updates to City Employee Handbook related to process and procedures for vacation, paid time off, and other employee leave requests, along with other potential revisions necessitated by new City payroll system.

7. RESOLUTIONS AND ORDINANCES:

- a. **ORDINANCE NO. 990** – AN ORDINANCE OF THE CITY OF MILFORD, NEBRASKA APPROVING THE VACATION OF A PUBLIC ALLEY GENERALLY LOCATED SOUTH OF HIGHWAY 6 AND EAST OF S. WALNUT AVENUE, AND MORE SPECIFICALLY SITUATED BETWEEN S. MAPLE AVENUE AND S. WALNUT AVENUE, IN THE CITY OF MILFORD, NEBRASKA, AS MORE PARTICULARLY DESCRIBED HEREIN.

- b. **ORDINANCE NO. 991** – AN ORDINANCE OF THE CITY OF MILFORD, NEBRASKA, AMENDING THE CITY OF MILFORD ZONING MAP TO PROVIDE FOR A CHANGE OF ZONE FROM MIXED USE CORRIDOR (MUC) TO CENTRAL BUSINESS DISTRICT (C-1) FOR FIVE PARCELS GENERALLY LOCATED IN OR AROUND RUNTY’S 1ST AND 2ND ADDITIONS LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 EAST, OF THE 6TH P.M., CITY OF MILFORD, SEWARD COUNTY, NEBRASKA, AS MORE PARTICULARLY DESCRIBED HEREIN.

- c. **RESOLUTION NO. 682** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILFORD, NEBRASKA, APPROVING THE PRELIMINARY PLAT AND FINAL PLAT CREATING LOT 1 OF THE “SCC MILFORD ADDITION” IN THE CITY OF MILFORD, SEWARD COUNTY, NEBRASKA, WHICH REPLATS AND COMBINES EXISTING REAL PROPERTY PARCELS KNOWN AS A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 EAST, OF THE 6TH P.M., CITY OF MILFORD, SEWARD COUNTY, NEBRASKA (PARCEL ID 8000095731), AND LOTS 1 THROUGH 4, BLOCK 2, RUNTY’S 1ST ADDITION; LOTS 5, 6, 7 AND 8, BLOCK 1, RUNTY’S 2ND ADDITION; AND A 6’ X 140’ TRACT ADJACENT TO LOT 8, BLOCK 1, RUNTY’S 2ND ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 EAST, OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, ALL LOCATED WITHIN THE CITY OF MILFORD, NEBRASKA (PARCEL IDS 800065263, 800065271, 800065336, 800065344, AND 800065352).

8. ADJOURNMENT

CITY OF MILFORD
REGULAR MEETING
JANUARY 6, 2026
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 6th day of January 2026 at 7:00 pm. Present were Mayor Patrick Kelley; Council members: Dustin Bauer, Tony DeLong, Becky Freeman, Dainton Parks, Maintenance Supt. Gary TeSelle, Chief of Police Darrin Kremer and City Clerk Jeanne Hoggins. Also present: Deputy Clerk Whitney Parks, Wayne Stohlman, SCC Associate Vice President John Kisby, Building Inspector Tim Dworak, Eric Beiermann with Olsson Associates, Johnathan Jank, Philip Karpov, County Commissioner Misty Ahmic.

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 Parks and seconded by Bauer to approve the agenda as presented. Roll call vote: Parks yes, Bauer yes, Freeman 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. No comments.

REPORTS/COMMUNICATIONS: Written reports received: Police Department Activity Report for December 2025.

CONSENT AGENDA: Mayor Kelley read the Consent Agenda:

- a. Approve Minutes: November 4, 2025
- b. Approval of Claims: Accounts Payable - \$239,163.06; Payroll - \$66,124.13; Totaling \$305,287.19 by the Auditing Committee.
- c. Approve Treasurer's Report for November 2025 by Auditing Committee
- d. Reports/Communications filed by Governing Board and City Personnel.
- e. Approve 2026 Fire Dept. Membership Roster
- f. Approve 2026 Committee List

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

SALARIES:

7926	Mavis Frey	61.78
7927	Jeanne Hoggins	1782.87
7928	Gary TeSell	1314.24

7929	Whitney Parks	1374.77
7930	George Matzen	770.14
7931	Craig Carritt	23.17
7932	Jessica Swanson	484.57
7933	Ardella Huber	1183.09
7934	Darrin Kremer	2155.19
7935	Katherine Pauley	252.81
7936	Jordan Schachtschabel	1597.46
7937	Mystique Lauer	1315.87
7938	Tanner Paap	1522.91
7939	Michelle Richards	131.59
7940	Dominic Rocolo	882.60
7941	Nelson Girmus	297.82
7942	Wallace Wilkins	1422.35
7945	Patrick Kelley	184.70
7946	Waylon DeLong	138.52
7947	Becky Freeman	138.52
7948	Dustin Bauer	138.52
7949	Dainton Parks	138.52
7990	Mavis Ferris	69.50
7991	Jeanne Hoggins	1782.87
7992	Gary TeSelle	1314.24
7993	Whitney Parks	1355.04
7994	George Matzen	766.33
7995	Craig Carritt	25.75
7996	Jessica Swanson	358.69
7997	Ardella Huber	811.21
7998	Darrin Kremer	2155.19
7999	Katherine Pauley	256.27
8000	Jordan Schachtschabel	1569.57
8001	Mystique Lauer	1171.92
8002	Tanner Paap	1539.93
8003	Michelle Richards	235.49
8004	Dominic Rocolo	1051.79
8005	Nelson Girmus	55.41
8006	Wallace Wilkins	1310.86
8064	Mavis Ferris	69.50
8065	Jeanne Hoggins	1782.87
8066	Gary TeSelle	1614.24
8067	Whitney Parks	1304.58
8068	George Matzen	773.94
8069	Craig Carritt	10.30
8070	Jessica Swanson	435.71
8071	Ardella Huber	1166.72
8072	Darrin Kremer	2155.19
8073	Katherine Pauley	176.62
8074	Jordan Schachtschabel	1934.27
8075	Mystique Lauer	1220.92
8076	Tanner Paap	1376.09
8077	Michelle Richards	155.84

8078	Dominic Rocolo	666.47
8079	Wallace Wilkins	1223.92

GENERAL FUND:

