



CITY OF MILFORD, NEBRASKA
COUNCIL AGENDA

TUESDAY, DECEMBER 2, 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.

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: November 4, 2025
- b. Approve Claims by Auditing Committee
- c. Approve Treasurer's Report for October 2025 by Auditing Committee
- d. Reports/Communications filed by Governing Board and City personnel.
- e. Appointments: Milford Sr. Center Board, Kelli Keib and Joan West – Term Ending 1/1/28

5. CURRENT BUSINESS:

- a. Election of Officers
 - President of Council
 - Acting President of Council
- b. Council Assignments
- c. Appointments
 - City Attorney
 - Chief of Police
 - City Clerk/Treasurer
 - Maintenance Superintendent
 - Street Superintendent – Julie Ogden from JEO Consulting Group, Inc, January to December 2026.
 - City Engineer – JEO Consulting Group for 2026
- d. Authorize Mayor’s signature on NDOT Agreement Renewal and Certificate of compliance for Maintenance Agreement No. 95.
- e. Consider maintaining Katie Sparks as the Recreation Coordinator at \$500.00 per month for 2026.
- f. Consider recommendation from CARC on LB840 application from SCCDP for Seward County-Wide Housing Study & Affordable Housing Strategies conducted by Hanna:Keelan Associates.
- g. Consider replacing warning siren system at 4th & Walnut by BVPS in the amount of \$16,700.55.
- h. Consider offer of employment for Police Officer position and set wage.
- i. Recommendation from Sr. Center Board to use donation funds (Account 24) not to exceed \$16,000.00 to replace dishwasher and unknown costs.

6. ADJOURNMENT

CITY OF MILFORD
REGULAR MEETING
DECEMBER 2, 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 2nd day of December 2025 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: Jonathan Jank, Deputy Clerk Whitney Parks, Wayne Stohlman, Jeremy Dinges, Troy Pickerill, Kelly Deeks, John Kisby with SCC, Philip Karpov, Val & Joan West.

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 Parks to approve the agenda as presented. Roll call vote: Freeman yes, Parks yes, Bauer yes, DeLong 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.

SCC student Philip Karpov introduced himself as a second year Building Construction Technology student at Southeast Community College. He is living in the dorms, and this is his second year. He is representing the Skills USA chapter in Milford as the president. He was appointed to ask if there were any community service type activities that Milford would be interested in them doing so they could get more involved with the community and develop their leadership skills.

Mayor Kelley thanked Philip and directed the comment to Maintenance Supt. Gary TeSelle as there are projects that could certainly be done as part of building construction. Both Uptown Park and South Park were mentioned as well as other projects throughout the community. Mayor Kelley asked what timeline are we working with? Philip referenced this chapter of students which would make them available up until graduation, which is May. Mayor Kelley asked him to leave his contact information so we can touch base.

DeLong asked if this agreement carries on after graduation in May? Philip noted it would depend on the next chapter and who is president of Skills USA.

REPORTS/COMMUNICATIONS: Written reports received: Police Department Activity Report for November 2025. Sr. Center Board minutes from November 19, 2025. JEO Project Status Report through November 26, 2025. SCCDP Quarterly Report

Summary for November 2025. Citizen Advisory Review Committee minutes from November 25, 2025.

CONSENT AGENDA: Mayor Kelley read the Consent Agenda:

- a. Approve Minutes: November 4, 2025
- b. Approval of Claims: Accounts Payable - \$206,317.37; Payroll - \$45,526.69; Totaling \$251,844.06 by the Auditing Committee.
- c. Approve Treasurer's Report for October 2025 by Auditing Committee
- d. Reports/Communications filed by Governing Board and City Personnel.
- e. Appointments: Milford Sr. Center Board, Kelli Keib and Joan West – Term ending 1/1/28.

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

SALARIES:

