

Aurora, Nebraska
May 13, 2025

A meeting of the Mayor and Council of the City of Aurora, Nebraska, was convened in open and public session at 7:30 p.m. on May 13, 2025 at the City Hall. Present were Councilors: Paul Lackore, Wayne Roblee, Daniel Bartling, Mark Dunn, Dick Phillips and Esther Bergen. Mayor Marlin Seeman conducted the meeting. City Officials present were City Administrator Eric Melcher, City Attorney Ross Luzum, Chief of Police Paul Graham, Public Works Director Adam Darbro and Clerk/Treasurer Barbra Mikkelsen.

Notice of said meeting was given by publication in the Aurora News Register on May 7, 2025. Notice of meeting was simultaneously given to the Mayor and all members of the Council and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. Availability of the agenda of this meeting was communicated in the advance notice and in the notice to the Mayor and Council. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Mayor Seeman stated "AS PERSCRIBED BY LAW A COPY OF THE NEBRASKA OPEN MEETINGS ACT IS POSTED BY THE DOUBLE DOORS IN THE COUNCIL CHAMBERS."

MINUTES:

Councilor Dunn moved to approve the minutes from the April 22, 2025 meeting. Councilor Lackore seconded the motion. Voting Aye: Roblee, Bartling, Dunn, Phillips, Bergen and Lackore. Nay: None. The motion carried.

PETITIONS, COMPLAINTS, COMMUNICATIONS:

REPORTS BY OFFICERS, BOARD, COMMITTEES:

Clerk/Treasurer Mikkelsen presented the Expenditures and Clerk/Treasurer reports for the month ending April 30, 2025. Councilor Phillips moved to approve said reports. Councilor Bergen seconded the motion. Voting Aye: Bartling, Dunn, Phillips, Bergen, Lackore and Roblee. Nay: None. The motion carried.

Claims Committee Member Dunn reported the claims presented by the Clerk were in order and moved that said claims be allowed and checks drawn on the various funds for payment of same be approved. Councilor Phillips seconded the motion. Voting Aye: Dunn, Phillips, Lackore, Roblee and Bartling. Nay: None. Abstain: Bergen. The motion carried. A listing of said claims is attached to these minutes.

7:30 P.M. PUBLIC HEARING:

Mayor Seeman opened the duly advertised public hearing to receive public comments regarding the preliminary plat of Singh Subdivision, a replat of Lots 1-5, Block 2, Wildish Addition and Vacated 'B' Street adjacent thereto, City of Aurora, Hamilton County, Nebraska.

Mayor Seeman asked if there was anyone present who wished to speak in support of the proposed recommendation. Ravi Singh spoke in favor of the recommendation. Zoning Administrator Darbro stated the Planning Commission recommended approval of the preliminary plat. The Mayor then asked if there was anyone present who wished to speak in opposition to the proposed recommendation and there was no one. There being no one else present to speak in favor of or opposition to the proposed recommendation Mayor Seeman declared the public hearing closed.

Councilor Phillips moved to accept the recommendation of the Planning Commission to approve the request from AHDC for the preliminary plat of Singh Subdivision, a replat of Lots 1-5, Block 2, Wildish Addition and Vacated 'B' Street adjacent thereto, City of Aurora, Hamilton County, Nebraska. Councilor Lackore seconded the motion. Voting Aye: Phillips, Bergen, Lackore, Roblee, Bartling and Dunn. Nay: None. The motion carried.

7:33 P.M. PUBLIC HEARING:

Mayor Seeman opened the duly advertised public hearing to receive public comments regarding the Final Plat of Singh Subdivision, a replat of Lots 1-5, Block 2, Wildish Addition and Vacated 'B' Street adjacent thereto, City of Aurora, Hamilton County, Nebraska.

Mayor Seeman asked if there was anyone present who wished to speak in opposition of the proposed recommendation and there was no one. The Mayor then asked if there was anyone present who wished to speak in support of the proposed recommendation and there was no one. There being no one present to speak in favor of or opposition to the proposed recommendation Mayor Seeman declared the public hearing closed.

Councilor Lackore moved to approve Resolution 25-04 approving the Final Plat for Singh Subdivision. Councilor Dunn seconded the motion. Voting Aye: Bergen, Lackore, Roblee, Bartling, Dunn and Phillips. Nay: None. The motion carried and the following resolution was declared passed and adopted.

