



CITY COUNCIL MEETING

Minutes

Thursday, October 9, 2025 – 5:30 P.M.

A regular meeting of the Council of the City of Lyons was called to order by Council President Phillips at 5:30 P.M., October 9, 2025, at Lyons City Hall. Upon roll call, the following Council members were present: Brantley Vavra, Matthew Carr, Tyler Vacha, and Kyle Phillips. Absent: Mayor Kyle Brink. Also in attendance were City Clerk Whitney Anderson, Utility Superintendent Terry Ueding, and Chief Svendsen.

Visitors present were Leah Miller with Lyons Ball Association, Jeff Ray with JEO Consulting, Larry Arens with NPPD, and Camp Host Brody Brodersen.

I. ROUTINE BUSINESS

Council President Phillips publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Advance notice of said regular meeting was given to the Mayor and all members of the Council, and a copy of their receipt of such notice and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated by posting notices in three public places 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.

II. PUBLIC HEARING

1. Motion by Vacha, seconded by Carr to enter into a Public Hearing. On roll call, AYE: Vavra, Carr, Vacha. NAY: None. **MOTION CARRIED.** Council President Phillips opened the Public Hearing at 5:31 PM for the purpose of hearing support, opposition, criticism, suggestions, or observations to the adoption of a General Redevelopment Plan and for the purpose of hearing support, opposition, criticism, suggestions, or observations to making a determination of blighted and substandard areas within the jurisdiction of the City of Lyons. Jeff Ray with JEO Consulting presented the General Redevelopment Plan, Lyons Downtown Blight Study, and Lyons Blight Study. There being no other verbal or written comments or objections, a motion by Carr, seconded by Vavra was made to adjourn the Public Hearing. On roll call, AYE: Vacha, Vavra, Carr. NAY: None. **MOTION CARRIED.** Council President Phillips closed the Public Hearing at 5:51 PM.

III. CONSENT AGENDA

1. Approval of minutes of special meeting on September 16, 2025, as on file in the City Clerk's Office.
2. Claims as presented, except claims of KB's Mini Mart and Megan Vavra.
3. **RESOLUTION NO. 2025-11: INCREASE THE RESTRICTED FUNDS AUTHORITY BY ONE PERCENT, TO BECOME THREE AND ONE HALF PERCENT was adopted and signed.**
4. **RESOLUTION NO. 2025-12: 2025-2026 BUDGET YEAR - SET PROPERTY TAX REQUEST AT A DIFFERENT AMOUNT THAN PRIOR YEAR was adopted and signed.**
5. **RESOLUTION NO. 2025-13: ADOPT THE 2025-2026 BUDGET was adopted and signed.**



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6. **RESOLUTION NO. 2025-14: ADOPTING THE LOCAL HAZARD MITIGATION PLAN UPDATE PREPARED BY LOWER ELKHORN NATURAL RESOURCES DISTRICT & LEWIS AND CLARK NATURAL RESOURCES DISTRICT was adopted and signed.**
7. **RESOLUTION NO. 2025-15: LARM Insurance Agreement was adopted and signed.**
8. **ORDINANCE NO. 783 - AN ORDINANCE OF THE CITY OF LYONS, NEBRASKA, TO AMEND MUNICIPAL CODE SECTIONS 95.01 (DEFINING TERMS, INCLUDING "SIDEWALK SPACE") AND 95.09 (PERTAINING TO WEEDS); TO REPEAL ANY AND ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM was adopted and signed.**
9. **ORDINANCE NO. 784 - AN ORDINANCE OF THE CITY OF LYONS, NEBRASKA, TO ESTABLISH A COMMUNITY DEVELOPMENT AGENCY FOR THE CITY; TO DESIGNATE ITS MEMBERSHIP; TO ESTABLISH ITS POWERS AND AUTHORITIES; TO REPEAL ALL ORDINANCES AND PARTS THEREOF IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM was adopted and signed.**
10. **ORDINANCE NO. 786 - AN ORDINANCE OF THE CITY OF LYONS, NEBRASKA, ESTABLISHING A FEE AND TAX SCHEDULE TO INCLUDE THE VARIOUS AND CERTAIN FEES AND TAXES CHARGED BY THE CITY FOR VARIOUS PERMITS, SERVICES, LICENSES, AND OTHER MATTERS; REPEALING CONFLICTING ORDINANCES AND SECTIONS THEREOF; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM was adopted and signed.**