	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	5,056.56
	JOHN HANCOCK LIFE INS CO	PENSION	2,754.47
	NE DEPT OF REVENUE	STATE TAX	691.37
7943	OMNIFY BENEFITS	HSA	815.00
7944	UNITED STATES POSTMASTER	DEC UB POSTAGE	278.84
	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	122.44
7950	SARAH INSELMAN	UB Refund	45.46
7952	ROGER PLETCHER	UB Refund	75.00
7951	JAKUB VANWESTEN	UB Refund	32.32
2019	MAIN STREET MARKET	COOKIES - XMAS TREE LIT	96.00
8007	OMNIFY BENEFITS	HSA	815.00
8008	AFLAC	NOV. SUPPLEMENT INSURANCE	1,055.02
8009	ALLO COMMUNICATIONS	ACCT. (11-24 TO 12-23)	615.49
8010	ASHLEY CAMERON	3 YRS.WEB SERVER HOSTING	875.00
8011	BEAVER HARDWARE	EXT.CORDS,BAR CLAMP,MUD PAN	252.64
8012	BLACK HILLS ENERGY	CITY HALL GAS SERV.	1,295.53
8013	CANON U.S.A., INC.	GENERAL FUND DEC. COPIER EXP.	179.95
8014	CASH-WA DISTRIBUTING	FLAVORED CREAMERS	139.55
8015	CULLIGAN WATER CONDITIONING	SR.CTR.SOFTENER,ET	242.88
8016	DANKERS CONCRETE	SIDEWALK GRIND CURB,REPLAC	2,250.00
8017	DAS STATE ACCTG-CENTRAL FINANC	NOV. 25 STATE RADIO FEE	99.00
8018	DATAVIZION	POLICE DEPT. NEW COMPUTER	2,736.40
8019	DERREK YODER	NOV. CLEANING FIRE HALL	150.00
8020	EDMUNDS GOVTECH	SOFTWARE SUB. & CLOUD HOSTING	15,250.00
8021	FARMERS COOPERATIVE	FUEL & TIRE REPAIRS PER DEPT.	1,439.36
8022	GREAT WESTERN DINING	92 NOV. SR. CTR. MEALS	683.56
8023	GREEN THUMB LAWN SERV. LLC	11-3,10,14,24 CITY PARK MOWING	2,015.00
8024	HBE LLP	AUDIT END.9-30 FINANC.RECORDS	16,000.00
8025	HOA SOLUTIONS	WELL #2 REPAIR PARTS	617.85
8026	HORIZON BANK	TIF PAYMENT	8,826.02
	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	4,851.59
8027	JEO CONSULTING GROUP, INC.	WATER PRELIMINARY DESIGN	32,400.00
8028	JOANN ROTH	SR.CTR.11-6,13,20,30 CLEANING	200.00
8029	JOHN DEERE FINANCIAL	2 TIRES	529.61
	JOHN HANCOCK LIFE INS CO	PENSION	2,914.47
8030	JOHN HANCOCK USA	CONTRACT -NOV.ADMIN. FEE	83.33
8031	JR WELDING	LABOR RECYCLE TRAILER	256.51
8032	KATIE SPARKS	5.0 NOV. REC. HRS.	500.00
8033	KATY PAULEY	REIMB. GROCERY BINGO SR.CTR.	5.00
8034	KELLY HANEY	NOV. 10,12,14,17,19,21 YOGA	160.00
8035	MEDICA HEALTH PLAN	DEC. HEALTH INSURANCE	9,384.24
8036	MGL PRINTING SOLUTIONS	EDMUNDS CHECK STOCK	511.00
8037	MIDWEST AUTO PARTS	LIGHT LENS,CLAMPS,BATTERIES	405.02

8038	MILFORD A/C & APPLIANCE, INC.	LABOR	257.55
8039	MUNICIPAL SUPPLY,INC. OF OMAHA NE DEPT OF REVENUE	2 2' HYMAN COUPLING STATE TAX	1,605.66 656.88
8040	NEBRASKA PUBLIC POWER DISTRICT	ACCT. 10-25 TO 11-21	1,677.45
8041	NMC NEBR.MACHINERY CO.	STEERING COLUMN LOOSE/LEAK	2,019.83
8042	NORRIS PUBLIC POWER DIST	ACCT. #2 SOUTH WELL	263.74
8043	ONE CALL CONCEPTS	37 LOCATES MINUS DISCOUNT	31.90
8044	OSWALD ELECTRIC	MAINTENANCE SHOP GENERATOR	30,926.00
8045	PETTY CASH	CHRISTMAS DECORATIONS/SUPPLIES	29.70
8046	POTTER REPAIR, INC.	2000 DUMP TRUCK ENGINE REPAIR	966.23
8047	POWERPLAN	LABOR/PARTS/REPLACE FRONT GLAS	1,418.47
8048	REBEKAH FREY	6 HRS.NOV. 2,16,30 CLEAN CITY	210.00
8049	REDIGER AUTOMOTIVE	2022 POLICE EXP.OIL CHANGE	82.69
8050	REMBOLT LUDTKE LLP	NOV. LEGAL COUNSEL	2,575.00
8051	RENT WORKS	TIP PAYMENT	2,751.41
8052	RUNZA INC	TIF PAYMENT	1,394.33
8053	SERVI-TECH INC.	LAB TESTING	180.00
8054	SEWARD COUNTY INDEPENDENT	INV. DEC. 2 PROCEEDING	98.41
8055	SUSAN TRABERT	REIMB. BINGO PRIZES FOR SR. CT	21.28
8056	THE RADAR SHOP	4 POLICE DEPT. RADARS RECERT	256.00
8057	THE SPRINKLER GUY	SERVICE ALL & LABOR	136.95
8058	VERIZON WIRELESS	ACCT. FIRE DPT.PHONE	124.16
8059	VESTIS	MAINT. SHOP PANTS,MAT,SHORTS	388.10
8060	VESTIS - SR.CTR.	3 INV.SR.CTR.MOPS, WET & BAR	187.17
8061	VOSS LIGHTING	FIRE HALL LIGHT BULBS	373.80
8062	WERGIN'S LAWN SERVICE	OCT/NOV.WINTERIZER REC.	1,635.00
8063	WINDSTREAM NEBRASKA INC NE DEPT OF REVENUE	FIRE HALL PHONE NOV. SALES TAX	389.43 1,079.40
8081	5J REPAIR LLC	REPAIRS TO #30-FIRE DEPT.	312.50
8082	AMERICAN WATER WORKS ASSOC.	G.TESELLE 3-1-26 TO 2-28-27	248.00
8083	AMERITAS LIFE INSURANCE CORP.	JAN. DENTAL PREMIUMS	660.48
8084	BEAVER HARDWARE	4 FURNACE FILTERS/MUD PAN	111.86
8085	BLACK HILLS ENERGY	11-5-25 TO 12-4-25 SR.CTR.	215.36
8086	BLACKBURN MFG.CO	2 BLUE QUIK MARK PAINT/FED	160.10
8087	BLUE 360 MEDIA BOUND TREE (EMERGENCY	NEBR.CRIMINAL/LAW MANUALS	205.53
8088	MED.PROD	BLOOD PRESSURE CUFF/STETHOS	118.97
8090	CARD SERVICE CENTER	LIBRARY ROUTER/CABLE/TREE	3,359.66
8091	CASH-WA DISTRIBUTING	SR.CTR. CREAMERS	33.75
8092	DEARBORN GROUP	JAN. FIREMENS LIFE/ACC.DEATH	116.96
8093	EAKES OFFICE SOLUTIONS	RIBBON/CALCULATOR TAPE	17.97
8094	EDMUNDS GOVTECH	2 CREDIT CARD READERS	1,500.00
8095	FIRSTAR FIBER INC.	NOV. 2025-6 TRIPS RECYCLING	534.00
8096	FUELMAN FLEET PROGRAM	11-18 TO 12-17 POLICE FUEL	495.72
8097	GREAT WESTERN DINING	82 DEC. SR.CTR. MEALS	609.26
8098	GWORKS	QTR.EXT.FROM G-WKS TO EDMUNDS	6,225.00