RESOLUTION NO. 25-04

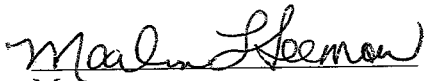
WHEREAS, the Aurora Planning Commission and the Aurora City Council have held public hearings to receive public input regarding the Preliminary Plat and the Final Plat of Singh Subdivision, a replat of Lots 1-5, Block 2, Wildish Addition and Vacated 'B' Street adjacent thereto, City of Aurora, Hamilton County, Nebraska. and

WHEREAS, said plat of Singh Subdivision meets the requirements of the Subdivision Regulations of the City of Aurora, and the Statutes of the State of Nebraska; and

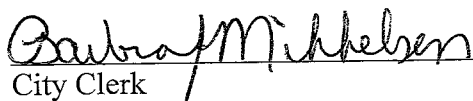
WHEREAS, the Aurora Planning Commission has recommended to the City Council approval of the Final Plat to be known as Singh Subdivision, and the City Council on this date has voted for approval of this Subdivision; and

BE IT THEREFORE RESOLVED by the Mayor and City Council of the City of Aurora, Nebraska, that the Final Plat of Singh Subdivision be hereby approved, and that the Mayor and City Clerk be authorized to execute the approval of said plat, and cause the same to be filed as required by law.

Passed and adopted this 13th day of May, 2025.


Mayor

ATTEST:


City Clerk



7:35 P.M. PUBLIC HEARING:

Mayor Seeman opened the duly advertised public hearing to receive public comments regarding the preliminary plat of Ohlson Acres, an addition to the City of Aurora, Nebraska, a part of the SE1/4, Section 32, Township 11 North, Range 6 West and part of Lot 2, Aurora Business Park North Subdivision, Hamilton County, Nebraska.

Mayor Seeman asked if there was anyone present who wished to speak in support of the proposed recommendation. Clint Ohlson spoke in favor of the recommendation. Zoning Administrator Darbro stated the Planning Commission recommended approval of the preliminary plat. The Mayor then asked if there was anyone present who wished to speak in opposition to the proposed recommendation and there was no one. There being no one else present to speak in favor of or opposition to the proposed recommendation Mayor Seeman declared the public hearing closed.

Councilor Roblee moved to accept the recommendation of the Planning Commission to approve the request from Clint Ohlson for the preliminary plat of Ohlson Acres, Ohlson Acres, an addition to the City of Aurora, Nebraska, a part of the SE1/4, Section 32, Township 11 North, Range 6 West and part of Lot 2, Aurora Business Park North Subdivision, Hamilton County, Nebraska. Councilor Lackore seconded the motion. Voting Aye: Lackore, Roblee, Bartling Dunn, Phillips and Bergen. Nay: None. The motion carried.

7:38 P.M. PUBLIC HEARING:

Mayor Seeman opened the duly advertised public hearing to receive public comments regarding the Final Plat of Ohlson Acres, an addition to the City of Aurora, Nebraska, a part of the SE1/4, Section 32, Township 11 North, Range 6 West and part of Lot 2, Aurora Business Park North Subdivision, Hamilton County, Nebraska.

Mayor Seeman asked if there was anyone present who wished to speak in opposition of the proposed recommendation and there was no one. The Mayor then asked if there was anyone present who wished to speak in support of the proposed recommendation and there was no one. There being no one present to speak in favor of or opposition to the proposed recommendation Mayor Seeman declared the public hearing closed.

Councilor Roblee moved to approve Resolution 25-05 approving the Final Plat for Ohlson Acres. Councilor Phillips seconded the motion. Voting Aye: Roblee, Bartling, Dunn, Phillips, Bergen and Lackore. Nay: None. The motion carried and the following resolution was declared passed and adopted.

