

MINUTES
Regular MEETING
June 9, 2026

1 and 2. **Roll Call and Call to Order** Mayor Linda Lewis called the meeting to order at 7:01 p.m. Present were Council Members J. Lewis, Dean, and Hayden. Also present: City Attorney Matt Munderloh, City Administrator Mike Gorman, Clerk Christie Donnermeyer, Deputy Clerk Jon Barnhart, and Public Works Superintendent Tim Sheets. Council member Socha arrived after the Pledge of Allegiance was recited.

The Mayor noted the location of the open meetings act and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Pledge of Allegiance** the Pledge of Allegiance was recited.

4. **Proof of Publication** the Proof of Publication was on the council desk.

5. **Visitors/Correspondence** No one spoke.

6. **Approval of Agenda** Council member Hayden moved to approve the agenda. Dean seconded. YES: Socha, Dean, J. Lewis and Hayden. NO: no one. Motion carried.

7. **Consent Agenda** Council Member Hayden moved to approve the consent agenda. Dean seconded. YES: Hayden, Socha, Dean and J. Lewis. NO: No one. Motion carried. Items on the consent agenda were: May 11 and 12, 2026 City council meeting minutes; Treasurer's Report, May Payroll \$160715.99 & IRA \$4756.31; Keno Receipts \$4733.12; PeopleService Report; Minutes and/or statistics of the following boards and/or committees: March Library Board minutes; April and May Library statistics; May Cemetery Board minutes; April Park Advisory Committee minutes; reappointment of Mike Wiekhorst to the Tree Board (term 06/2029); and the following bills: **Services/Utilities/Insurance:** Accufund \$3375.00; Aflac \$333.99; Am Legal Publishing \$420.00; Arbor Day Foundation \$20.00; BlueCross BlueShield \$24046.80; Black Hills Energy \$617.20; BW Consulting, Inc. \$831.25; Continental Fire Sprinkler Co \$1152.48; DataShield \$50.00; DC Engineer \$488.24; DC Environmental Services \$1463.00; Diers Ford \$961.87; Eagle Engineering \$79284.51; Erikson & Brooks \$300.00; FiveNines \$7071.69; FP Finance \$152.95; Fremont Dept Utilities \$57222.89; Goosmann Law \$5525.00; Great Plains Comm \$1097.71; Guardian \$2918.99; Michael Matzen \$825.00; Michael Todd \$135.98; NE Dept of Env & Energy \$135591.49; Neb. Law Enforcement \$80.00; Neb. Sweeping \$4650.34; Neb. Water Resources Association \$105.00; Morgan White \$1228.62; OPPD \$18509.90; PeopleService \$36112.00; The Daily Record \$706.66; Trekk \$3981.00; Tysor, Ben \$540.00; United States Postmaster \$460.00; Vrba Const \$2060.00; Waste Connections \$426.98; Westech \$11471.59; Widhelm, Jeff \$7650.00; Workplace Screening \$140.40; Xpress \$1038.58; YMCA \$30.00; **Supplies/Equipment:** Amazon Bus \$3165.94; Arps \$1221.13; Bomgaars \$165.98; Bound to Stay Bound \$15.44; Cappel Auto \$49.85; Cintas \$425.80; Core & Main \$3634.62; Elec Pump \$8599.40; Everett's Auto \$564.60; FNB Credit Card \$7006.82; FP Finance \$500.00; Fremont Winnelson \$136.30; Great Plains Uniforms \$815.94; Host Coffee \$136.76; John Deere Financial \$296.41; Lien Termite & Pest \$95.00; Lincoln Winwater \$10498.95; Logan Contractors Supply \$37.89; Love's \$2999.21;

