

Minutes
City Council
October 6, 2025

The City Council of the City of Tecumseh, Nebraska, met in a regular session in the Utilities Conference Room at the Utility Shop on the 6th day of October, 2025, at 5:00 p.m., in a publicly convened session, the same being open to the public and having been preceded by advance publicized notice, a copy of the same being annexed to the minutes of the meeting as Attachment #1, said attachment showing how the availability of an agenda of then known subjects was communicated and the time and specific place of the holding of this notice, the same having been transmitted to each Council Member simultaneously. The Mayor presided and the City Clerk recorded the proceedings.

Routine Business

The following Council Members were present: Lance Beethe, Brian Britt, Alicia Brommer, Tyler Speckmann and Lorie Topp. Absent: Travis Goracke. Others present: Mayor, 2 Staff, City Attorney, 1 Media, 4 Public

Meeting called to order at 5:01 P.M.

Mayor Grof read a statement of availability of current copy of Open Meeting Act.

Additions or Corrections to Agenda – None

PUBLIC HEARING

Public Hearing regarding Downtown Redevelopment Area Blight & Substandard Determination Study-Update. Hearing Opened at 5:01p.m. City Attorney Bruce Dalluge explained the purpose, definition and designation of Blight and Substandard. Hearing Closed at 5:05 p.m.

Public Hearing regarding the following Zoning Amendments:

- a. Deleting Section 5.12.03.14 of the Tecumseh Zoning Ordinance.
- b. Adding Section 5.12.02.13 to the Tecumseh Zoning Ordinance allowing single family detached dwellings.
- c. Adding Section 5.12.02.14 to allow single family attached dwellings.
- d. Adding Section 5.12.02.15 to allow two family, duplex dwellings.

Hearing Opened at 5:06 p.m. City Attorney, Bruce Dalluge explained current zoning ordinances in place, the benefits of removal of old and implementing new to provide for new types of dwellings in area.

Hearing closed at 5:13 p.m.

Regular Agenda

City Clerk Report- 9/30/2025 End of Fiscal Year. Filed Budget for 2025-2026 with State and County, Beginning audit work this week.

Streets Report- Doug Goracke- Discussion on Paving Arrowhead Drive. Bids in for NDOT DTR, low bid \$11,341,735.40, City has saved required match for project.

Economic Development Report- Working on housing investment. Waiting for the DTR award announcement to see if we were successful Demo commencing next week.

Utility Department Report- Doug Goracke- Cleaning out old pool house.

Inventory taken. Brinkman sewer issue solved. Cleaning up west lot for DTR project. Cooling project nearing completion. Working on Building specs for Grid grant.
Installing wire and essentials for generator project at wells soon, applied for a security grant thru DHHS..

Parks Report- Pickleball/Tennis Courts completed.

Review and Consider a Resolution 2025-15 of the Mayor and City Council of Tecumseh, Nebraska declaring the Downtown area as defined by the Downtown Redevelopment Area Blight & Substandard Determination Study-Update, as Blight and Substandard. Introduction of Resolution by Bromer, Second by Topp. Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp. Voting Nay: None. Absent: Goracke. Motion Carried.

Introduction and consideration of an Ordinance of the City of Tecumseh, Nebraska, deleting section 5.12.03.14 of the Tecumseh Zoning Ordinance and adding sections 5.12.02.13; 5.12.02.14; and 5.12.02.15 to the Tecumseh Zoning Ordinance to allow single family detached dwellings, single family attached dwellings and two family, duplex dwellings. Motion by Beethe to introduce an ordinance deleting section 5.12.03.14 of the Tecumseh Zoning Ordinance and adding sections 5.12.02.13; 5.12.02.14; and 5.12.02.15 to the Tecumseh Zoning Ordinance to allow single family detached dwellings, single family attached dwellings and two family, duplex dwellings and to approve waiving of the statutory rule requiring that the ordinance be read by title on three different days. The motion was seconded by Speckmann. Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp, Nay: None, Not Present, Goracke. Motion by Beethe, seconded by Brommer, to approve final passage of Ordinance and have it published in pamphlet form. Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp, Voting Nay: None, Not Present: Goracke. Motion carried.