7781	Mavis Frey	72.08
7782	Jeanne Hoggins	1782.87
7783	Gary TeSell	1314.24
7784	Whitney Parks	1206.84
7785	George Matzen	766.33
7786	Craig Carritt	23.17
7787	Jessica Swanson	567.92
7788	Ardella Huber	1161.25
7789	Darrin Kremer	2155.19
7790	Katherine Pauley	318.61
7791	Jordan Schachtschabel	2125.33
7792	Mystique Lauer	1171.92
7793	Tanner Paap	1427.17
7794	Michelle Richards	169.70
7795	Dominic Rocolo	762.03
7796	Nelson Girmus	96.97
7797	Wallace Wilkins	1232.14
7799	Patrick Kelley	184.70
7800	Waylon DeLong	138.52
7801	Becky Freeman	138.52
7802	Dustin Bauer	138.52
7803	Dainton Parks	138.52
7908	Mavis Ferris	66.94
7909	Jeanne Hoggins	1782.87
7910	Gary TeSelle	1314.24
7911	Whitney Parks	1300.20
7912	George Matzen	789.13
7913	Craig Carritt	205.60
7914	Jessica Swanson	571.70
7915	Ardella Huber	1161.25
7916	Darrin Kremer	2155.19
7917	Katherine Pauley	131.59
7918	Jordan Schachtschabel	2033.43
7919	Mystique Lauer	1171.92
7920	Tanner Paap	1522.92
7921	Michelle Richards	238.96

7922	Dominic Rocolo	986.71
7923	Nelson Girmus	138.52
7924	Wallace Wilkins	1332.41

GENERAL FUND:

	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	5,035.57
	JOHN HANCOCK LIFE INS CO	PENSION	2,754.47
	NE DEPT OF REVENUE	STATE TAX	690.02
7798	OMNIFY BENEFITS	HSA	815.00
	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	122.44
7804	UNITED STATES POSTMASTER	NOV UB POSTAGE/OCT UB USAGE	473.59
	NE DEPT OF REVENUE	OCT. SALES TAX	1,094.65
7850	COLLEEN BROWN	UB REFUND	30.13
7851	ALLO COMMUNICATIONS	ACCT. CITY HALL PHONE	616.36
7852	AMERICAN FENCE CO. OF LINCOLN	BALLFIELDS FENCE PARTS	45.09
7853	AMERITAS LIFE INSURANCE CORP.	DEC. DENTAL INS. CITY EMPLOYEE	623.28
7854	BEAVER HARDWARE	1 TROLLEY JACK/RECYCLING TRAIL	67.99
7855	BLACK HILLS ENERGY	CITY HALL GAS SERV.	787.41
7856	BOUND TREE (EM MED.PROD)	2 BAGS 50/BAG ELECTRODES	44.48
7857	BPI BENEFITPLANSINC.	3RD QTR ADMIN.FEE/ANNUAL FEE	257.50
7858	CANON U.S.A., INC.	NOV. COPIER CONTRACT	236.95
7859	CROUCH RECREATION, INC.	PLAYGROUND BORDER	442.00
7860	CULLIGAN WATER CONDITIONING	SR.CTR. COOLER/SOF	88.75
7861	DAS STATE ACCT-CENTRAL FINANC	OCT. 2025 RADIO FEES POLICE DP	99.00
7862	DATAVIZION	NOV. LICENSING & BACKUP	1,185.43
7863	EAKES OFFICE SOLUTIONS	2 CASES WHITE COPIER PAPER	99.98
7864	FARMERS COOPERATIVE	FUEL, TIRE REPAIR, TIRE PURCH.	2,774.84
7865	FIRST WIRELESS, INC.	4-2 WAY RADIO'S/PROGRAMMING	3,554.52
7866	GREAT WESTERN DINING	112 SR.CTR.MEALS	832.16
7867	GREEN THUMB LAWN SERV. LLC	OCT. 4 CITY PARK MOWINGS	3,105.00
7868	JOANN ROTH	SR.CTR.8 HRS CLEANING	200.00
7869	JOHN DEERE FINANCIAL	DIAGNOSIS GATOR REPAIR	409.84
7870	JOHN HANCOCK USA	CONTRACT,OCT.ADM.FEE	83.33
7871	KELLY HANEY	OCT.24,27,27,31,NOV.3,7 YOGA	330.00
7872	LATHAM TIME	PAY CLOCK-50 EMP. LIMIT	562.50
7873	MATHESON TRI-GAS,INC	BOTTLED GASES FOR FIRE DEPT.	80.91
7874	MEMORIAL HEALTH CARE SYSTEMS	FIRE DEPT. FLUE SHOTS	466.00
7875	MIDDLE CREEK PRINTING	MAIN.DEPT.WORK SHIRTS/SWEATSHI	876.85
7876	MIDWEST AUTO PARTS	BATTERY,AIR COMPRESSOR,OIL	349.32
7877	MIDWEST SERVICE & SALES CO.	12 POSTS,12 STABILIZER/12 CAPS	2,238.45
7878	MILFORD A/C & APPLIANCE, INC.	LABOR/MAT.REPAI LEAKY GAS LINE	2,074.07
7879	MILFORD VOLUNTEER FIRE DEPT.	REIMB.EPINEPHRINE VIALS	160.00
7880	MILFORD PLUMBING INC.	HOSE ADAPTER/COUPLING PAINT.	13.25
7881	MUSIC BINGO PEOPLE	JAN.21 MUSIC BINGO SR. CTR.	125.00
7882	NE MUNICIPAL CLERKS' ASSOC	MEMBERSHIP-HOGGINS/PARKS 25/26	150.00
7883	NEBRASKA PUBLIC POWER DISTRICT	ELECTICITY 9-24 TO 10-24	6,122.58
7884	NORRIS PUBLIC POWER DIST	ACCT. SOUTH WELL ELECT.	339.02