RESOLUTION NO. 25-05

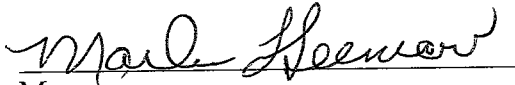
WHEREAS, the Aurora Planning Commission and the Aurora City Council have held public hearings to receive public input regarding the Preliminary Plat and the Final Plat of Ohlson Acres, a part of the Southeast Quarter (SE1/4), Section Thirty-Two (32), Township Eleven (11) North, Range Six (6) West of the 6th P.M. and part of Lot Two (2), Aurora Business Park North Subdivision, Hamilton County, Nebraska. and

WHEREAS, said plat of Ohlson Acres meets the requirements of the Subdivision Regulations of the City of Aurora, and the Statutes of the State of Nebraska; and

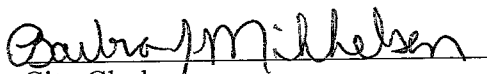
WHEREAS, the Aurora Planning Commission has recommended to the City Council approval of the Final Plat to be known as Ohlson Acres, and the City Council on this date has voted for approval of this Subdivision; and

BE IT THEREFORE RESOLVED by the Mayor and City Council of the City of Aurora, Nebraska, that the Final Plat of Ohlson Acres be hereby approved, and that the Mayor and City Clerk be authorized to execute the approval of said plat, and cause the same to be filed as required by law.

Passed and adopted this 13th day of May, 2025.


Mayor

ATTEST:


City Clerk



7:40 P.M. PUBLIC HEARING:

Mayor Seeman opened the duly advertised public hearing to receive public comments regarding whether Ohlson Acres, if finally approved, should be included within the corporate limits of the City of Aurora. Mayor Seeman asked if there was anyone present who wished to speak in favor of the recommendation and there was no one. The Mayor then asked if there was anyone present who wished to speak in opposition to the proposed recommendation and there was no one. There being no one present that wished to speak in favor of or in opposition to the recommendation the Mayor declared the public hearing closed.

City Attorney Luzum read Ordinance No. 1216: AN ORDINANCE TO EXTEND AND INCREASE THE CORPORATE LIMITS OF THE CITY OF AURORA, COUNTY OF HAMILTON, STATE OF NEBRASKA, PURSUANT TO THE PROVISIONS OF SECTION 17-405, R.R.S.1943, BY ANNEXING THERETO A CERTAIN PARCEL OF LAND CONTIGUOUS TO AND NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF AURORA, CONSISTING OF OHLSON ACRES, AN ADDITION TO THE CITY OF AURORA, HAMILTON COUNTY, NEBRASKA, A TRACT OF LAND COMPRISING A PART OF THE SOUTHEAST QUARTER (SE1/4), SECTION THIRTY-TWO (32), TOWNSHIP ELEVEN (11) NORTH, RANGE SIX (6) WEST OF THE 6TH P.M. AND PART OF LOT TWO (2), AURORA BUSINESS PARK NORTH SUBDIVISION, HAMILTON COUNTY, NEBRASKA; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS, TO ORDER THE ORDINANCE PUBLISHED IN BOOK, PAMPHLET, OR ELECTRONIC FORM, AND TO PROVIDE AN EFFECTIVE DATE.

Councilor Phillips moved to bring Ordinance No. 1216 before the council and to approve the first reading of this ordinance. Councilor Lackore seconded the motion. Voting Aye: Bartling, Dunn, Phillips, Bergen, Lackore and Roblee. Nay: None. The motion carried.

7:43 P.M. PUBLIC HEARING:

Mayor Seeman opened the duly advertised public hearing to receive public comments regarding a request to amend Ordinance No. 1110, the Zoning Ordinance to the City of Aurora, Nebraska and to amend the Land Use Plan, a part of the Comprehensive Plan, Ordinance No. 1109, to reflect changes in zoning for the property located on Lot 1, Ohlson Acres, City of Aurora, Hamilton County, Nebraska. Request is to change from I-1, Light Industrial District Designation to AG, Agricultural District Designation.

Mayor Seeman asked if there was anyone present who wished to speak in opposition of the proposed recommendation and there was no one. He then asked if there was anyone present who wished to speak in support of the proposed recommendation. There being no one present to speak in favor of or opposition to the proposed recommendation Mayor Seeman declared the public hearing closed.

