

The regular meeting of the Mayor and City Council of the City of Henderson, Nebraska was held at 7:00 p.m. on November 11, 2025 at City Hall in Henderson, Nebraska. Notice of this meeting was posted at City Hall and published in the November 6, 2025, *Henderson News*.

Mayor Corbin Tessman called the meeting to order at 7:00 p.m. Mayor Tessman declared the meeting to be legal and properly advertised with all members having been informed of the nature of the meeting and having received related information. Mayor Tessman referred to the open meetings law poster and stated if a member of the public wishes to speak on matters not listed on the agenda, they may speak during the public forum period. The public may request the item to be placed on a future agenda for deliberation and/or action.

During the public forum period, speakers will be given five minutes to address the Board. The public should be aware that the Board is unable, by law, to deliberate or act on the items raised during the public forum period.

Roll call showed the following present: Mayor Corbin Tessman. Council members: Brian Hiebner, Kevin Friesen and Teri Pollet (7:06 p.m.). One vacant seat due to resignation of Mitch Huxoll.

Minutes from the October 14, 2025 meeting were reviewed. Kevin Friesen made a motion to accept the minutes as presented. Brian Hiebner seconded. Roll vote: Ayes - Kevin Friesen, Brian Hiebner and Corbin Tessman. Absent: Teri Pollet. Motion carried.

Kevin Friesen made a motion to pay the claims as presented. Brian Hiebner seconded. Roll vote: Ayes - Kevin Friesen, Brian Hiebner and Corbin Tessman. Absent: Teri Pollet. Motion carried.

Two building permits were issued since the last meeting. Matt Siebert for commercial tank at the Pioneer Facility on Oak Street and Grace Children's Home for a restroom addition at the horse arena.

No one was present for the public forum.

Matt Enns from Mainstay Communications was present to explain the estimate for the Mainstay Technologies CyberLock Service Plan, Webhosting and IT Service Plan they are offering for businesses. The amount for the estimate is \$2,552.80 plus a monthly fee of \$220/month for the CyberLock service and \$95/month for webhosting. Teri Pollet made a motion to accept Mainstay Technologies' estimate for the CyberLock Service Plan, Webhosting and IT Service Plan in the amount of \$2,552.80 plus the monthly fees of \$220 and \$95. Kevin Friesen seconded. Roll vote: Ayes - Teri Pollet, Kevin Friesen and Brian Hiebner. Motion carried.

Further discussion was had on the consideration of changing the golf cart ordinance. No formal action taken at this time. This will be a future agenda item after consulting with the city attorney for an ordinance change.

At 7:24 p.m., Mayor Tessman opened the public hearing to hear opposition, support or concerns for the purchase of Lot 1, Lot 2 and Outlot A, Replat Lot 2, Replat of Bergen Subdivision from the Henderson Investors, LLC.

At 7:26 p.m. Mayor Tessman closed the public hearing as no public was present.

Kevin Friesen made a motion to table agenda items concerning the execution of the Real Estate Purchase Agreement with the Henderson Investors LLC and the adoption of the ordinance to authorize the purchase of Lot 1, Lot 2 and Outlot A, Replat Lot 2, Replat of Bergen Subdivision until there is a replacement for the vacant council member position. The reason is due to not having a quorum because of conflict of interest of the mayor and a council member being part of the Henderson Investors, LLC. Teri Pollet seconded. Roll vote: Ayes - Kevin Friesen, Teri Pollet and Brian Hiebner. Motion carried.

At 7:27 p.m., Mayor Tessman opened the public hearing to hear opposition, support or concerns for the Preliminary Plat of Star Subdivision.

The clerk reported that the Planning Commission held their public hearing on Monday, November 10, 2025 at 5:30 p.m. and their recommendation was for the city council to review and approve the preliminary plat.

At 7:31 p.m., Mayor Tessman closed the public hearing for the Preliminary Plat of Star Subdivision as no public was present.

Brian Hiebner made a motion to accept the preliminary plat of Star Subdivision and to set the public hearing dates for accepting the Final Plat of Star Subdivision. Kevin Friesen seconded. Roll vote: Ayes - Brian Hiebner, Kevin Friesen and Teri Pollet. Motion carried.

The clerk will publish the public hearing dates for the Planning Commission and City Council on the final plat of Star Subdivision.