	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	4,866.37
8099	JEO CONSULTING GROUP, INC.	FINAL DESIGN 25 WATER MAIN	40,000.00
	JOHN HANCOCK LIFE INS CO	PENSION	2,914.87
8100	JR WELDING	CEMETERY GATE REPAIR	296.45
8101	KELLY HANEY	11-24,26, 12-3,5,8-10 YOGA	150.00
8102	MACQUEEN EQUIPMENT	GUTTER BRUSHES	596.46
8103	MATHESON TRI-GAS,INC	FIRE DEPT.BOTTLED GASES	78.75
8104	MENARDS-LINCOLN NORTH	2 HEAT TAPES	25.26
8105	CHAMBER OF COMMERCE-MILFORD	NON-PROFIT BASE MEMBERSHIP	50.00
8106	MOTOROLA SOLUTIONS	BAL.LICENSE 1-X VIDEO.V.SER	800.00
8107	NATIONWIDE	2-5-26 TO 2-4-27 FIRE SURETY	100.00
	NE DEPT OF REVENUE	STATE TAX	669.67
8108	NE PUBLIC HEALTH ENV. LAB	WATER TESTS	160.00
8109	NE RURAL WATER ASSOCIATION	TESELLE 2026 MEMBERSHIP DUES	450.00
8110	NEBRASKA PUBLIC POWER DISTRICT	10-25 TO 11-21 ELECTRICITY	5,378.58
8111	NSG LOGISTICS, LLC	6-2,000 LB.50/50 ICE MELT	1,176.00
8080	OMNIFY BENEFITS	HSA	815.00
8112	ONE SIX LLC	FIRE HALL 1ST YR LIGHTING	925.00
8113	OSWALD ELECTRIC	LABOR \$1545, PARTS 851.34	2,396.34
8114	PIZZA KITCHEN	47 BIRTHDAY MEALS SR.CTR.	351.71
8115	T-MOBILE	3 MOBILE PHONE LINES-POLICE	108.42
8116	GARY TESELLE	ACCT.G.TESELLE	600.00
8117	URIBE REFUSE SERVICES, IN	ACCT. SEWER DEPT.	418.00
8118	VERIZON WIRELESS	1 PAD PHONE LINE LINE DEC.10	115.17
8119	VESTIS	SHOP PANTS,MAT-INV. 22444	386.24
8120	VESTIS - SR.CTR.	INV. 22442-MAT,MOPS	249.56
8121	WINDSTREAM NEBRASKA INC	ACCT. FIRE HALL PHONE	238.86
8122	ZITO MEDIA	DEC. T.V. SERVICE FIRE HALL	6.09
2020	ELECTRIC TIME	CLOCK UPTOWN PARK	7,387.00
	Total Payroll: 12/01/25		16,573.23
	Total Payroll: 12/02/25		738.78
	Total Payroll: 12/15/25		15,830.06
	Total Payroll: 12/29/25		16,067.18
	***** REPORT TOTAL *****		305,287.19

PUBLIC HEARINGS:

Public Hearing of the Citizen Advisory Review Committee

Mayor Kelley opened the public hearing at 7:05 pm. Clerk Hoggins reviewed the biannual report filed by Chairman of the CARC, Kevin Wingard. The report is attached to these minutes. No further comments or questions, Mayor Kelley closed the public hearing at 7:06 pm.

Public Hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to request from Southeast Community College, Milford, NE (SCC) for Preliminary and Final Plat combining Parcel ID 8000095731, 11-9-3 Tract in N ½ NE 1/4 with Runty's 1st Addition, Blk 2, Lots 1- 4; Milford Runty's 2nd Addition, Blk 1, Lots 5-7; Milford Runty's 2nd Addition, Blk 1, Lot 8 & 11-9-3 NE ¼ NE ¼ 6' x 140' Tract (Parcel IDs 800065263, 800065271, 800065336, 800065344, and 800065352), to create new combined "Lot 1 of the SCC Milford Addition."

Mayor Kelley opened the public hearing at 7:08 pm. Associate Vice President of SCC, John Kisby shared the purpose of this request is for a new building, Construction Technology Center approximately 50,000 sq ft of training space for building trades, construction, concrete construction, plumbing and heating, ventilation, air conditioning, refrigeration. Looking forward to having the opportunity to expand those programs on campus to service more students for those incredibly necessary job skills as the state tries to grow in these areas. If you have any questions, we have our design engineer here as well. Mayor Kelley asked what the timeline was for this new construction. Mr Kisby replied, they plan to put out bid documents this week with a bid information meeting on the 20th of January. Closing is planned for January 29th so they can start working in March or April. The design finish date is scheduled for fall of 2027, probably not in time for classes but 2028 classes for sure.

Council member DeLong asked what SCC will do with the current areas that occupy these programs? Mr. Kisby reported tracking the programs; construction, concrete construction, plumbing and heating, ventilation, air conditioning, and refrigeration will go into the new building. The one trade that is left out is electrical which is busting at the seams. Our budget just couldn't support bringing them into a brand-new building as well. But we're going to be able to take their space, which is currently the second floor of Eicher, and expand them into these building construction spaces.

Mayor Kelley asked about the welding program. Mr. Kisby noted the Crete Carrier diesel technology and welding center has a 30-booth welding bay in it. Rough numbers, about 80% of the students on campus take a welding class at some point during their time with us, because welding is a skill that's transferable across many of those trades. Local high school students take classes, they're dual credit welding classes, and we do have classes as well for the public.

Councilmember Freeman asked how many students are in those programs and will it increase with the space? Mr Kisby noted he did not have the exact numbers but rounding, approximately 180 to 200 current students, and this expansion will allow for roughly a 10 or 15% increase in square footage, but it's a lot more efficient than what we have. We will have a small amount of expansion room east of the north wing. The expansion of the electrical program will possibly double that program. With no further comments or questions Mayor Kelley closed the public hearing at 7:15 pm.

