

Aurora, Nebraska  
June 24, 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 24, 2025 at the City Hall. Present were Councilors: Paul Lackore, Wayne Roblee, Daniel Bartling, Mark Dunn and Dick Phillips. 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 18, 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 June 10, 2025 meeting. Councilor Phillips seconded the motion. Voting Aye: Roblee, Bartling, Dunn, Phillips and Lackore. Nay: None. Absent and not voting: Bergen. The motion carried.

#### **PETITIONS, COMPLAINTS, COMMUNICATIONS:**

Teresa Anderson of Central District Health Department (CDHD) presented a request for funding from CDHD in the amount of \$7,000. Councilor Lackore moved to approve the request for funding from Central District Health Department for FY 2025-2026 for \$7,000. Councilor Dunn seconded the motion. Voting Aye: Bartling, Dunn, Phillips, Lackore and Roblee. Nay: None. Absent and not voting: Bergen. The motion carried.

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 for the second reading and to suspend the statutory three reading rule for consideration of this Ordinance. Councilor Roblee seconded the motion. Voting Aye: Dunn, Phillips, Lackore, Roblee and Bartling. Nay: None. Absent and not voting: Bergen. The motion carried.

Councilor Lackore moved for final adoption of Ordinance No. 1221. Councilor Phillips seconded the motion. Mayor Seeman then stated the question, "Shall Ordinance No. 1221 be passed and adopted?" Upon roll call vote, the following Councilors voted Aye: Phillips, Lackore, Roblee, Bartling and Dunn. Nay: None. Absent and not voting: Bergen.

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. 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 for the second reading and to suspend the statutory three reading rule for consideration of this Ordinance. Councilor Dunn seconded the motion. Voting Aye: Lackore, Roblee, Bartling, Dunn and Phillips. Nay: None. Absent and not voting: Bergen. The motion carried.

Councilor Dunn moved for final adoption of Ordinance No. 1222. Councilor Phillips seconded the motion. Mayor Seeman then stated the question, "Shall Ordinance No. 1222 be passed and adopted?" Upon roll call vote, the following Councilors voted Aye: Lackore, Roblee, Bartling, Dunn and Phillips. Nay: None. Absent and not voting: Bergen.

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. 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 for the second reading and to suspend the statutory three reading rule for consideration of this Ordinance. Councilor Roblee seconded the motion. Voting Aye: Roblee, Bartling, Dunn, Phillips and Lackore. Nay: None. Absent and not voting: Bergen. The motion carried.

Councilor Phillips moved for final adoption of Ordinance No. 1223. Councilor Lackore seconded the motion. Mayor Seeman then stated the question, "Shall Ordinance No. 1223 be passed and adopted?" Upon roll call vote, the following Councilors voted Aye: Bartling, Dunn, Phillips, Lackore and Roblee. Nay: None. Absent and not voting: Bergen.

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.

Councilor Phillips moved to approve the reimbursement for the CDBG Downtown Revitalization Program for Façade Improvements for client DTR-#008 for \$4,753.50. Councilor Roblee seconded the motion. Voting Aye: Dunn, Phillips, Lackore, Roblee and Bartling. Nay: None. Absent and not voting: Bergen. The motion carried.

Councilor Roblee moved to approve Draw Request #12 for CDBG Funds for \$4,753.50. Councilor Dunn seconded the motion. Voting Aye: Phillips, Lackore, Roblee, Bartling and Dunn. Nay: None. Absent and not voting: Bergen. The motion carried.

Councilor Dunn move to approve the request from Maile Boeder from The Leadership Center for a special designated liquor license for a Fundraiser at The Leadership Center, 2211 Q St on August 9, 2025 from 5:00pm to 10:30pm. Councilor Phillips seconded the motion. Voting Aye: Lackore, Roblee, Bartling, Dunn and Phillips. Nay: None. Absent and not voting: Bergen. The motion carried.

Councilor Lackore move to approve the request from Maile Boeder from The Leadership Center for a special designated liquor license for the annual Harvest Gala Fundraiser at The Leadership Center, 2211 Q St on November 21, 2025 from 5:30pm to 11:59pm. Councilor Dunn seconded the motion. Voting Aye: Lackore, Roblee, Bartling, Dunn and Phillips. Nay: None. Absent and not voting: Bergen. The motion carried.

#### **7:30 P.M. PUBLIC HEARING:**

Mayor Seeman opened the duly advertised public hearing to receive public comments regarding to hear testimony and receive evidence relative to the building located at 1118 13th Street, and make a written finding of fact as to whether it is a dangerous building.