CLAIMS

ALAN ROCKY LANE	TREE PRUNING	\$ 750.00
ANDREW CULLEN	OFFICE 365	\$ 494.50
BLUE CROSS BLUE SHIELD OF NEBR	INSURANCE	\$ 11,870.84
BOO INC	MTCE - MINI EX	\$ 109.10
BURT COUNTY INDEPENDENT	LEGAL PRINTING	\$ 173.93
BURT COUNTY SHERIFF	TELETYPE FEES	\$ 48.00
CENGAGE LEARNING	BOOKS	\$ 135.70
CITY OF LYONS UTILITIES	UTILITIES	\$ 2,553.38
CLASSIC CLEAN CARWASH	SEPT SERV	\$ 11.17
CNA AUTOMOTIVE SERVICES LLC	MTCE	\$ 209.95
DALE VITITO	CLOTHING/EQUIP	\$ 626.35
DALE'S TRASH SERVICE INC	SERV SEPT	\$ 70.00
DUDLEY LAUNDRY COMPANY	CLOTHING	\$ 489.55
EFTPS	TAXES	\$ 4,931.94
FASTWYRE BROADBAND	SERV	\$ 490.77
GUARDIAN	INSURANCE	\$ 1,168.84
CITY EMPLOYEES	HSA	\$ 1,046.17
J.P. COOKE CO.	DOG TAGS	\$ 75.50



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JASON TROUTMAN	CLAIM REIMBURSEMENT	\$ 4,282.32
JENSEN PLUMBING & HEATING	MTCE	\$ 80.00
JOSH SVENDSEN	MILEAGE REIMBURSEMENT	\$ 260.40
LEAGUE ASSOCIATION OF RISK	25-26 INSURANCE	\$ 117,577.00
LORENSEN LUMBER & GRAIN LLC	ROCK/CONCRETE	\$ 3,490.52
MATTHEW R SCHERE	ROOF REPAIR	\$ 903.00
MCNALLY OPERATIONS LLC	SUPPL	\$ 537.04
MIDWEST LABORATORIES INC	TESTING	\$ 30.00
MILESTONE LAND SURVEYING	SURVEY LOCATE	\$ 800.00
MURPHY TRACTOR & EQUIP	CONDITIONER RENTAL	\$ 1,500.00
NEBR DEPT OF REVENUE	SALES AND USE TAX	\$ 7,508.28
NELSON CONSTRUCTION LLC	ROCK/HAULING	\$ 23,208.31
NPGA	GAS PURCHASE	\$ 3,243.14
NPPD	ELECTRIC	\$ 45,369.90
ONE CALL CONCEPTS INC	LOCATE FEE	\$ 62.51
ORTMEIER CPA P.C.	BUDGET PREP	\$ 6,300.00
REAMS OF SIOUX CITY IA INC	MTCE PARK FOUNTAINS	\$ 1,908.89
AMERITAS	RETIREMENT	\$ 2,646.99
STAN HOUSTON EQUIPMENT CO	SUPPL	\$ 104.00
STEINY'S GENERAL STORE	SUPPL	\$ 386.29
T & H ELECTRIC	MTCE	\$ 1,198.75
TMS, INC	SERVICE	\$ 176.00
ULINE, INC.	SUPPL	\$ 801.38
US BANK/CORP PAYMENT SYSTEMS	SUPPL/TRAINING	\$ 638.29
UTILITIES SECTION	ANNUAL DUES	\$ 710.00
VERIZON WIRELESS	SERV - UTIL	\$ 193.04
WASTE CONNECTIONS OF NE	GARBAGE FEE	\$ 9,027.83
WESTERN AREA POWER ADMIN	ELECTRIC	\$ 6,202.65

Motion by Carr, seconded by Vacha to approve the consent agenda. On roll call, AYE: Vavra, Vacha, Carr. NAY: None. **MOTION CARRIED.**

IV. REGULAR AGENDA / NEW BUSINESS



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Council President Phillips stated that during this time, comments from members of the public are permitted only on the agenda items listed below. Comments are limited to 2 minutes per individual and 20 minutes total per meeting. If speaking tonight, please state your name, address, and the name of the organization you represent. No Public Comment.