City Attorney Luzum read Ordinance No. 1217: AN ORDINANCE TO AMEND ORDINANCE 1110, THE ZONING ORDINANCE OF THE CITY OF AURORA, NEBRASKA, ARTICLE FOUR (4), ESTABLISHMENT AND DESIGNATION OF ZONING DISTRICTS, SECTION 403, THE OFFICIAL ZONING MAP, TO PROVIDE THAT THE PROPERTY LOCATED AT LOT ONE (1), OHLSON ACRES, CITY OF AURORA, HAMILTON COUNTY, NEBRASKA, BE CHANGED FROM LIGHT INDUSTRIAL DISTRICT DESIGNATION (I-1) TO AGRICULTURAL DISTRICT DESIGNATION (AG), AND TO PROVIDE THAT SAID CHANGE SHALL BE ENTERED UPON ZONING MAP AS PROVIDED IN ARTICLE FOUR (4), SECTION 404.10, OFFICIAL ZONING MAP CHANGES; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS, TO ORDER THE ORDINANCE PUBLISHED IN BOOK, PAMPHLET, OR ELECTRONIC FORM, AND TO PROVIDE AN EFFECTIVE DATE.

Councilor Phillips moved to bring Ordinance No. 1217 before the council and to suspend the statutory three reading rule for consideration of this Ordinance. Councilor Lackore seconded the motion. Voting Aye: Dunn, Phillips, Bergen, Lackore, Roblee and Bartling. Nay: None. The motion carried.

Councilor Dunn moved for final adoption of Ordinance No. 1217. Councilor Roblee seconded the motion. Mayor Seeman then stated the question, "Shall Ordinance No. 1217 be passed and adopted?" Upon roll call vote, the following Councilors voted Aye: Phillips, Bergen, Lackore, Roblee, Bartling and Dunn. Nay: None.

The passage and adoption of said Ordinance having been concurred in by a majority of all members elected to the Council was by the Mayor declared passed and adopted and the Mayor signed and approved said Ordinance and the Clerk attested the passage and approval of same and affixed her signature thereto. Said Ordinance shall be preserved and kept in a separate and distinct volume known as the Ordinance Record of the City of Aurora, Nebraska and same be incorporated herein by reference.

City Attorney Luzum read Ordinance No. 1218: AN ORDINANCE TO AMEND ORDINANCE 1109, THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF AURORA, NEBRASKA, LAND USE PLAN, TO PROVIDE THAT THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT LOT ONE (1), OHLSON ACRES, CITY OF AURORA, HAMILTON COUNTY, NEBRASKA, BE CHANGED FROM LIGHT INDUSTRIAL DISTRICT DESIGNATION (I-1) TO AGRICULTURAL DISTRICT DESIGNATION (AG) TO REPEAL CONFLICTING ORDINANCES AND SECTIONS, TO ORDER THE ORDINANCE PUBLISHED IN BOOK, PAMPHLET, OR ELECTRONIC FORM, AND TO PROVIDE AN EFFECTIVE DATE.

Councilor Lackore moved to bring Ordinance No. 1218 before the council and to suspend the statutory three reading rule for consideration of this Ordinance. Councilor Dunn seconded the motion. Voting Aye: Bergen, Lackore, Roblee, Bartling, Dunn and Phillips. Nay: None. The motion carried.

Councilor Lackore moved for final adoption of Ordinance No. 1218. Councilor Phillips seconded the motion. Mayor Seeman then stated the question, "Shall Ordinance No. 1218 be passed and adopted?" Upon roll call vote, the following Councilors voted Aye: Lackore, Roblee, Bartling, Dunn, Phillips and Bergen. Nay: None.

The passage and adoption of said Ordinance having been concurred in by a majority of all members elected to the Council was by the Mayor declared passed and adopted and the Mayor signed and approved said Ordinance and the Clerk attested the passage and approval of same and affixed her signature thereto. Said Ordinance shall be preserved and kept in a separate and distinct volume known as the Ordinance Record of the City of Aurora, Nebraska and same be incorporated herein by reference.

7:45 P.M. PUBLIC HEARING:

Mayor Seeman opened the duly advertised public hearing to receive public comments regarding a request from Travis Thompson for a Permit to keep Animals and/or Fowl at the property located at 12 Countryside Court, Aurora, Nebraska. If approved, the issuance of the Permit to keep Animals and/or Fowl would allow for One (1) Capuchin Monkey to be kept on the property. The property is located in a R1, Residential Zoning District Designation.