Public Hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to SCC request for a Change of Zone for lots located along Hwy 6 from Mixed Use Corridor (MUC) to Central Business District (C-1(Milford Runty's 1st Addition, Blk 2, Lots 1- 4; Milford Runty's 2nd Addition, Blk 1, Lots 5-7; Milford Runty's 2nd Addition, Blk 1, Lot 8 & 11-9-3 NE ¼ NE ¼ 6' x 140' Tract) (collectively, the "Five Lots").

Mayor Kelley opened the public hearing at 7:16 pm. No public comments or questions were made; Mayor Kelley closed the public hearing at 7:17 pm.

Public Hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to Conditional Use Permit for use of Conex trailers for the future SCC Milford Construction Trades Center (CTC) building.

Mayor Kelley opened the public hearing at 7:17 pm. Mr. Kisby explained the students have built 2 houses off campus and will be building 2 houses per year as they have purchased 10 lots in the Timber Creek Subdivision. They need a place to store their tools at the construction site. They have positioned the conex trailers on the map out of view from the Hwy. With no further questions or comments Mayor Kelley closed the public hearing at 7:20 pm.

Public Hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to SCC request to vacate the existing public alley located south of 5th Street / Hwy 6 and east of S. Walnut Ave. (more specifically situated between S. Maple Ave. and S. Walnut Ave. and directly south and adjacent to the Five Lots (as defined above)).

Mayor Kelley opened the public hearing at 7:21 pm. Mr. Kisby explained there is an alley that runs behind the 5 house lots that were purchased by SCC. The alley goes right through the middle of the new building as it currently sits. We need to vacate the alley to construct the new building. With no further comments or questions, Mayor Kelley closed the public hearing at 7:22 pm.

CURRENT BUSINESS:

Consider recommendation from Planning Commission on request from SCC for Conditional Use Permit to use Conex trailers for the future SCC Milford Construction Trades Center (CTC) building. A motion was made by DeLong and seconded by Bauer to approve the recommendation from Planning Commission on request from SCC for Conditional Use Permit to use Conex trailers for the future SCC Milford Construction Trades Center (CTC) building. Roll call vote: DeLong yes, Bauer yes, Freeman yes, Parks yes. Motion carried.

Consider approval of a Professional Service Agreement for up to \$25,000 with Southeast Nebraska Development District (SENDDD) for General Administration services for the Downtown Revitalization CDBG project (NDED Contract No. 25DTR003), and authorization for the mayor to execute said agreement, together with all other agreements and forms related and ancillary thereto, and verification of SENDDD's SAM.gov status and exclusions. A motion was made by DeLong and seconded by Parks to approve a Professional Service Agreement for up to \$25,000 with Southeast Nebraska Development District (SENDDD) for General Administration services for the Downtown Revitalization CDBG project (NDED Contract No. 25DTR003), and authorization for the Mayor to execute said agreement, together with all other agreements and forms related and ancillary thereto, and verification of SENDDD's SAM.gov status and exclusions. Roll call vote: DeLong yes, Park yes, Bauer yes, Freeman yes. Motion carried.

Consider approval of a Professional Service Agreement for up to \$5,000 with Southeast Nebraska Development District (SENDDD) for Construction Management services for the Downtown Revitalization CDBG project (NDED Contract No. 25DTR003), and authorization for the Mayor to execute said agreement, together with all other agreements and forms related and ancillary thereto, but contingent upon issuance of Release of Funds & Environmental Clearance by NDED and verification of SENDDD's SAM.gov status and exclusions. A motion was made by Freeman and seconded by Bauer to approve a Professional Service Agreement for up to \$5,000 with Southeast Nebraska Development District (SENDDD) for Construction Management services for the Downtown Revitalization CDBG project (NDED Contract No. 25DTR003), and authorization for the Mayor to execute said agreement, together with all other agreements and forms related and ancillary thereto, but contingent upon issuance of Release of Funds & Environmental Clearance by NDED and verification of SENDDD's SAM.gov status and exclusions. Roll call vote: Freeman yes, Bauer yes, DeLong yes, Parks yes. Motion carried.

Consider approval of Milford Downtown Revitalization CDBG Project Description and Determination of Level of Review form received from SENDDD related to said DTR Project. A motion was made by DeLong and seconded by Bauer to authorize the

mayors signature on this document and any other related documents pertaining to the CDBG project. Discussion: Attorney Aerts noted that obviously the city approved moving forward with this application of the community block grant downtown revitalization project. It was awarded, and over this last month, Jeanne, Mayor Kelley and I have participated in some different webinars and conferences learning more about what's going to all be required. And as you can expect, there's a lot of administrative steps to it, a lot of approvals, federal requirements, state requirements. And so those two send documents that you just approved, was approval of the city to hire SENDD to help work through some of these issues. My impression as we work through those issues and all those steps and requirements, there's going to be some forms to sign. There's probably going to be forms coming out that are just routine and some are administrative. This allows Mayor Kelley to sign those documents that are routine in nature. Roll call vote: DeLong yes, Bauer yes, Freeman yes, Parks yes. Motion carried.

Consider SCC request to change the name of S. Walnut St. to “Trades City Drive”. Mr. Kisby shared that this request is to honor a historical tradition back in the 1940-1950's. Nebraska Hall has been recently renovated, and a picture was found from back in the 50's with a Trades City Dormitory sign on the front. There were other buildings on campus designated Trades City, it was kind of a nickname back then. Since we are working on an address for the new building, SCC would like to request Walnut Street South of Hwy 6, not indicating anything north of Hwy 6, but just the part south of it that enters campus be named “Trades City Drive”. A motion was made by DeLong and seconded by Freeman to move forward with changing Walnut Street south of Hwy 6 to “Trades City Drive”. Roll call vote: DeLong yes, Freeman yes, Bauer yes, Parks yes. Motion carried.

Consider revised Maintenance Agreement with BVPS on both emergency sirens in the amount of \$1,521.00. Wayne Stohlman reported he had been in contact with BVPS and the new siren head is covered with a 5-year warranty. An inspection on the siren at F Street would cost \$500.00 plus repairs if needed. The council discussed the best way to handle this due to lack of previous inspections and cost to the city. The proposed maintenance agreement for one year would cost \$1521.00 but the siren on F Street has not been looked at for a while. After much discussion and consideration, a motion was made by Bauer and seconded by DeLong to approve the revised maintenance agreement with BVPS on both emergency sirens in the amount of \$1521.00 with the addition of clarifying paragraph 6 in the agreement before the agreement is signed. Roll call vote: Bauer yes, DeLong yes, Freeman yes, Parks yes. Motion carried.

Consider potential revisions and updates to City Employee Handbook related to process and procedures for vacation, paid time off, and other employee leave requests, along with other potential revisions necessitated by new City payroll system. Mayor Kelley shared a need to update the Employee Handbook due to a difference in calculating VAC/ILL leave with the new Pay Clock system along with updating some sections related to approval/authorization of Vacation time. Attorney Aerts will review and make changes for consideration. No action taken.