7885	OMNIFY BENEFITS	JULY-AUG.SEPT. HSA FEES	40.00
7886	ONE CALL CONCEPTS	35 LOCATES MINUS DISCOUNT	30.26
7887	OSWALD ELECTRIC	LABOR LOCATE WIRE CITY PARK	125.00
7888	PIZZA KITCHEN	31 SR.CTR.BIRTHDAY MEALS	232.83
7889	POTTER REPAIR, INC.	2005 DUMP TRUCK TIE RODS,EX.PI	3,104.13
7890	REMBOLT LUDTKE LLP	OCT. LEGAL COUNSEL	2,700.00
7891	SAM'S CLUB/SYNCHRONY BANK	CLEANING SUPPLIES CITY HALL	278.12
7892	SARGENT DRILLING	LABOR PULL PUMP #5 WELL	4,575.00
7893	SCHUMACHER ELEVATOR CO.	SR.CTR.DEC.-FEB.26 ELEV,INSP.	382.17
7894	SERVI-TECH INC.	SEWER TESTING	180.00
7895	SEWARD COUNTY	787- 2025 POSTCARDS	244.38
7896	SEWARD COUNTY INDEPENDENT	OCT. 7 LEGAL MEETING	16.82
7897	SUSAN TRABERT	REIMB. SR. CTR. BINGO PRIZES	16.85
7898	SWEET TEA MARKETING	#10 ENVELOPES	185.00
7899	THORN RIDGE GOLF COURSE	48 GREEN FEES/10 CARTS-SHORTED	10.00
7900	TROWBRIDGE ELECTRICAL/PROP MGT	DEPOSIT UPTOWN PARK CAMERA'S	1,009.40
7901	TY'S OUTDOOR POWER & SERVICE	LABOR/NO ALARM FOUND	68.04
7902	U-SAVE PHARMACY	GLUCOSE TEST STRIPS	18.51
7903	VERIZON WIRELESS	ACCT. NEW PLAN	164.86
7904	VESTIS	5 INVOICES, SHOP PANTS	664.34
7905	VESTIS - SR.CTR.	SR.CTR.MATS-MOPS	311.95
7906	WINDSTREAM NEBRASKA INC	ACCT. FIRE PHONE	230.40
7907	ZITO MEDIA	NOV. FIRE DEPT. PHONE	6.09
	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	5,154.32
	JOHN HANCOCK LIFE INS CO	PENSION	2,754.47
	NE DEPT OF REVENUE	STATE TAX	713.22
7925	OMNIFY BENEFITS	HSA	815.00
7953	ACKERMAN ROCK & GRAVEL	ROAD GRAVE & SCREENED ROCK	4,347.53
7954	BOUND TREE (EM MED.PROD)	RESCUE SUPPLIES FOR FIRE DEPT.	195.61
7955	CARD SERVICE CENTER	SR. CTR. COMPUTER	2,556.90
7956	CONCRETE WORKS, INC	TEAR OUT 4TH ST.REPLACE PAVING	69,803.00
7957	DEARBORN GROUP	DEC. FIREMENS LIFE/ACCID.INS.	116.96
7958	FELD FIRE	FIRE DEPT.SUPPLIES	1,001.00
7959	FIRSTAR FIBER INC.	OCT.RECYCLING 7 TRIPS	561.00
7960	FUELMAN FLEET PROGRAM	10-18 TO 11-17 POLICE FUEL	589.80
7961	HARTMANN CONSTRUCTION LLC	CRUSH CONCRETE SCREENING	188.03
7962	INGRAM LIBRARY SERVICES	2 INV. LIBRARY BOOKS	533.60
7963	JR WELDING	DUMP TRUCK SHORTENED SIDES	295.20
7964	MENARDS-LINCOLN NORTH	8 SAND IN A TUBE SACKS.	33.20
7965	MOTOROLA SOLUTIONS	SUPPORT FOR MANAGER	229.50
7966	MUNICIPAL SUPPLY,INC. OF OMAHA	12 METER COUPLINGS/BENDS	845.81
7967	NDWEE-FISCAL SERVICES	2 LOANS NEW WELL/WATER MAIN	65,115.36
7968	NE PUBLIC HEALTH ENV. LAB	NITRATE EPA TESTING	16.00
7969	NEWMAN TRAFFIC SIGNS	STREET SIGNS	144.37
7970	PIONEER OVERHEAD DOOR (POD3G)	LABOR, REPLACE STRIP.MAINT.DRS	282.25
7971	SEWARD COUNTY INDEPENDENT	NOV. 4 LEGAL PROCEEDINGS	50.11