Playaway Products \$452.17; Powertech \$1550.00; Regal Awards \$105.23; Storey, K \$1942.29; The Durham Museum \$200.00; Valley Ace Hardware \$194.63; Valley Corp \$42.98; **Bond/Loan/TIF Payments:** Bond: Water 2018 \$22455.00; Sewer 2021B \$6761.25; 2021 Highway \$15505.00; 2021A Street \$1566.25; 2022 Sewer \$412712.50; TIF: Mallard \$3783.42; Bluewater \$24855.68; **Reimburse/Refund:** Bevington, M & L \$1606.68; Evans, G \$672.62; 100 Year Homes Inc. \$111.58; Bressman, S \$3.75; Clark, T & K \$150.00; Deeb Van \$147.81; Denstad, S \$150.00; Dreamscape Homes \$150.00; Erwin, K \$21.43; Escudero, A \$150.00; Gress, C \$147.74; Holmes, D \$150.00; Hundstad, M \$150.00; Jares, N \$66.80; Johnson, D \$2.06; Lombardo, S \$150.00; Midwest Dwellings \$150.00; Musson, J \$64.00; My Landlord Properties \$150.00; Pierce, C \$5.80; Plesent, L \$17.10; Push, A \$1.26; Trademark Homes Inc. \$300.00; Vencil Construction \$150.00; Vu, M \$120.23; Wiekhorst, M \$150.00.

8. Cornhusker State Games and Triathlon City Administrator Gorman spoke on behalf of Eric Moser because he was unable to attend the Council meeting regarding the change to the route requested by Douglas County. City Administrator Gorman updated Council on discussions between City staff and Mr. Moser. Mr. Moser coordinated with Douglas County, Mallard Landing, City of Valley and Menards to help with traffic. The Valley Police Department will assist with traffic, and any overtime will be reimbursed by Cornhusker State Games. Council Member Hayden motioned to approve the revisions to the route requested by Douglas County. Socha seconded. YES: Hayden, J. Lewis, Dean, and Socha NO: No one. Motion carried.

9. Valley Shores HOA Derek O'Brien, 28026 Sunrise Circle addressed Council regarding the two requests of the HOA. Closure at 280th Street from Heron Circle to 280th Street July 2, 2026, from 9:00 p.m. to 11:00 p.m. for fireworks display. Closure at 281st Ave. from Eagle Circle to Heron Circle July 3, 2026, from 9:30 a.m. to 1:00 p.m. for the children's parade. Council member Dean asked if the City drops off barricades and Mr. O'Brien stated the City has in the past. Council Member Hayden motioned to approve the requests. Dean seconded. YES: Hayden, J. Lewis, Dean, and Socha NO: No one. Motion carried.

10. Ginger Cove Common Area Company Patti O'Connor, 22 Ginger Cove Road addressed Council regarding the two requests. Closure at Ginger Cove entrance July 3, 2026, from 10:00 a.m. to 11:00 p.m. so their security company can monitor guests entering and exiting during the fireworks show. Closure of Ginger Cove Road from Ginger Cove entrance to Peppermill Point July 4, 2026, from 10:00 a.m. to 10:30 a.m. for a parade. Mayor L. Lewis asked about emergency vehicle access in the event of an emergency to which Ms. O'Connor clarified that people will still be able to access the street. Council member Hayden moved to approve closure of Ginger Cove Entrance July 3, 2026, from 10:00 a.m. to 11:00 p.m. for annual fireworks show. Socha seconded. YES: Hayden, J. Lewis, Dean, and Socha NO: No one. Motion carried. Council member Hayden moved to approve closure of Ginger Cove Road from Ginger Cove entrance to Peppermill Point July 4, 2026, from 10:00 a.m. to 10:30 a.m. for an Independence Day Parade. Socha seconded. YES: Hayden, J. Lewis, Dean, and Socha NO: No one. Motion carried.

11. Police Chief Council member Socha moved to accept the resignation of Bobby Martinez as Police Chief. Hayden seconded. YES: Hayden, Socha, Dean and J. Lewis. NO: No one. Motion carried.

12. Interim Police Chief Mayor L. Lewis praised Officer Willmann performance since holding the position. Council member Socha moved to accept the appointment of Officer Geoffrey Willmann as interim Police Chief. Hayden seconded. YES: Hayden, Socha, Dean and J. Lewis. NO: No one. Motion carried.

13. Procurement Policy City Attorney Munderloh provided an overview of the procurement policy changes enacted by LB 797 from \$30,000 to \$90,000. Discussions were held regarding whether Council wanted to make changes to the current policy. Council member Dean stated that \$30,000 is too low but was unsure about an increase to \$90,000. He asked what other municipalities similar in size were doing. City Attorney Munderloh responded most communities follow State statute. He recommended Council follow State statute. Council member Hayden asked about the bidding process with safeguards in place seeking to find a balance between government transparency and ease on City staff. Additional discussions were held on the bidding process with City Engineer Perry providing clarification. Engineer Perry offered his recommendation on following State statute for the procurement policy; but requiring more specifics for individual projects with respect to the bidding process to allow flexibility. Council member Socha stated he would like to follow State statute.