Mayor Seeman asked if there was anyone present who wished to speak in favor of the issuance of the permit. Travis Thompson spoke in favor of the permit. The Mayor then asked if there was anyone present who wished to speak in opposition and there was no one. There being no one else present to speak in favor of or opposition to the issuance of the permit Mayor Seeman declared the public hearing closed.

Councilor Dunn moved to approve the issuance of a permit to keep one Capuchin monkey at the property located at 12 Countryside Court, Aurora, NE. Councilor Bergen seconded the motion. Voting Aye: Roblee, Bartling, Dunn, Bergen and Lackore. Nay: Phillips. The motion carried.

Andrew Wilshusen of JEO Consulting Group reviewed Final Payment No. 4 to Mid-Nebraska Land Developers for Mission Critical for \$49,279.08. Andrew stated that this pay application is to be paid by Aurora Development Corporation but since it is part of a grant the city has to approve the pay application. Councilor Dunn moved to approve Final Payment No. 4 to Mid-Nebraska Land Developers for Mission Critical for \$49,279.08. Councilor Phillips seconded the motion. Voting Aye: Bartling, Dunn, Phillips, Bergen, Lackore and Roblee. Nay: None. The motion carried.

Andrew Wilshusen of JEO Consulting Group presented Final Payment No. 3 to Mid-Nebraska Land Developers for Highway 34 Grant Street approach for \$15,744.71. Aurora Development Corporation is responsible for payment. Councilor Roblee moved to approve Final Payment No. 3 to Mid-Nebraska Land Developers for Highway 34 Grant Street approach for \$15,744.71. Councilor Lackore seconded the motion. Voting Aye: Dunn, Phillips, Bergen, Lackore, Roblee and Bartling. Nay: None. The motion carried.

Andrew Wilshusen of JEO Consulting Group spoke on Payment No. 6 to Mid-Nebraska Land Developers for 1st Street Improvement Project. He stated the City's share of this pay application is \$91,996.49. Councilor Phillips moved to approve Payment No. 6 to Mid-Nebraska Land Developers for 1st Street Improvement Project with the City's share being \$91,996.49. Councilor Lackore seconded the motion. Voting Aye: Phillips, Bergen, Lackore, Bartling and Dunn. Nay: None. The motion carried.

Councilor Lackore moved to award the bid for the sale of surplus public work vehicle, a 2006 Chevy 1500 pickup for \$900 to the highest bidder, Kim Kliever of Aurora. Councilor Dunn seconded the motion. Voting Aye: Bergen, Lackore, Roblee, Bartling, Dunn and Phillips. Nay: None. The motion carried.

Councilor Roblee moved to reject all bids for the sale of the surplus police vehicle, a 2013 Ford Explorer. Councilor Lackore seconded the motion. Voting Aye: Lackore, Roblee, Bartling, Dunn, Phillips and Bergen. Nay: None. The motion carried.


Councilor Lackore moved to approve the request from Deb Kalkwarf of Grandview Café for a special liquor license and to give permission to fence off the street east of the alley between 11th and 12th Street on "L" Street to hold an outdoor beer garden and street dance during A'ROR'N Days, For 2 days: Friday, June 27, 2025, 9:00am to 1:00am and Saturday, June 28, 2025, 9:00am to 1:00am. Councilor Phillips seconded the motion. Voting Aye: Roblee, Bartling, Dunn Phillips, Bergen and Lackore. Nay: None. The motion carried.

Councilor Phillips moved to approve the Noise Control Special Variance Application from Deb Kalkwarf for Grandview Café- Street dance, June 27 and June 28, 2025 for 9:00am-1:00am both nights. Councilor Lackore seconded the motion. Voting Aye: Bartling, Dunn, Phillips, Bergen, Lackore and Roblee. Nay: None. The motion carried.

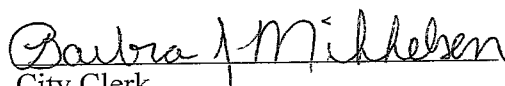
Mayor Seeman stated the Memorandum of Understanding in agenda item #27 was being revised so no action would be taken on agenda item #27.

MISCELLANEOUS:
ADJOURNMENT:

Having completed all items on the agenda, and there being no further business to conduct, Mayor Seeman declared the meeting adjourned at 8:10p.m.


Mayor

ATTEST:


City Clerk