7972	SIGNALSCAPE, INC	1 YRS.SUPPORT POLICE CAMERAS	1,428.00
7973	STUTZMAN DIGGING	4 HRS. LABOR REPLACE CURB STOP	1,712.50
7974	TCA OUTDOOR POWER	BOSS CUTTING EDGE	239.98
7975	TROWBRIDGE ELECTRICAL/PROP MGT	FINAL PAY.SECURITY CAMERA/PARK	1,009.40
7976	TVRDY'S LOCK & KEY	LABOR/PADLOCKS MAIN.BLDG.	735.59
7977	GARY TESELLE	NOV.G.TESELLE	600.00
7978	UNITED RENTALS	AIR COMPRESOR/AIR HOSE RENTAL	257.40
7979	VERIZON WIRELESS	I-AD PHONE LINE OCT.11/NOV.10	115.17
2018	CARD SERVICE CENTER	CANDLES/TREE TOPPER	540.78
	Total Payroll: 11/03/25		16,353.76
	Total Payroll: 11/04/25		738.78
	Total Payroll: 11/17/25		16,718.58
	***** REPORT TOTAL *****		251,844.06

CURRENT BUSINESS:

Election of Officers

President of Council – A motion was made by Freeman and seconded by DeLong to nominate Dustin Bauer as the President of Council. Roll call vote: Freeman yes, DeLong yes, Bauer yes, Parks yes. Motion carried.

Acting President of Council – A motion was made by DeLong and seconded by Freeman to nominate Dainton Parks as the Acting President of Council. Roll call vote: DeLong yes, Freeman yes, Bauer yes, Parks yes. Motion carried.

Council Assignments: Mayor Kelley noted he was pleased with the current council assignments and will not make changes for 2026. A motion was made by DeLong and seconded by Bauer to have the council assignments remain the same through 2026. Roll call vote: DeLong yes, Bauer yes, Freeman yes, Parks yes. Motion carried.

Appointments

City Attorney – Anthony Aerts and the Rembolt Ludtke Law Firm

Chief of Police – Darrin Kremer

City Clerk/Treasurer - Jeanne Hoggins

Maintenance Superintendent – Gary TeSelle

Street Superintendent – Julie Ogden from JEO Consulting Group, Inc, January to December 2026.

City Engineer – JEO Consulting Group for 2026

A motion was made by DeLong and seconded by Parks to approve the appointments made by Mayor Kelley as read. Roll call vote: DeLong yes, Parks yes, Bauer yes, Freeman yes. Motion carried.

Authorize Mayor’s signature on NDOT Agreement Renewal and Certificate of compliance for Maintenance Agreement No. 95. A motion was made by DeLong and seconded by Bauer to authorize the mayor’s signature on NDOT Agreement Renewal and Certificate of Compliance for the Maintenance Agreement No. 95. Roll call vote: DeLong yes, Bauer yes, Freeman yes, Parks yes. Motion carried.

Consider maintaining Katie Sparks as the Recreation Coordinator at \$500.00 per month for 2026. A motion was made by Bauer and seconded by Parks to approve Katie Sparks as the Recreation Coordinator at \$500.00 per month for 2026. DeLong asked how things are going and Parks responded “good”, she will have her first full year in 2026. Roll call vote: Bauer yes, Parks yes, DeLong yes, Freeman yes. Motion carried.