14. City Engineer

Council member Hayden moved for passage of Resolution No. 2026-25 approving contractor's application for payment no. 17 in the amount of \$451,800 from Eriksen Construction for the water treatment plant expansion. J. Lewis seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

City Engineer Perry provided an overview of the contractor status regarding FY26 Water Main Replacement project and the potential timeline to start the project and locations. Mayor L. Lewis asked if the lead lines will also be addressed at that time and the City Engineer confirmed and provided more explanation.

Champion Shores sanitary sewer, storm sewer, and water main improvement. The City Engineer reviewed the bids presented with Council. He provided an overview of the bidding process, selection of the contractor, and explained the reason for Change Order No. 1 for a decrease because of removal of the dewatering portion of the contract. Council member J. Lewis asked about the bidding process regarding the dewatering and if other contractors had the option of removing the dewatering portion to which the City Engineer confirmed and clarified. Council member J. Lewis had questions about the bidding process and the ability to negotiate the price. City Attorney Munderloh stated that State statute controls the bidding process. Council member Hayden moved to award the bid to L.G. Roloff Construction Co., Inc. Dean seconded. YES: Hayden, Dean, Socha. NO: No one. Abstain: J. Lewis. Motion carried. Council member Hayden moved to approve Change Order No. 1 for a decrease in the amount of \$2,025,000.00 to contract price from L.G. Roloff. Dean seconded. YES: Hayden, Dean, Socha. NO: No one. Abstain: J. Lewis. Motion carried.

City Engineer Perry provided an overview of the water main replacement plan explaining there are many factors affecting the water main system. He spoke about the cost of the project being

\$13 million. Mayor L. Lewis was favorable to the plan and addressed the funding issue. She stated the City is in a good financial position to address the main replacement along with the pool. The City Engineer noted if the mains are being replaced that any lead lines would be replaced as well. He also noted there may be funding sources available to pursue. City Administrator Gorman expressed support of the plan and addressed Council with an overview of funding options. He spoke about the necessity of splitting the sales tax; the question will be on the November ballot so there is funding for both the water main replacement and swimming pool. Council member Dean asked if a splash pad is possible. The City Administrator stated it is possible, but we would need to look at the numbers.

The City Engineer provided updates on the following projects: lift Station pump replacement; water supply well #4; Catalina water main phase 1; and Lago Villaggio development.

15. **PeopleService** Mike Adair addressed Council regarding the Cross Connection Control and Lead Line Reporting surveys. He reviewed reasons why it is important for residents to complete the survey and where it can be located. He also provided an update on survey completion progress and reiterated he is available to help residents. Council member Dean asked if the age of the home mattered and Mr. Adair clarified. Mr. Adair also reported that water usage is down because of the recent rains. He also offered one-to-one tours to Council members of the water treatment plant.

16. **Police Department** City Administrator Gorman provided a progress update on filling the Police Chief's position. Stating that applications were being reviewed and interviews were being scheduled for qualified applicants. He praised Interim Chief Willmann performance.

17. **Building and Zoning** Gabe Evans introduced himself to Council and the public.

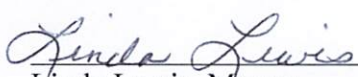
18. **City Administrator** City Administrator Gorman provided an update on progress with the swimming pool. He noted there will be a public meeting at Twin Rivers YMCA from 5 – 7p.m. on June 30th to address the pool.

19. **City Attorney** City Attorney Munderloh stated he is speaking at a City Attorney seminar in Kearney on Friday. He had nothing else to report.

20. **Mayor's Report** Mayor L. Lewis stressed the importance of residents completing the surveys and where to access them.

21. **Up Coming Items** Planning Commission June 16, 2026, at 4:30 p.m.

22. **Adjourn** Council member Hayden moved to adjourn. Dean seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one, motion carried. Meeting adjourned at 7:56 p.m.


Linda Lewis, Mayor


Christie Donnermeyer, City Clerk