

Aurora, Nebraska
July 8, 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 July 8, 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 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 July 2, 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 June 24, 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 June 30, 2025. Councilor Lackore moved to approve said reports. Councilor Dunn seconded the motion. Voting Aye: Bartling, Dunn, Phillips, Bergen, Lackore and Roblee. Nay: None. The motion carried.

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

Councilor Phillips moved to approve the Mayor's appointment of Adam Darbro as City of Aurora City Administrator. Councilor Roblee seconded the motion. A discussion was held then the Mayor called for a roll call vote. Voting Aye: Phillips, Lackore, Roblee Bartling and Dunn. Nay: Bergen. The motion carried.

Councilor Phillips moved to approve the City Administrator's contract. Councilor Roblee seconded the motion. Voting Aye: Bergen, Lackore, Roblee, Bartling, Dunn and Phillips. Nay: None. 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 asked Mr. Stanley Valasek if he agreed with and did not dispute the findings of the Building Inspector Jason Suelter's report that his property constitutes a nuisance and dangerous building as defined by City Code. Mr. Valasek said "Yes". 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.

City Attorney Luzum stated for the record that for Resolution 25-07, Resolution 25-08 and Ordinance No. 1224 the City Council had as evidence to consider the July 8, 2025 report from Building Inspector Jason Suelter, the July 8, 2025 letter from Jason Suelter to Stanley Valasek and the statements made at the public hearing including Mr. Valasek's response to the City Attorney's question that Mr. Valasek does not dispute the finding of Mr. Suelter that his property constitutes a nuisance and dangerous building as defined by City Code.

Councilor Lackore moved to approve Resolution 25-07 declaring dangerous building at 1118 13th Street. Councilor Phillips seconded the motion. Voting Aye: Lackore, Roblee, Bartling, Dunn, Phillips and Bergen. Nay: None. The motion carried and the following resolution was declared passed and adopted.

RESOLUTION 25-07

WHEREAS, on July 8, 2025, the Mayor and City Council held a hearing and heard testimony and received evidence concerning whether or not the structure located at 1118 13th St., Aurora, Hamilton County, Nebraska, constitutes a "Dangerous Building" as defined by Title XV Chapter 150 Section 150.060 of the Municipal Code of the City of Aurora, Nebraska; and

WHEREAS, based on said testimony and evidence have made a finding of fact that said building is a dangerous building;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that the structure located at 1118 13th St., Aurora, Hamilton County, Nebraska, is hereby declared to be unsafe because of one or more violations of the Municipal Code of the City of Aurora, Nebraska, and the owner is hereby commanded to repair, rehabilitate, or demolish said building. In the event the owner fails to comply the City will take any of the following courses of action or any combination thereof:

- 1) The City shall proceed with the aforementioned work and levy the cost as a special assessment against the lot or real estate upon which the building is located, such special assessment shall be a lien on the real estate and shall be collected in the manner provided for special assessments;
- 2) The City shall proceed with the aforementioned work and collect the cost from the owner of the building and enforce the collection by civil action in any court of competent jurisdiction; and/or

3) The City shall file a criminal petition against the owner in any court of competent jurisdiction for non-compliance, which on conviction shall be deemed a misdemeanor and result in a fine of not more than five hundred Dollars (\$500.00), a new violation being committed every twenty-four (24) hours of such failure to comply, included with an order of abatement as a part of the judgment in the case.

Passed and adopted this 8th day of July, 2025.


Mayor

ATTEST:


City Clerk



Councilor Phillips moved to approve Resolution 25-08 directing immediate repair or demolition of the building at 1118 13th Street. Councilor Roblee 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 25-08

WHEREAS, the Mayor and City Council have received a report from the Building Inspector that the structure located at 1118 13th Street, Aurora, Hamilton County, Nebraska, constitutes a “Dangerous Building” as defined by Title XV Chapter 150 Section 150.060 of the Municipal Code of the City of Aurora, Nebraska; and

WHEREAS, it reasonably appears that there is immediate danger to the lives or safety of persons unless said building is immediately repaired, vacated, or demolished;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that the structure located at 1118 13th Street, Aurora, Hamilton County, Nebraska, shall be immediately repaired, vacated, or demolished, and the costs of such emergency actions shall be collected pursuant to law.

Passed and adopted this 8th day of July, 2025.


Mayor

ATTEST:


City Clerk



City Attorney Luzum read Ordinance No. 1224: AN ORDINANCE DECLARING A PUBLIC EMERGENCY PURSUANT TO NEB. REV. STAT. 17-568.01 AND NEB. REV. STAT. 17-613, AND IN ACCORDANCE WITH CITY OF AURORA MUNICIPAL CODE SECTION 36.03(E), AS A RESULT OF THE PARTIAL COLLAPSE OF A DANGEROUS BUILDING LOCATED AT 1118 13TH STREET, AURORA, NEBRASKA; CALLING FOR IMMEDIATE ACTION TO PREVENT A SERIOUS LOSS OF, OR SERIOUS INJURY OR DAMAGE TO, LIFE, HEALTH OR PROPERTY; THE WAIVER OF ESTIMATES OF COSTS AND ADVERTISING FOR BIDS FOR NECESSARY REPAIRS OR DEMOLITION TO ABATE THE EMERGENCY, AND PROVIDING FOR IMMEDIATE OPERATION AND EFFECT OF THE ORDINANCE UPON PROCLAMATION BY THE MAYOR AND POSTING AS REQUIRED BY LAW.

Councilor Phillips moved to bring Ordinance No. 1224 before the council and to suspend the statutory three reading rule for consideration of this Ordinance. Councilor Bergen seconded the motion. Voting Aye: Bartling, Dunn, Phillips, Bergen, Lackore and Roblee. Nay: None. The motion carried.

Councilor Lackore moved for final adoption of Ordinance No. 1224. Councilor Bergen seconded the motion. Mayor Seeman then stated the question, "Shall Ordinance No. 1224 be passed and adopted?" Upon roll call vote, the following Councilors voted Aye: Phillips, Bergen, Lackore, Roblee, Bartling and Dunn. Nay: None.

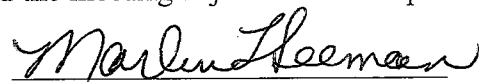
The passage and adoption of said Ordinance having been concurred in by a majority of all members elected to the Council was by the Mayor declared passed and adopted and the Mayor signed and approved said Ordinance and the Clerk attested the passage and approval of same and affixed her signature thereto. 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.

Andrew Wilshusen of JEO Consulting Group spoke on Change Order No. 7 for the Aurora 1st Street Project he stated it was a no cost change order. He stated it was for extending substantial and final completion dates due to additional work for water main and storm sewer construction and weather delays. Councilor Lackore moved to approve Change Order No. 7 for the Aurora 1st Street Project. Councilor Dunn seconded the motion. Voting Aye: Bergen, Lackore, Roblee, Bartling, Dunn and Phillips. Nay: None. The motion carried.


Andrew Wilshusen of JEO Consulting Group spoke on Payment No. 8 to Mid-Nebraska Land Developers for 1st Street Improvement Project. He stated the City's share of this pay application is \$129,768.54. Councilor Lackore moved to approve Payment No. 8 to Mid-Nebraska Land Developers for 1st Street Improvement Project with the City's share being \$129,768.54. Councilor Phillips seconded the motion. Voting Aye: Lackore, Roblee, Bartling, Dunn, Phillips and Bergen. Nay: None. 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 8:43p.m.


Mayor

ATTEST:


City Clerk