Consider recommendation from CARC on LB840 application from SCCDP for Seward County-Wide Housing Study & Affordable Housing Strategies conducted by Hanna:Keelan Associates. Jonathan Jank thanked the council for the opportunity to

present. He had a really good conversation with the CARC during their meeting. Tonight is a request to financially help support the county wide housing study. (See the attachment shared by Jonathan Jank to the CARC members). As you can see, as I laid out in the email, we're requesting the City of Milford contribute a portion of the \$18,500, which is what Hannah Keelan is asking. And what I will say is they charged \$18,000 a little over five years ago. They've done an excellent job for us. I've done two studies with them so far in my career and felt like they've done a nice job for us and how we use this study. It generally really helps our developers within the community. They essentially have a document that's almost like a business plan they can take to a lending institution to justify the demand there is for housing within the community, as well as the county at large. My request is, as you consider funding, I'm also asking that the city of Milford consider at least one person that would be designated to our steering committee. I would actually ask for two, whether that's someone from the CARC or from the city council. I think it's really important that Milford is well represented on that steering committee, and so your community is considered strongly, just from a practical standpoint, Milford is a growing community. We want it to continue to grow, and housing is a key piece of how we continue to grow. The requested amount is \$1000.00.

Mayor Kelley, I think it's great, and we've done a lot of good work over the last few years in our community with respect to housing in many different facets, both Single Family dwellings and First Street Flats. We want to continue that approach. We certainly still need housing, 55 and older housing is something that we continue to talk about, as well as additional single-family housing. How we get there is through studies. I think \$1,000 seems like a very doable request from our community to be able to kick in county wide. I would definitely recommend our council move forward with this to help with the study.

A motion was made by DeLong and seconded by Bauer to move forward with the recommendation from the CARC on the LB840 application from SCCDP for Seward County-wide Housing Study & Affordable Housing Strategies conducted by Hanna:Keelan Associates. Council member DeLong volunteered to serve on the committee, and we will see if Chairman of the CARC, Kevin Wingard comes up with a second candidate. Roll call vote: DeLong yes, Bauer yes, Freeman yes, Parks yes. Motion carried.

Consider replacing warning siren system at 4th & Walnut by BVPS in the amount of \$16,700.55. Wayne Stohlman was present to provide information regarding the condition of the warning siren at 4th & Walnut. He provided photos of the sprocket that showed the broken teeth in multiple places. BVPS tested the sound and rotation of the siren, and the siren is currently working but the siren head will eventually fail. Wayne also mentioned getting into a maintenance agreement with BVPS so the sirens are inspected annually. Discussion was held regarding how often inspections take place, what they inspect, does it cover any costs of repairs and the cost of the maintenance agreement. Mayor Kelley questioned the request of replacing the siren system and entering into a maintenance agreement. Wayne noted, that would be ideal. City Clerk Hoggins noted that neither of these expenses were budgeted in the General Fund. There has already been a repair made to the siren which was not budgeted. It is an overall budget so we may need to be conscientious in other areas. Freeman suggested looking into the gaming funds. Nobody had an answer as to if this fit into the "Community Betterment" category. It was also suggested looking into a grant for reimbursement. The idea of getting the siren repaired this year and holding off on the maintenance agreement until next budget year was considered. There is a 5-year warranty on the replacement head that has been damaged. A motion was made by Freeman and seconded by Bauer to replace the warning siren system at 4th & Walnut by BVPS in the amount of \$16,700.55 and look into potential use of gaming funds. Roll call vote: Freeman yes, Bauer yes, DeLong yes, Parks yes. Motion carried.

Consider offer of employment for Police Officer position and set wage. Chief Kremer introduced Kelly Deeks and asked the governing board to approve hiring him as a police officer as of March 30, 2026 at a starting wage of \$28.00 per hour. He will attend the Law Enforcement Academy starting in May.

Mayor Kelley asked Mr. Deeks to share a little bit about himself. Kelly Deeks shared: I'm originally from Anaconda, Montana, and I graduated from University of Montana, started working at Montana State Prison 2012 and then I came down here in January of 2022 started working at a prison in Lincoln. In Montana, I was promoted to Correction Officer, Sergeant, Staff Sergeant, Lieutenant, and came here as a Lieutenant. Then I was promoted to Captain, and I'm currently a Major at the women's prison. I just want to be a police officer. I was a police officer for a short time in Montana when I was younger, and went back to corrections because I just didn't want to do it at that time. And now I'm ready, and it's what I want to do. I also want to work in a small town like this and protect it. We live in Beaver Crossing, which is very close.