At 7:45 p.m., Mayor Tessman opened the public hearing to hear opposition, support or concerns for the Annexation Petition requested from Lowell and Susanne Hiebner to have their property located at 704A Road B, Henderson be annexed into the corporate limits of Henderson.

Discussion was had on getting easements in the front and back of the property for utilities.

At 7:50 p.m., Mayor Tessman closed the public hearing as no further discussion was had and no public was present.

Brian Hiebner made a motion to move forward with the annexation process and include the easements for utilities. Teri Pollet seconded. Roll vote: Ayes - Brian Hiebner, Teri Pollet and Kevin Friesen. Motion carried.

The first reading of the Ordinance to annex the property located at 704A Road B, Henderson was held. No formal action taken at this time. Next reading will be held on November 18, 2025 at 12:30 p.m.

Reed Miller from Miller and Associates was present to advise the council the water tower inspection had been completed after the two year warranty period and everything looked acceptable and final payment to Maguire Iron was recommended.

Kevin Friesen made a motion to pay Maguire Iron the final payment in the amount of \$7,500 for the water tower maintenance and painting that was completed in July of 2023. Brian Hiebner seconded. Roll vote: Ayes - Kevin Friesen, Brian Hiebner and Teri Pollet. Motion carried.

A street light estimate was provided by Nissan Electric for the installation of street lights in the Highland Addition. Project #1, installation of two buried street light electrical services to Prairie View Drive in the amount of \$5,430.10; Project #2, installation of one buried street light electrical service along Prairie View Drive and new batting cage service in the amount of \$6,081.05; Project #3, installation of one buried street light electrical service at Prairie View Drive and Highland Road in the amount of \$3,073.65; and Project #4, installation of three buried street light electrical services for Prairie View Drive and Prairie View Lane in the amount of \$8,087.10.

After discussion, Brian Hiebner made a motion to approve Nissan Electric's estimates for burying electrical services to the street lights in Project #2, Project #3 and Project #4 in the amounts of \$6,081.05, \$3,073.65 and \$8,087.10 consecutively, and to have Perennial Public Power District install overhead wires to the street lights for Project #1. Teri Pollet seconded. Roll vote: Ayes - Brian Hiebner, Teri Pollet and Kevin Friesen. Motion carried.

Teri Pollet made a motion to approve HOA Solution's payment application in the amount of \$131,808.60 for the installation of the SCADA Upgrades. Kevin Friesen seconded. Roll vote: Ayes - Teri Pollet, Kevin Friesen and Brian Hiebner. Motion carried.

Brian Hiebner made a motion to approve Miller and Associates' payment application for Highland Addition Construction Phase Services in the amount of \$22,208.91 and payment application for Well #2 Replacement Construction Phase Services in the amount of \$7,532.45. Kevin Friesen seconded. Roll vote: Ayes - Brian Hiebner, Kevin Friesen and Teri Pollet. Motion carried.

Budget items were reviewed. Kevin Friesen made a motion to approve the quote from Federal Signal Safety and Security Systems for the replacement of the three current warning sirens with one that will cover more area in the amount of \$38,178.35. Brian Hiebner seconded. Roll vote: Ayes - Kevin Friesen, Brian Hiebner and Teri Pollet. Motion carried.

Brian Hiebner made a motion to accept the quote from Nunnenkamp Electric to install a transfer switch and 8000W portable generator at the north city shop in the amount of \$3,646.89. Kevin Friesen seconded. Roll vote: Ayes - Brian Hiebner, Kevin Friesen and Teri Pollet. Motion carried.

Four bids for body cameras were reviewed to replace Chief Prusia's outdated system. The bids ranged from \$11,764 to \$16,418.00. After explanation of each system and information that the York County Attorney's Office agreed to pay half of the amount, Teri Pollet made a motion to approve the bid from BRITE in the amount of \$15,469.00. Brian Hiebner seconded. Roll vote: Ayes - Teri Pollet, Brian Hiebner and Kevin Friesen. Motion carried.

The second reading of the Water and Sewer Rate Increase Ordinance was held. The third and final reading of the ordinance will be held at the December 9, 2025 regular meeting. No formal action taken.

Teri Pollet made a motion to adjourn. Kevin Friesen seconded. Roll vote: Ayes - Teri Pollet, Kevin Friesen and Brian Hiebner. Motion carried.

Corbin A. Tessman, Mayor
Connie Brown, City Clerk