RESOLUTIONS AND ORDINANCES:

ORDINANCE NO. 990 – AN ORDINANCE OF THE CITY OF MILFORD, NEBRASKA APPROVING THE VACATION OF A PUBLIC ALLEY GENERALLY LOCATED SOUTH OF HIGHWAY 6 AND EAST OF S. WALNUT AVENUE, AND MORE SPECIFICALLY SITUATED BETWEEN S. MAPLE AVENUE AND S. WALNUT AVENUE, IN THE CITY OF MILFORD, NEBRASKA, AS MORE PARTICULARLY DESCRIBED HEREIN. (See attached)

A motion was made by DeLong and seconded by Freeman to approve Ordinance No. 990. A motion was made by DeLong and seconded by Freeman to suspend the rules to waive the three readings. Roll call vote: DeLong yes, Freeman yes, Bauer yes, Parks yes. Motion carried.

Roll call vote on the original motion: DeLong yes, Freeman yes, Bauer yes, Parks yes. Motion carried.

ORDINANCE NO. 991 – AN ORDINANCE OF THE CITY OF MILFORD, NEBRASKA, AMENDING THE CITY OF MILFORD ZONING MAP TO PROVIDE FOR A CHANGE OF ZONE FROM MIXED USE CORRIDOR (MUC) TO CENTRAL BUSINESS DISTRICT (C-1) FOR FIVE PARCELS GENERALLY LOCATED IN OR AROUND RUNTY’S 1ST AND 2ND ADDITIONS LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 EAST, OF THE 6TH P.M., CITY OF MILFORD, SEWARD COUNTY, NEBRASKA, AS MORE PARTICULARLY DESCRIBED HEREIN. (See attached)

A motion was made by DeLong and seconded by Parks to approve Ordinance No. 991.

A motion was made by DeLong and seconded by Bauer to suspend the rules to waive the three readings. Roll call vote: DeLong yes, Bauer yes, Freeman yes, Parks yes. Motion carried.

Roll call vote on the original motion: DeLong yes, Parks yes, Bauer yes, Freeman yes. Motion carried.

RESOLUTION NO. 682

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILFORD, NEBRASKA, APPROVING THE PRELIMINARY PLAT AND FINAL PLAT CREATING LOT 1 OF THE “SCC MILFORD ADDITION” IN THE CITY OF MILFORD, SEWARD COUNTY, NEBRASKA, WHICH REPLATS AND COMBINES EXISTING REAL PROPERTY PARCELS KNOWN AS A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 EAST, OF THE 6TH P.M., CITY OF MILFORD, SEWARD COUNTY, NEBRASKA (PARCEL ID 8000095731), AND LOTS 1 THROUGH 4, BLOCK 2, RUNTY’S 1ST ADDITION; LOTS 5, 6, 7 AND 8, BLOCK 1, RUNTY’S 2ND ADDITION; AND A 6’ X 140’ TRACT ADJACENT TO LOT 8, BLOCK 1, RUNTY’S 2ND ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 EAST, OF THE 6TH P.M., CITY OF MILFORD, SEWARD COUNTY, NEBRASKA (ALSO CURRENTLY KNOWN AS PARCEL IDS 800065263, 800065271, 800065336, 800065344, AND 800065352).

WHEREAS, Southeast Community College of Milford, Nebraska (the “Developer”) has made application to the City of Milford, Nebraska (the “City”) for permission to replat and approval of the combined Preliminary Plat and Final Plat to create Lot 1 of the “SCC Milford Addition” within the City of Milford, Nebraska (the “Addition”), which Addition shall be located on certain real property in or about the City of Milford, Nebraska, legally described as set forth on **Exhibit A** attached hereto and incorporated herein (such real property included within the Addition being referred to herein as the “Property”); and

WHEREAS, Section 3.02 and 3.04 of the City of Milford Subdivision Regulations (the “Regulations”) provide that application for preliminary and final plat

approvals shall first be submitted to the Planning Commission of the City, which shall hold a public hearing regarding the proposed plat application(s), and thereafter, to make a recommendation to the City Council regarding the same; and

WHEREAS, the Planning Commission, after having held the above-referenced public hearing on December 15, 2025, voted to recommend to the City Council approval of the Preliminary Plat and Final Plat for the Addition (as described above); and

WHEREAS, Section 3.04 of the Regulations provides that City Council shall consider the recommendation of the Planning Commission and render a final decision regarding the proposed plat application(s) after holding a public hearing regarding the same; and

WHEREAS, the City Council, after having held the above-referenced public hearing, hereby makes the following resolutions regarding the Developer's application for approval of Preliminary Plat and Final Plat for the Addition.

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

Section 1.

The City Council of the City of Milford, Nebraska, hereby approves the Preliminary Plat and Final Plat for Lot 1 of the SCC Milford Addition to be located on the Property as described on **Exhibit A**, as submitted by the Developer, and prepared by Eric Beiermann, a licensed Civil Engineer in the State of Nebraska, which Preliminary Plat and Final Plat for said Addition is attached hereto as **Exhibit B** and incorporated herein by this reference.

Section 2.

The Mayor and Planning Commission Chair are hereby authorized to execute and endorse their respective certification of approval for the Final Plat on behalf of the City, with the City Clerk authorized to attest to such signatures and attach the certification of approval to the Final Plat, as applicable, and upon fully execution of all necessary parties thereto, to cause for the original of the Final Plat to be filed with the Seward County Register of Deeds, with the reproducible copy of the Final Plat to be filed with the City Clerk, and two copies of the original to be filed and kept on record with the City, all as required by the Regulations.

Section 3.

The Mayor and Planning Commission Chair are hereby further authorized to take any and all further actions and steps as reasonably necessary in order to carry out and effectuate the spirit and intent of these resolutions.

Section 4.

Nothing herein shall be construed so as to preempt or nullify as separate requirements for Developer to seek and obtain all building and safety and land use permits and approvals prior to commencing any construction of improvements on or about the

