

Aurora, Nebraska  
June 10, 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 June 10, 2025 at the City Hall. Present were Councilors: Paul Lackore, Daniel Bartling, 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 June 4, 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 Lackore moved to approve the minutes from the May 27, 2025 meeting. Councilor Phillips seconded the motion. Voting Aye: Bartling, Phillips, Bergen and Lackore. Nay: None. Absent and not voting: Roblee and Dunn. 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 May 31, 2025. Councilor Phillips moved to approve said reports. Councilor Lackore seconded the motion. Voting Aye: Bartling, Phillips, Bergen and Lackore. Nay: None. Absent and not voting: Roblee and Dunn. The motion carried.

Councilor Phillips 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 Lackore seconded the motion. Voting Aye: Phillips, Lackore, Bartling, Mayor Seeman. Nay: None. Abstain: Bergen. The motion carried. A listing of said claims is attached to these minutes.

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 third and final reading of this ordinance. Councilor Lackore seconded the motion. Voting Aye: Phillips, Bergen, Lackore and Bartling. Nay: None. Absent and not voting: Roblee and Dunn. The motion carried.

Councilor Lackore moved for final adoption of Ordinance No. 1216. Councilor Bergen seconded the motion. The Mayor then stated the question, "Shall Ordinance No. 1216 be passed and adopted?" Upon roll call vote, the following Councilors voted Aye: Bergen, Lackore, Bartling and Phillips. Nay: None. Absent and not voting: Roblee and Dunn.

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 in the presence of the Council 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.

Councilor Lackore moved to grant permission to Aurora Adopt A Pet to expand the animal shelter on the west end of the existing building and running perpendicular to the original structure. Councilor Phillips seconded the motion. Voting Aye: Lackore, Bartling, Phillips and Bergen. Nay: None. Absent and not voting: Roblee and Dunn. The motion carried.

Craig Vincent, Retail Account Manager with Nebraska Public Power District (NPPD) gave a status update on NPPD.

Councilor Phillips moved to approve Resolution 25-05 Professional Retail Operations Agreement between Nebraska Public Power District (NPPD) and City of Aurora. Councilor Lackore seconded the motion. Voting Aye: Bartling, Phillips, Bergen and Lackore. Nay: None. Absent and not voting: Roblee and Dunn. The motion carried and the following resolution was declared passed and adopted.

#### RESOLUTION 25-05

#### APPROVING EXTENSION OF PROFESSIONAL RETAIL OPERATIONS AGREEMENT

WHEREAS, the City owns its electric distribution system, and

WHEREAS, the amendment to extend the term of the Professional Retail Operations Agreement on file with the Council has been proposed by Nebraska Public Power District (NPPD) and fully discussed and explained, and

WHEREAS, it is determined that it would be desirable to enter into said amendment to the Professional Retail Operations Agreement.

NOW, THEREFORE, BE IT RESOLVED:

1. The said amendment to the Professional Retail Operations Agreement is approved and the Mayor is authorized to execute it, and the City Clerk to attest it on behalf of the City.

2. Notice of this transaction shall be given by publication once each week for three (3) successive weeks, of the following Notice:

#### NOTICE OF TRANSACTION

The Council has approved a Resolution authorizing execution on behalf of the City of an amendment to the Professional Retail Operations Agreement

(Agreement) between Nebraska Public Power District and the City of Aurora, Nebraska. The Agreement is on file with the City Clerk and available for inspection. It contains provisions summarized as follows:

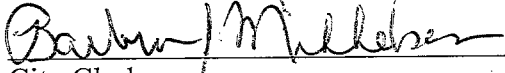
1. The City will extend the lease of its electric distribution system to Nebraska Public Power District for a term of not less than fifteen (15) years from the effective date of the amendment and not more than twenty-five (25) years; provided, if either party terminates the Agreement at any time between year fifteen (15) and year twenty-five (25) of the term, the City will continue to take service from NPPD under NPPD's standard Wholesale Power Contract, and such Wholesale Power Contract shall remain in effect through the remainder of the twenty-five (25) year term.

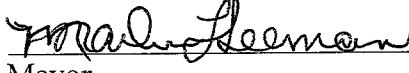
2. During the term of the Agreement, NPPD will pay to the City an amount equal to twelve percent (12%) of the retail revenues from the electric distribution system, adjusted to eliminate revenues from tax-supported agencies, fuel cost, and similar adjustments. NPPD will maintain the electric distribution system, will make payments in lieu of taxes as required by law, and will provide insurance, as set out in the Agreement.

This Notice will be published once each week for three (3) successive weeks. If, within thirty (30) days after the last publication thereof, a referendum petition signed by qualified electors of the City equal in number to at least twenty percent (20%) of the votes cast at the last general municipal election shall be filed with the City Clerk, this transaction shall not become effective until it has been approved by a vote of the electors. If no such petitions are filed, the transaction shall become effective at the expiration of said thirty (30) day period.