1. Motion by Vacha, seconded by Carr to adopt **RESOLUTION NO. 2025-16: Adoption of City of Lyons General Redevelopment Plan**. On roll call, AYE: Vavra, Carr, Vacha. NAY: None. **MOTION CARRIED.**
2. Motion by Vavra, seconded by Carr to adopt **RESOLUTION NO. 2025-17: Adoption of City of Lyons Blighted and Substandard Studies**. On roll call, AYE: Vacha, Carr, Vavra. NAY: None. **MOTION CARRIED.**
3. Motion by Carr, seconded by Vacha to adopt **RESOLUTION NO. 2025-09: Approving Wholesale Power Contract with NPPD**. On roll call, AYE: Vavra, Vacha, Carr. NAY: None. **MOTION CARRIED.**
4. Council President Phillips introduced **ORDINANCE NO. 787 - AN ORDINANCE OF THE CITY OF LYONS, NEBRASKA, AMENDING THE DATE ON WHICH A PENALTY SHALL BE ASSESSED TO ANY DELINQUENT UTILITY BILL; AMENDING, HARMONIZING, AND REPEALING MUNICIPAL CODE SECTIONS ACCORDINGLY; REPEALING ANY AND ALL OTHER ORDINANCES AND RESOLUTIONS IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM**. Motion by Carr, seconded by Vavra for the suspension of the statutory rule requiring reading on three separate days. On roll call, AYE: Vacha, Vavra, Carr. NAY: None. **MOTION CARRIED. ORDINANCE NO. 787** was read by title, and Carr moved for the passage of the ordinance, seconded by Vavra. On roll call, AYE: Vacha, Vavra, Carr. NAY: None. **MOTION CARRIED. ORDINANCE NO. 787 has been passed, approved, and available in pamphlet form.**
5. Motion by Vacha, seconded by Carr to approve LB840 application for Pinnacle Plumbing LLC for a Grant of \$6,250 and a loan of \$6,250 at 0% interest for 10 years, with loan payment to commence one year after the disbursement of funds. Project to be completed within one year. On roll call, AYE: Vavra, Carr, Vacha. NAY: None. **MOTION CARRIED.**
6. Camp Host Brody Brodersen thanked the council for the opportunity to host the Island Park Campground and praised both the residents of Lyons and City staff. He shared a few concerns, including speeding vehicles in the park and the need to address camping spots on the north side where sewer lines were installed, to prevent vehicles from parking over them. In the meantime, he suggested marking the spots with flags, noting that concrete pads would resolve the issue if the council chooses to proceed. Brodersen also mentioned he had spoken with campers about the potential campground expansion up top, but most preferred the lower area and suggested adding additional spots there. He concluded by expressing his appreciation and interest in hosting again next season.
7. Motion by Vavra, seconded by Carr to approve Option #2 for the Ball Association to install a third field east of the concession stands. On roll call, AYE: Vacha, Carr, Vavra. NAY: None. **MOTION CARRIED.**



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8. Motion by Vacha, seconded by Carr to approve the 2024/2025 Audit Agreement with Ortmeier CPA, P.C. for \$22,500. On roll call, AYE: Vavra, Carr, Vacha. NAY: None. **MOTION CARRIED.**
9. Lacy Hollman was not present but provided the Lyons Public Library Director's Report. Clerk Anderson read the report, which included October events and September income totaling \$15.50 from copies, deposited into the City's account. The Library Board would like to conduct staff annual reviews at the same time each year rather than on individual anniversary dates, with pay raises effective October 1st at the beginning of the fiscal year. Moving forward, reviews will be placed on the September agenda. Motion by Carr, seconded by Vacha to approve a change in wage for Lacy Hollman to \$18/hr, Tereva Scott to \$15.50/hr, Kaylina Schuster to \$15.50/hr, and a change in status for Mike Heavrin to Librarian and a change in wage to \$16/hr, effective Oct 1, 2025. On roll call, AYE: Vavra, Vacha, Carr. NAY: None. **MOTION CARRIED.**
10. Mike Heavrin was not present to provide a grant update. There had been no prior conversation with Mike regarding the future location for grant writing, so the council was unaware of his plans. The council agreed that it is time for Lacy to take over the Library Director's office. Matt Carr will speak with Mike on future location.
11. Chief Svendsen presented the September Police Report, which included 24 calls for service, 1 arrest, 13 traffic citations and warnings, and 18 ordinance violations. Body cameras, mounts, and the charging station were updated as part of the Axon contract. The Lyons VFW plans to donate toward the Police Department's security camera installation. Camera installation will begin in October, with payments divided over three months starting in November. Chief Svendsen attended continuing education in Kearney at the POAN/NSA event. SkillBridge Candidate Shanyfelt is still scheduled to begin in November.
12. Utilities Report – Terry Ueding
The rock around the lagoon is looking good, with nearly the entire inside bank now completed. Some areas will be filled in before starting work on the north bank along the road. Due to the high water table on the island, the playground installation has continued to be stalled. The council agreed to move the playground to the east of the new pavilion. The electric project north of Everett Street will begin soon, with Schmader Electric scheduled to arrive at the end of October or the beginning of November. The alley has been marked by a surveyor. The council was asked if they would like Munderloh to draft an ordinance to vacate the alley and designate it as a utility easement. The alley has historically served as a utility easement rather than a drivable alley, as it contains utility equipment and is overgrown with trees and vegetation. The council agreed to move forward with the drafting of the ordinance.
13. Clerk's Report – Whitney Anderson
 - a. Clerk Anderson presented the September Treasurer Report. Motion by Vacha, seconded by Carr to accept Clerk Anderson's Treasurer Report. On roll call, AYE: Vavra, Carr, Phillips. NAY: None. ABSENT: Vacha. **MOTION CARRIED.**