A motion was made by Bauer and seconded by Parks to approve the employment of Kelly Deeks starting March 30, 2026 at \$28.00 per hour. Background check and drug screen will be part of the Academy entrance packet. DeLong questioned contingency upon successful completion of the Academy. Mayor Kelley noted the contract that is signed after completion of the Academy. Roll call vote: Bauer yes, Parks yes, DeLong yes, Freeman yes. Motion carried.

Recommendation from Sr. Center Board to use donation funds (Account 24) not to exceed \$16,000.00 to replace dishwasher and unknown costs. Joan West shared information from the November 19th Sr. Center Board meeting. She provided information requesting the use of funds from the (24) Special Account to purchase a new dishwasher and extra costs that may arise during the installation. Council member DeLong shared the additional cost may include electrical work, replacing flooring due to water damage etc... The presentation information is attached to these minutes. A motion was made by DeLong and seconded by Freeman to approve the recommendation by the Sr. Center Board to use donation funds from Account 24 not to exceed \$16,000 to replace the dishwasher and any unknown cost as noted. Roll call vote: DeLong yes, Freeman yes, Bauer yes, Parks yes. Motion carried.

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 7:51 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 December 2, 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
Jeanne Hoggins, City Clerk

Kevin, thanks for reaching out. Not during my approximately 14 years on the job has Milford paid for any portion of the countywide housing studies that have been completed. It's been covered by Nebraska Investment Finance Authority (NIFA), Seward County Housing Corporation (SCHC), and City of Seward LB840 funds.

The reason it's coming to the City of Milford LB840 Committee (CARC) is because the City of Seward asked if Milford and Utica would consider contributing this time around since they've paid for approximately ¼ of the costs for the last two countywide housing studies in [2019](#) and 2013. I tried to take a population apportionment approach with the request for funds. Seward is being asked to contribute \$3,125, Milford is being asked to contribute \$1,000, and Utica is being asked to contribute \$500 of the total \$18,500 with the remaining \$9,250 from NIFA and \$4,625 from SCHC.

I'm pretty excited about kicking off this next countywide housing study. The 2019 one got utilized extensively by housing developers, our organization, and elected/appointed officials (see details below). It supported the first subdivision in Milford since 1991 (Timber Creek) and the largest multi-family project in Milford's history (First Street Flats) among other infill housing developments and small acreages being located in the ETJ. Also, it was a necessary study for the City of Milford's Leadership Certified Community (LCC) designation which has leveraged the Nebraska Department of Economic Development's City of Milford Downtown Revitalization planning grant and now recently announced Community Development Block Grant (CDBG) implementation grant (\$435,000; <https://opportunity.nebraska.gov/nebraska-department-of-economic-development-awards-14-1-million-of-community-development-block-grant-funds/>). The housing study also complements the City of Milford's comprehensive plan, strategic plan, economic development plan (LB840), and blight and substandard study (TIF). Also, it was a key factor in the development of the [Seward County Rural Workforce Housing Investment Plan](#).

Please let me know if you have any follow up questions.

Jonathan Jank, CEcD, MBA, IOM
President & CEO

Seward County Chamber & Development Partnership

Office | Civic Center – 616 Bradford St. | Seward, NE 68434

Office Ph. | 402-643-4189

Cell Ph. | 402-570-8020

Clifton Strengths: Strategic, Activator, Ideation, Futuristic, Positivity

Email | Jonathan@CultivateSewardCounty.com



The Milford Senior Center is requesting use of up to \$16,000.00 from the 24 fund to purchase a CUH-1 undercounter dishwasher which totals \$5,995.00, from Buller Fixture Company; through Cash Wa. There is a six week lead time. Cash Wa installs and services.

The funds will also cover additional services needed in the event installation is not simply a 'plug and play' thus, requiring electrical (the cord support may need to be addressed as it does not pull through with ease; may need to be rerouted), if plumbing issues occur, and if the flooring/subflooring needs additional repair (an estimate of \$1,236.00 from E and R flooring was provided previously to replace tiles and seal flooring in the kitchen and 1st floor bathrooms).

In 2025 there have been three repairs of the current undercounter machine; on January 15, the repair totaled \$1,148.55, February 5 totaling \$1,048.60, and on July 17, the repair totaled \$1,352.71. The grand total for 2025 repairs is \$3,549.86. Noted during the July 2025 repairs were flooring issues seen when the machine was pulled out (in the back) due to water damage; the flooring was tearing up and causing the unit to be uneven. Leaking continued following the repair, at the front of the machine.

The machine comes with 2 dishwashing racks.

Specs have been provided to DHHS and meet the requirements of the health department.