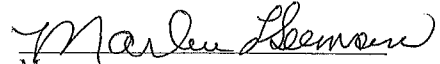
Mayor Seeman asked if there was anyone present who wished to speak in at this public hearing. City Attorney Luzum presented the steps involved with declaring a dangerous building. Zoning Administrator Darbro stated what had been done to provide for safety. Various people asked questions regarding the topic of a dangerous building. The Mayor then asked if there was anyone else present who wished to speak on the topic and there was no one. There being no one else present to speak on the topic Mayor Seeman declared the public hearing closed.

Mayor Seeman stated the agenda items #12 & #13 would not have any action because the engineer's report had not been received yet.

**MISCELLANEOUS:**

**ADJOURNMENT:**

Having completed all items on the agenda, and there being no further business to conduct, Mayor Seeman declared the meeting adjourned at 8:21p.m.

  
Mayor

ATTEST:

  
City Clerk



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.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF AURORA, NEBRASKA:

Section 1. That Ordinance 1110, the Zoning Ordinance of the City of Aurora, Nebraska, Article Four, be amended as follows:

Article Four, Section 413, Subsection 413.03, shall be amended to read as follows:

**413.03 PERMITTED ACCESSORY USES AND STRUCTURES:**

1. Outdoor display of merchandise, provided such display shall not be interpreted as meaning the storage, stockpiling, or warehousing of materials which are not immediately available for purchase.
2. Residential dwelling units (internal or attached), including small and medium group homes, on the first floor in the rear of the building or on the second or higher floors, physically separated from the primary use of the structure, regardless of ownership.
3. Accessory uses and structures customarily associated with and incidental to the principal uses.

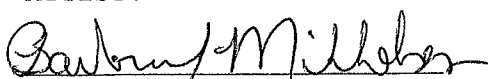
Section 2. That all other resolutions and ordinances passed and approved prior to the passage, approval, and publication or posting of this ordinance, and in conflict with its provisions, are hereby repealed.

Section 3. That this ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

Passed and approved this 24th day of June, 2025.

  
Mayor

ATTEST:

  
City Clerk



## 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.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF AURORA, NEBRASKA:

Section 1. That Ordinance 1110, the Zoning Ordinance of the City of Aurora, Nebraska, Article Four, be amended as follows:

**Article Four, Section 413, Subsection 413.04, shall be amended to read as follows:**

### **413.04 CONDITIONAL USES AND STRUCTURES:**

After the provisions of Article 7 of this Ordinance relating to conditional uses have been met, the following uses may be allowed as conditional uses:

1. Other office, business and commercial service uses, determined at the sole discretion of the Commission, to be comparable with the other uses permitted as conditional uses in this district, compatible with the uses permitted in the district and consistent with the intent of this district, provided that a sexually oriented business, as defined in Section 524 of this Ordinance, shall not be considered comparable and compatible with other uses or consistent with the intent of this district. (Section 413, amended September 13, 2016, by Ord. 1037)
2. Communications, microwave, cellular communications or other non-wind energy towers in excess of thirty-five (35) feet in height, all subject to the applicable provisions of any Airport Hazard regulations, provided that such towers shall be separated from the property line of any residentially zoned property (including R-1, ,R-R and R/O) by a distance of one hundred fifty (150) feet, and comply with all applicable provisions of Section 420 of this Ordinance, which is the AHO, Airport Hazard Overlay District, including a maximum elevation of 1,946.9 feet above mean sea level.

3. Contractor/Trade shops, cabinet, plumbing, electrical, HVAC, or sheet metal shops located no less than one block from the downtown square, provided it complies with the performance standards established for zoning district I-1 at all times.

Article Four, Section 421, Line item 61, shall be amended to read as follows:

O = Outright Allowable P = Permitted C = Conditional Use A = Accessory Use Only CA = Accessory Only, Conditional Use Required "-" = Prohibited		Agricultural	Residential	Residential Ranchette	Residential/Office	Central Business	General Commercial	Light Industrial	Industrial	Interstate Interchange	
	USE/ACTIVITY	AG	R-1	R-R	R/O	C-1	C-2	I-1	I-2	I80X	SUPPLEMENTAL INFORMATION
61	Contractor/Trade shops, cabinet, plumbing, electrical, HVAC, or sheet metal shops	-	-	-	-	C	C	P	P	-	See Section 413.04 for additional regulations

Section 2. That all other resolutions and ordinances passed and approved prior to the passage, approval, and publication or posting of this ordinance, and in conflict with its provisions, are hereby repealed.

Section 3. That this ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

Passed and approved this 24th day of June, 2025.

Maureen Solomon  
Mayor

ATTEST:

Barbara M. Filleben  
City Clerk