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- b. General, Utility, and Debt Service Income Statements for the month ending September 30, 2025. The General Fund had a month-to-date net gain of \$56,656.10 and a year-to-date net gain of \$27,178.57. The Utility Fund had a month-to-date net loss of \$24,952.33 and a year-to-date net loss of \$179,136.47. Debt Service had a month-to-date net gain of \$33,030.97 and a year-to-date net gain of \$227.59.
- c. Budget reports for the twelfth month (100%) on the General, Utility, and Debt Service Funds were as follows: General Receipts were 68.22%. General Expenses were 58.18%. Utility Receipts were 99.81%. Utility Expenses were 99.7%. Debt Service Receipts were 99.74% and Debt Service Expenses were 100%.
- d. Mayor Brink is requesting commissioner reports beginning Jan 1, 2026.
- e. Due to the November Regular Meeting falling on Veteran's Day and the bid document timeline for the park project, a tentative new date for the regular meeting will be November 13.
- f. Discussion was held regarding the 4th of July celebration for 2026, as it marks the 250th anniversary of independence. Vacha added that at one time the Historical Society had funds set aside for the 250th anniversary, and he will look into that.
- g. Discussion was held regarding the Vacant Property Ordinance. The attorney had some questions while drafting. The council agreed to apply this to residential properties only for now before including commercial property, with a registration fee of \$250. Chief Svendsen will oversee the registration process, assisted by Clerk Anderson.
- h. Discussion was held regarding water issues at the City Hall office. The carpet needs to be removed, and the air quality test showed mold present, but not at a hazardous level. Possible temporary relocation options include the Jay Maddox building, which would require closing to the public on Wednesdays for the chiropractor's business, or the bank's house as a last resort option. Vavra asked if the Library would be an option. Clerk Anderson will look into it. The storm drain out front will be replaced by the city, and Boden Construction will reroute the downspout on the NE corner to the storm drain and re-caulk around the building. The timeframe of relocation is unknown, as the source of the water is still undetermined. If relocation is needed before the next meeting, a pre-approval lease agreement was discussed, pending review by the attorney before signing. Motion by Vavra, seconded by Carr, to approve a pre-approval lease agreement up to \$1,000 per month to be signed by Mayor Brink. On roll call, AYE: Vacha, Carr, Vavra. NAY: None. **MOTION CARRIED.**
ServPro provided a scope of work for asbestos testing, lead testing, carpet removal, and floor prep for resilient flooring, totaling \$10,234.51. Council would like to obtain a second opinion. Motion by Vacha, seconded by Vavra to table the bid from ServPro. On roll call, AYE: Carr, Vavra, Vacha. NAY: None. **MOTION CARRIED.**
- i. Anderson and Ueding met with Clint from LARM and reviewed the City's insurance. Council agreed to increase the property deductible to \$2,500 and add physical damage coverage to the 03 International. Savings on deductible will be \$3,747.37, and full coverage on 03 International will be \$327.60.



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14. Motion by Vavra, seconded by Vacha to approve payment of \$2,045.88 for fuel to KB's Mini Mart. On roll call, AYE: Carr, Vacha, Vavra. NAY: None. **MOTION CARRIED.**
15. Motion by Carr, seconded by Vacha to approve payment of \$300 to Megan Vavra for Janitor Services. On roll call, AYE: Vacha, Carr, Phillips. NAY: None. ABSTAIN: Vavra. **MOTION CARRIED.**
16. Motion by Vacha, seconded by Vavra to enter into executive session at 6:53 PM to discuss annual review for Terry Ueding, Ron Daberkow, and Mike Heavrin. On roll call, AYE: Carr, Vavra, Vacha. NAY: None. **MOTION CARRIED.**
Motion by Vacha, seconded by Carr to return to regular sessions at 7:05 PM. On roll call, AYE: Vavra, Carr, Vacha. NAY: None. ABSENT: Vacha. **MOTION CARRIED.**
17. Motion by Vacha, seconded by Carr to approve a wage increase of 5% for Terry Ueding. On roll call, AYE: Vavra, Carr, Vacha. NAY: None. **MOTION CARRIED.**
18. Motion by Vavra, seconded by Carr to approve a wage increase of 5% for Ron Daberkow. On roll call, AYE: Vacha, Carr, Vavra. NAY: None. **MOTION CARRIED.**
19. Motion by Vacha, seconded by Carr to approve a wage increase of 5% for Mike Heavrin for Grant Writing. On roll call, AYE: Vavra, Carr, Vacha. NAY: None. **MOTION CARRIED.**
20. Council President Kyle Phillips adjourned the meeting at 7:06 PM.

Kyle Brink
Mayor

Whitney Anderson
City Clerk

I, the undersigned, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and available for public inspection at the office of the 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 for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting



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of said body; that all news media requesting notification of the time and place of said meeting and subjects to be covered at said meeting.

Whitney Anderson
City Clerk
(SEAL)