EXHIBIT A

Legal Description of Property

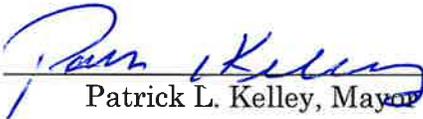
A TRACT OF LAND COMPOSED A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER, LOTS 1 THROUGH 4, BLOCK 2, RUNTY'S 1ST ADDITION, LOT 5, 6, 7 AND 8, BLOCK 1, RUNTY'S 2ND ADDITION AND A 6' BY 140' TRACT ADJACENT TO LOT 8 BLOCK 1, RUNTY 2ND ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 EAST OF THE 6TH P.M., CITY OF MILFORD, SEWARD COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 18, TIMBER CREEK SUBDIVISION, LOTS 1 THROUGH 18, SAID POINT BEING ON THE EAST LINE OF SOUTH 'B' STREET; THENCE, EASTERLY ON AN ASSUMED BEARING OF N88°15'48"E, A DISTANCE OF 1,202.73' TO A POINT; THENCE N01°56'20"W, A DISTANCE OF 645.18' TO A POINT; THENCE N88°46'13"E, A DISTANCE OF 545.09' TO A POINT; THENCE N01°57'22"W, A DISTANCE OF 106.88' TO A POINT; THENCE S88°46'05"W, A DISTANCE OF 110.00' TO A POINT; THENCE N01°57'21"W, A DISTANCE OF 420.03' TO A POINT; THENCE S88°46'05"W, A DISTANCE OF 122.67' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 5TH STREET/US HIGHWAY #6, TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 22°37'25", A RADIUS OF 829.30', AN ARC LENGTH OF 327.46', ON A SOUTH LINE OF SAID 5TH STREET/US HIGHWAY #6, A CHORD LENGTH OF 325.33', AND A CHORD BEARING OF S72°05'24"W TO A POINT; THENCE S88°48'46"W, ON A SOUTH LINE OF SAID 5TH STREET/US HIGHWAY #6, A DISTANCE OF 458.02' TO A POINT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID 5TH STREET/US HIGHWAY #6, AND SOUTH WALNUT STREET; THENCE S02°08'42"E, ON AN EAST LINE OF SAID SOUTH WALNUT STREET, SAID LINE BEING THE WEST LINE OF SAID LOT 1, BLOCK 2, RUNTY'S 1ST ADDITION AND ITS EXTENSION, A DISTANCE OF 159.96' TO A POINT; THENCE S88°51'23"W, ON A SOUTH LINE OF AN EAST WEST ALLEY ON THE SOUTH SIDE OF SAID RUNTY'S 1ST ADDITION AND THE SOUTH LINE SOUTH SIDE OF BLOCK 4, SWEASEY'S 1ST ADDITION, A DISTANCE OF 198.21' TO A POINT; THENCE S02°09'09"E, A DISTANCE OF 354.24' TO A POINT; THENCE S88°35'43"W, A DISTANCE OF 466.00' TO A POINT; THENCE S02°09'12"E, A DISTANCE OF 515.49' TO A POINT; THENCE S88°14'41"W, A DISTANCE OF 83.67' TO A POINT ON AN EAST RIGHT OF WAY LINE OF SAID SOUTH 'B' STREET; THENCE S01°45'19"E, ON AN EAST LINE OF SAID SOUTH 'B' STREET, A DISTANCE OF 58.15' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,171,041.07 SQUARE FEET OR 26.88 ACRES, MORE OR LESS. (Exhibit B: Preliminary and Final Plat for SCC Milford Addition attached to these minutes)

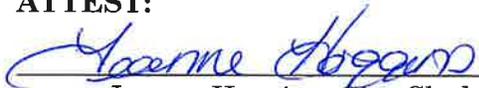
Property, as required by the Regulations or any other applicable law, regulation, ordinance, or standard of the City or any other applicable governmental authority.

PASSED AND APPROVED THIS 2ND DAY OF JANUARY 2026.

**CITY OF MILFORD, SEWARD
COUNTY, NEBRASKA**

BY: 
Patrick L. Kelley, Mayor

ATTEST:


Jeanne Hoggins, City Clerk



ADJOURNMENT: A motion was made by Parks and seconded by Bauer to adjourn the meeting. Roll call vote: Parks yes, Bauer yes, DeLong yes, Freeman yes. Motion carried and meeting adjourned at 8:12 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 January 6, 2026 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

ORDINANCE NO. 990

AN ORDINANCE OF THE CITY OF MILFORD, NEBRASKA APPROVING THE VACATION OF A PUBLIC ALLEY GENERALLY LOCATED SOUTH OF HIGHWAY 6 AND EAST OF S. WALNUT AVENUE, AND MORE SPECIFICALLY SITUATED BETWEEN S. MAPLE AVENUE AND S. WALNUT AVENUE, IN THE CITY OF MILFORD, NEBRASKA, AS MORE PARTICULARLY DESCRIBED HEREIN.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MILFORD, SEWARD COUNTY, NEBRASKA:

Section 1. That the public alley generally located south of Highway 6 and east of S. Walnut Avenue, and more specifically situated on a lengthwise basis from end to end between S. Maple Avenue and S. Walnut Avenue, and immediately to the south and adjacent to certain real property parcels currently known as Parcel IDs 800065263, 800065271, 800065336, 800065344, and 800065352, as more particularly depicted on the map attached hereto as **Exhibit A** and incorporated herein by this reference, shall be and hereby is vacated by the City of Milford, Nebraska.

Section 2. That the City shall retain the right to maintain, operate, or repair, by itself, or by its contractors, licensees, and/or franchisees, any existing public utilities and associated facilities now located on, under, or above the alley vacated by this ordinance.

Section 3. That the aforementioned vacated alley shall revert to the owner(s) of the real property directly abutting such vacated alley, one-half on each side thereof, and shall become part of the adjoining property, pursuant to the statutes of the State of Nebraska.

Section 4. That the City hereby finds that the vacation actions taken pursuant to this ordinance to be expedient for the public good and in the best interests of the City of Milford, Nebraska.

Section 5. That all ordinances, resolutions, and Code sections or portions thereof in conflict herewith are hereby repealed.

Section 6. That this ordinance shall be in full force and take effect from and after its passage, approval and publication according to law.

PASSED AND APPROVED THIS 2ND DAY OF JANUARY, 2026.