ATTEST:

CITY OF AURORA, NEBRASKA

  
City Clerk

By:   
Mayor

City Attorney Luzum read Ordinance No. 1223: AN ORDINANCE GRANTING TO THE NEBRASKA PUBLIC POWER DISTRICT, A PUBLIC CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF NEBRASKA, ITS SUCCESSORS AND ASSIGNS, THE NON EXCLUSIVE RIGHT AND FRANCHISE FOR A PERIOD OF TWENTY-FIVE (25) YEARS TO ERECT, OPERATE AND MAINTAIN AN ELECTRIC LIGHT AND POWER SYSTEM IN THE CITY OF AURORA FOR THE PURPOSE OF FURNISHING ELECTRIC ENERGY TO SAID CITY OF AURORA AND THE INHABITANTS THEREOF; LIMITING THE MAXIMUM CHARGES FOR SUCH ENERGY; PROVIDING CERTAIN REGULATIONS WITH REFERENCE THERETO; AND ALL THINGS INCIDENTAL TO THE PURPOSES THEREOF; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; DIRECTING THE PUBLICATION OF THIS ORDINANCE AND PRESCRIBING THE TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

Councilor Lackore moved to bring Ordinance No. 1223 before the council and to approve the first reading of this ordinance. Councilor Phillips seconded the motion. Voting Aye: Bartling, Phillips, Bergen and Lackore. Nay: None. Absent and not voting: Roblee and Dunn. The motion carried.

#### **7:35 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. Amending Article 4, Section 413, Central Business District, Subsections 413.03, Permitted Accessory Use and Structures. The proposed amendment will update the permitted accessory uses and structures.

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

City Attorney Luzum read Ordinance No. 1221: AN ORDINANCE TO AMEND ORDINANCE 1110, THE ZONING ORDINANCE OF THE CITY OF AURORA, NEBRASKA, BY AMENDING THE FOLLOWING SECTIONS OF ARTICLE FOUR: SECTION 413, C1 CENTRAL BUSINESS DISTRICT, SUBSECTION 413.03, PERMITTED ACCESSORY USES AND STRUCTURES; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; TO ORDER THE ORDINANCE PUBLISHED IN BOOK, PAMPHLET, OR ELECTRONIC FORM; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Councilor Phillips moved to bring Ordinance No. 1221 before the council and to approve the first reading of this ordinance. Councilor Lackore seconded the motion. Voting Aye: Phillips, Bergen, Lackore and Bartling. Nay: None. Absent and not voting: Roblee and Dunn. The motion carried.

#### **7:40 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. Amending Article 4, Section 413, Subsection 413.04 and Section 421, Line Item 61. The proposed amendment will allow for Contractor/Trade Shops, cabinet, plumbing, electrical, HVAC, or sheet metal shops as a conditional use within the C1 – Central Business District and C2 - General Commercial District.

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

City Attorney Luzum read Ordinance No. 1222: AN ORDINANCE TO AMEND ORDINANCE 1110, THE ZONING ORDINANCE OF THE CITY OF AURORA, NEBRASKA, BY AMENDING THE FOLLOWING SECTIONS OF ARTICLE FOUR: SECTION 413, CENTRAL BUSINESS DISTRICT, SUBSECTION 413.04, CONDITIONAL USES AND STRUCTURES AND SECTION 421, USE REGULATION MATRIX; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; TO ORDER THE ORDINANCE PUBLISHED IN BOOK, PAMPHLET, OR ELECTRONIC FORM; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Councilor Phillips moved to bring Ordinance No. 1222 before the council and to approve the first reading of this ordinance. Councilor Lackore seconded the motion. Voting Aye: Phillips, Bergen, Lackore and Bartling. Nay: None. Absent and not voting: Roblee and Dunn. The motion carried.

Andrew Wilshusen of JEO Consulting Group spoke on Change Order No. 6 for the Aurora 1st Street Project, an increase of \$6,302.68 for storm sewer modifications. Councilor Phillips moved to approve Change Order No. 6 for the Aurora 1st Street Project, an increase of \$6,302.68 for storm sewer modifications. Councilor Bergen seconded the motion. Voting Aye: Bergen, Lackore, Bartling and Phillips. Nay: None. Absent and not voting: Roblee and Dunn. The motion carried.

Andrew Wilshusen of JEO Consulting Group spoke on Payment No. 7 to Mid-Nebraska Land Developers for 1st Street Improvement Project. He stated the City's share of this pay application is \$77,927.83. Councilor Lackore moved to approve Payment No. 7 to Mid-Nebraska Land Developers for 1st Street Improvement Project with the City's share being \$77,927.83. Councilor Phillips seconded the motion. Voting Aye: Lackore, Bartling, Phillips and Bergen. Nay: None. Absent and not voting: Roblee and Dunn. The motion carried.

Councilor Phillips moved to approve an Administrative Subdivision for the property located at: Lot One (1), Two (2), and the North Sixteen (16) feet of Lot Three (3), Block Three (3), Original Town, City of Aurora, Nebraska. Councilor Lackore seconded the motion. Voting Aye: Bartling, Phillips, Bergen and Lackore. Nay: None. Absent and not voting: Roblee and Dunn. The motion carried.

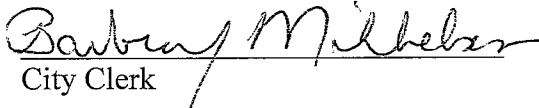
Councilor Lackore moved to approve the applications to sell fireworks, received from: James Clarke dba Fireworks 4-Less (Aurora Mall), Richard Ludvik dba Ka-Boomer's Enterprises, Inc. (850 Q St), Tom Towne dba Marv's Fireworks (206 16th St), Cindy Musiek dba Garrett's Fireworks (1103 Q St), Bellino Fireworks, Inc. (1502 Q St, beside Casey's). Councilor Bergen seconded the motion. Voting Aye: Bartling, Phillips, Bergen and Lackore. Nay: None. Absent and not voting: Roblee and Dunn. The motion carried.

**MISCELLANEOUS:  
ADJOURNMENT:**

Having completed all items on the agenda, and there being no further business to conduct, Mayor Seeman declared the meeting adjourned at 8:20p.m.

  
Mayor

ATTEST:

  
City Clerk