Consider and Approve Downtown Revitalization Project- Phase I Plan prepared by Hanna:Keelan Associates, dated August 2025. Motion by Britt, seconded by Topp, to approve DTR Plan, Phase 1. Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp, Voting Nay: None, Not Present: Goracke. Motion carried.

Discussion on Downtown Historic District Ordinances: Members of the Community asked questions as to Ordinances that require owners of downtown buildings to maintain, repair and upkeep properties to a certain code/standard. Also concerns were raised about vacant buildings, absentee owners who neglect proper upkeep. Discussion on what could be done to implement and enforce proper upkeep as many of the building are adjoined, sharing a coming wall. The City will be working on coming up with policies/ordinances to address such issues but many things must be taken into consideration.

Consider approval of Resolution 25-14, Municipal Annual Certification of Program Compliance to Nebraska Board of Public Roads Classification and Standards 2025. Introduction of Resolution by Britt, Second by Topp. Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp. Voting Nay: None. Absent: Goracke. Motion Carried.

Introduction and Consideration An ordinance of the city of Tecumseh, Nebraska, to adopt the wellhead protection plan for the city of Tecumseh, Nebraska as prepared by Olsson for the city of Tecumseh; to provide for the repeal of ordinances inconsistent herewith; to provide when this ordinance shall be in full force and effect; and to provide for the publication of the ordinance in pamphlet form. Motion by Speckmann to introduce an ordinance to adopt the wellhead protection plan for the city of Tecumseh, Nebraska as prepared by Olsson for the city of Tecumseh; to provide for the repeal of ordinances inconsistent herewith; to provide when this ordinance shall be in full force and effect; and to provide for the publication of the ordinance in pamphlet form and to approve waiving of the statutory rule requiring that the ordinance be read by title on three different days. The motion was seconded by Brommer. Voting

Aye: Beethe, Britt, Brommer, Speckmann, Topp, Nay: None, Not Present, Goracke. Motion by Speckmann, seconded by Brommer, to approve final passage of Ordinance and have it published in pamphlet form. Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp, Voting Nay: None, Not Present: Goracke. Motion carried.

Review and Consider a Resolution 2025-16 of the city of Tecumseh, Nebraska to Adopt Hazard Mitigation Action Plan to be Eligible for Pre-Disaster and Post Disaster Federal Funding for Mitigation purposes. Introduction of Resolution by Britt, Second by Topp. Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp. Voting Nay: None. Absent: Goracke. Motion Carried.

13. Review and Consider approving Agreement to Transfer Economic Development lot and authorizing the Mayor to execute the Deed. Motion by Speckmann, seconded by Beethe, to approve. Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp, Voting Nay: None, Not Present: Goracke. Motion carried.

Consider Siren Memorandum of Understanding between Johnson County and the City of Tecumseh. Motion by Topp, seconded by Brommer, to approve. Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp, Voting Nay: None, Not Present: Goracke. Motion carried.

Consider Pay Application #6 - \$460,570.14 from Farabee Mechanical. Motion by Speckmann, seconded by Beethe, to approve. Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp, Voting Nay: None, Not Present: Goracke. Motion carried.

Consider request for street closure, (Broadway between 3rd & 4th; 3rd street from Broadway to Clay, Clay street from Museum to TCM) on October 31st for Trunk or Treat on Square. Motion by Topp, seconded by Brommer, to approve. Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp, Voting Nay: None, Not Present: Goracke. Motion carried.

Consent Agenda

Motion by Topp, second by Speckmann to approve the Consent Agenda as follows:

1. Approve minutes of the September 15, 2025 meeting
2. Pay bills for City Funds

Voting Aye: Beethe, Britt, Brommer, Speckmann, Topp. Voting Nay: None. Absent: Goracke. Motion Carried

Meeting adjourned at 5:55 p.m.

Janelle Moran, City Clerk

Jesse Grof, Mayor