**CITY OF MILFORD,
SEWARD COUNTY, NEBRASKA**

BY: 
Patrick Kelley, Mayor

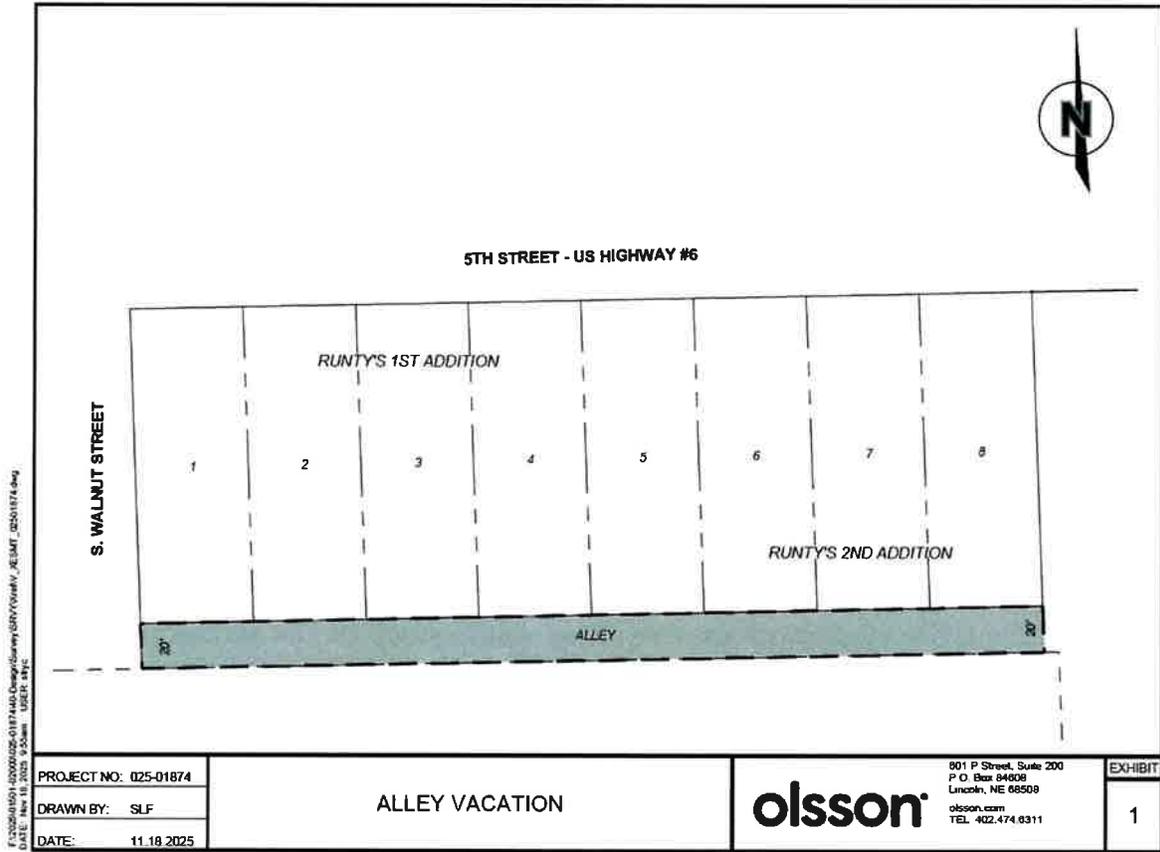
ATTEST:


Jeanne Hoggins, City Clerk



EXHIBIT A

Map of Alley Vacation



ORDINANCE NO. 991

AN ORDINANCE OF THE CITY OF MILFORD, NEBRASKA, AMENDING THE CITY OF MILFORD ZONING MAP TO PROVIDE FOR A CHANGE OF ZONE FROM MIXED USE CORRIDOR (MUC) TO CENTRAL BUSINESS DISTRICT (C-1) FOR FIVE PARCELS GENERALLY LOCATED IN OR AROUND RUNTY'S 1ST AND 2ND ADDITIONS LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 EAST, OF THE 6TH P.M., CITY OF MILFORD, SEWARD COUNTY, NEBRASKA, AS MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, Neb. Rev. Stat. § 19-904 provides that the City Council shall provide for the manner in which zoning regulations and district boundaries shall be determined, established, and enforced, and from time to time amended, supplemented, or changed; provided, however, that any such amendments shall not become effective until after separate public hearings to be held by the Planning Commission and City Council; and

WHEREAS, Neb. Rev. Stat. § 19-915 provides that zoning district boundaries defined with reference to a zoning map may be changed, modified, or terminated, by an appropriate amendatory action which describes the changed, modified, terminated, or created zone or districts or part thereof by legal description or metes and bounds, and without republishing the original zoning map as a part of the amendatory action and without setting forth and repealing the entire section or ordinance adopting the rezoning maps, or a part of the zoning map, as a part of the amendatory action; and

WHEREAS, the requirements for amendment of certain zoning district boundaries as further set forth herein have been fulfilled.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MILFORD, SEWARD COUNTY, NEBRASKA, AS FOLLOWS:

Section 1: That the official zoning map of the City of Milford, Nebraska, shall be amended to change the zoning designation for the following described parcels from zone Mixed Use Corridor (MUC) to zone Central Business District (C1):

LOTS 1 THROUGH 4, BLOCK 2, RUNTY'S 1ST ADDITION; LOTS 5, 6, 7 AND 8, BLOCK 1, RUNTY'S 2ND ADDITION; AND A 6' X 140' TRACT ADJACET TO LOT 8, BLOCK 1, RUNTY'S 2ND ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 3 EAST, OF THE 6TH P.M., CITY OF MILFORD, SEWARD COUNTY, NEBRASKA (ALSO CURRENTLY KNOWN AS PARCEL IDS 800065263, 800065271, 800065336, 800065344, AND 800065352).

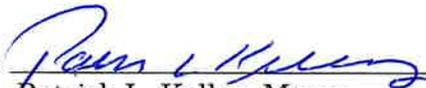
A Zoning Map depicted the zone change is attached hereto and incorporated herein by reference as **Exhibit A**.

Section 2: That all ordinances, resolutions, maps, and code sections or portions thereof in conflict or inconsistent with the amendment set forth herein are hereby repealed to the extent of this amendment.

Section 3: That this ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law and shall be published in pamphlet form.

PASSED AND APPROVED THIS 2ND DAY OF JANUARY, 2026.

**CITY OF MILFORD,
SEWARD COUNTY, NEBRASKA**

BY: 
Patrick L. Kelley, Mayor

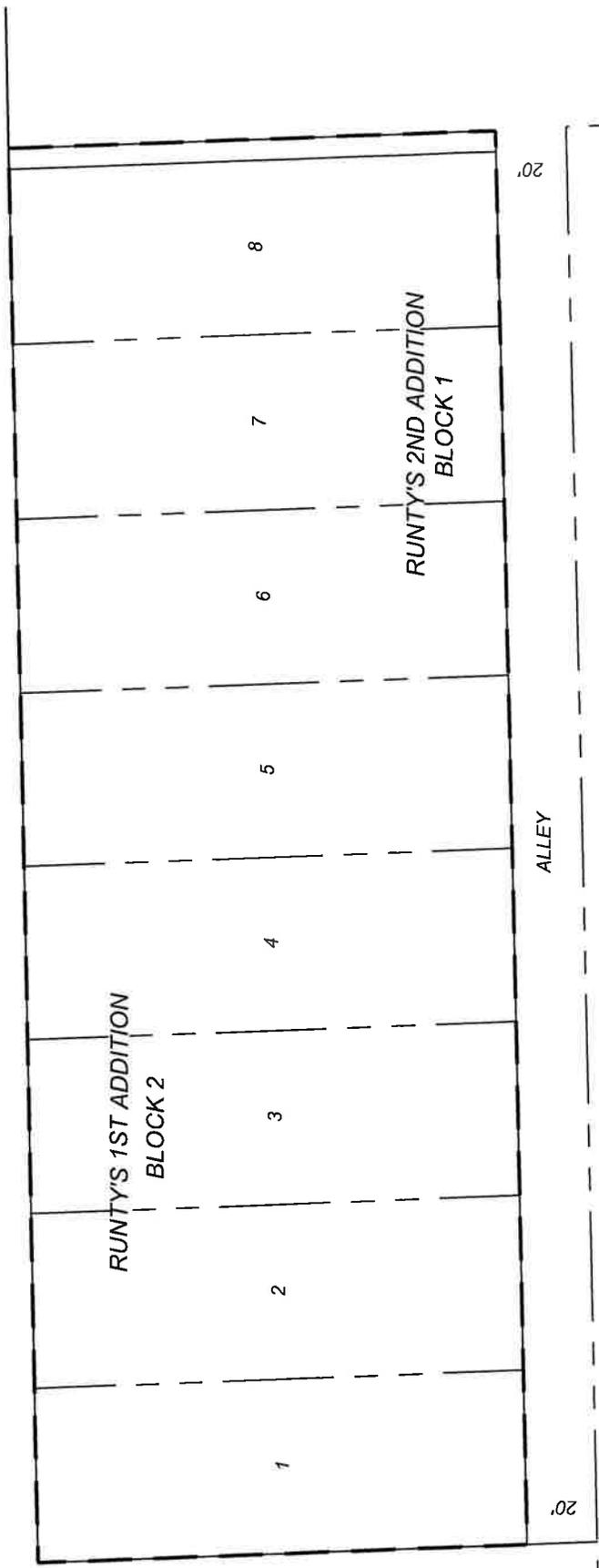
ATTEST:


Jeanne Hoggins, City Clerk





5TH STREET - US HIGHWAY #6



S. WALNUT STREET

PROJECT NO: 025-01874
DRAWN BY: ALB
DATE: 1.2.2026

CHANGE OF ZONE

601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
olsson.com
TEL 402.474.6311

olsson

EXHIBIT
A

Milford's Citizen Advisory Review Committee
Public Hearing - Milford City Council Meeting
Tuesday, January 6, 2026

Committee Members: Amy Danekas, Isabella Peterson, Marian Eicher, Stacy Hartgerink, Jim Kremer, Kevin Wingard, and Roger Wittrock

City Council Representative: Tony DeLong

Program Report By: Kevin Wingard

Items for the Public Hearing: Semiannual Report

Quarterly Report: July 2025 through September 2025

1. Fund balance of the LB840 Fund as of September 30, 2025 was \$58,823.46.
 - a. Past September 30 Balances:
 - i. 2024 was \$49,475.93
 - ii. 2023 was \$106,090
 - iii. 2022 was \$121,038
2. Committee activities to point out:
 - a. No meetings for the quarter.
3. Outstanding commitments of the LB840 Fund include:
 - a. Moonshadow Properties (Main Street Market) \$10,000
 - i. Payments are on schedule
 - ii. Owner Occupied Rehabilitation (OOR) Program
4. City Clerk Report:
 - a. Jeanne's activities:
 - i. Time was spent on managing the sales tax payments; OOR (Owner Occupied Rehabilitation) Program activities; Preparing and executing loan documents for Moonshadow Properties (Main Street Market).

Quarterly Report: October 2025 through December 2025

1. Fund balance of the LB840 Fund as of December 31, 2025 was \$65,486.57.
 - a. Past December 31 Balances:
 - i. 2024 was \$55,330.82
 - ii. 2023 was \$113,663
 - iii. 2022 was \$119,393

2. Committee activities to point out:
 - a. Met November 25th and recommended approval of \$1,000 to the Seward County-Wide Housing Study and Affordable Housing Strategies.
3. Outstanding commitments of the LB840 Fund include:
 - a. Moonshadow Properties (Main Street Market) \$10,000
 - i. Payments are on schedule
 - b. Owner Occupied Rehabilitation (OOR) Program
4. City Clerk Report:
 - a. Jeanne's activities:
 - i. Time was spent on managing the sales tax payments; OOR (Owner Occupied Rehabilitation) Program activities; completing SENDD documents, deposits and checks for contractors; preparing and executing loan invoices for Moonshadow Properties (Main Street Market).

MONTHLY REPORTS FOR JANUARY 6, 2026, MEETING

BAUER

November

Fire: 5 total calls

1-Combine/field

1-Structure

1-Oven

1-False Alarm

1-Cancel prior to arrival

EMS: 11 total calls, all medical

December

Fire: 3 total calls

2-False alarms

1-Trash fire

EMS: 13 Total Calls

12-Medical

1-Refusal

Total Calls for 2025: Fire-44; EMS-177

FREEMAN

* Attended the community tree lighting ceremony - This was a neat event and thank you to everyone who made this happen!

* Audited City records

* Whitney is planning a pool board meeting. The date has not yet been finalized to my knowledge. We need to start planning for the summer, hiring guards, etc.

TESELLE:

Water:

Water testing.

Working with JEO water main replacement. Two meetings 90% complete. Will be ready for bidding next month.

Well #2 is back and ready for service after more blending tests.

Well field with # 5 and #6 is out of service. JEO is looking into the best plans to rework this site. Well walls and tree roots are in the wells. May not be cost effective to repair. Replacement may be the best plan.

Sewer:

Lagoon discharge completed.

Tree pile burned.

One sewer back up. Jetted with no home damage.

Jetting maintenance done first week in December.

Parks:

Limb, trash picks and raking done multiple times.
South Park started on limbs. Work on finishing when it dries.
Concession stands bathrooms Painted and cleaned.
Splash Pad RV antifreeze added.
Christmas Tree built, poles wrapped. Power added to poles for pole wraps.

Streets:

Tree limb pic ups done.
Street sign along highway installed
Highway signage application was turned in redesign has been turned in. Still waiting.
Streets swept once. Sweeper hydraulic line repaired and replaced.
Barricade repairs and replacements made.

Pool:

Main pool motor and pump rebuild approved.

Cemetery:

South gate repaid and replaced.

We take the recycling trailer in twice a week. If not. People stack items on the ground. The trailer will need new axials. One has broken and had to be welded for now.

HOGGINS: *Sales tax received for the month of October 2025 in the amount of \$22,744.57. *NPPD lease payment for November 2025 received in the amount of \$13,389.10. *JEO Project Status Report through 12/26/25. *Gaming Account balance as of 1/6/26, \$29,060.85. *Several training sessions with Edmunds Gov Tech on the new system. We go live on January 6, 2026. *Completed 2025 payroll including W-2's and 1099. *Distributed Tobacco licenses for the 2026 year. *Reimbursed TIF payments to the local projects. *Purged records and filed appropriate paperwork with the Secretary of State. *Last issue for the Milford Times was 12/31/25. *ALLO Fiber monthly rate increase of \$37.00 for Internet and Static IP's. *Sunrise Country Manor sold to Milford Meadows Care Center, LLC. **Whitney** set up new Pay Clock System, revised Personnel Handbook (VAC/ILL Leave) for consideration, updated Sr Center Rental Form and renewed SAM.gov.