

**CITY OF LENOX**  
CITY COUNCIL REGULAR MEETING MINUTES  
May 26, 2026 · 5:30 p.m. · City Hall

A regular meeting of the Lenox City Council was called to order by Mayor Douglas on May 26, 2026 at 5:30 p.m. at City Hall with the following council members answering roll call: Huffman, Tull and Beck; Peterson and Hodges were absent. Staff present was City Administrator, Allison Kitzman and City Clerk, Dawne Bowman. Visitors at the meeting were Colleen Larimer, Dave Ferris, Jere Ferguson, Sandra Donaldson, Janet Lopez, Stephanie Lanteri, Karen Zabel, Jerry Calvin, Michael Freilinger, Lori Freilinger, Landon Maynes, Monty Maynes and Lincoln Calvin.

Tull made a motion to approve the agenda, seconded by Beck, all ayes, motion carried. Beck made a motion to approve 5/11/26 regular meeting minutes, seconded by Huffman, all ayes, motion carried. Tull made a motion to approve payment of the bills, seconded by Huffman, all ayes, motion carried.

There was a discussion on the road project, in which Kitzman provided information on the project for everyone. The total estimated cost for the project is \$1,238,068.00. Kitman broke down each individual street and the cost, as well as an approximate number of homes on that street. There was also a property tax increase breakdown for the project. Landon Maynes inquired about the cost of the project if all the streets were not included. Kitzman explained that the price per street was bulk pricing so the unit price for asphalt could increase on individual streets if not all of them were done at one time. Dave Ferris asked about the plan for paying for the project and mentioned that the project will increase property value for those residents with house frontage to the streets. Karen Zabel talked about how the previous developers did not mind developing on gravel roads, then having the City maintain them. Zabel suggested combining 2 debt services into smaller sections and asked if the council thought the public would vote "yes" to spending this money? Monty Maynes asked how much is spent on maintenance for the current gravel roads. Jerry Calvin discussed his rental homes and having to raise the rent if there was an increase in property taxes. Calvin also talked about having a 20 year note on the project and the what the condition of the roads will be in 20 years, and what about other infrastructure that needs repair-will that be another increase? Calvin also stated that these people knew their road was gravel when they bought it and does not want his taxes increased. Zabel suggested waiting for areas to be more developed, then assess the property owners, as that would lessen the exposure to the increase with more housing. Janet Lopez, a registered daycare provider, mentioned that her road is traveled by many people, several times daily. Lopez is in favor of the project, as she considers the current gravel roads to be hazards for health, safety and the community. Stephanie Lanteri asked if there had been any traffic studies completed and could be supportive of smaller projects, due to what is traveled most. Mayor Douglas shared comments from those that could not be present. Kristen Robinson discussed West Nebraska pot holes and mud after a rain and is in favor of the project. Jamie Horton suggested to continue improving Lenox and urging others to come here. Amanda Petersen discussed the need for this project, as emergency vehicles rely on good roads and it increases the safety of others and also property values. Roger James does not support the project; however, if the council chooses to do it, he mentioned the public should be assessed, not just the property owners. Norbert Bradley is in favor of the project, but not in favor of special assessments to property owners. Kirk O'Riley is in support of the project and is in agreeance that frontage homes should pay more than the rest of the public. For final comments, Lincoln Calvin asked about the alley behind his business, asking who maintains the alleys and streets? Karen Zabel added that it could ease the public if there was an assessment to everyone, as well as an additional assessment to frontage homes. Dave Ferris stated we need to move forward and trust the people that were voted in to make the right decision. Lincoln Calvin stated the project needs done, but maybe not all at once, break it out into smaller sections. Sandra Donaldson added that she appreciates the consideration on this and is okay with whatever decision is made; however, she is not in favor of special assessment to frontage owners. Beck thanked everyone for showing up and giving their feedback.

Tull made a motion to approve Re-appointment of Kim Morris, Don Cox and Tom Christensen to the Park/Pool/Rec Board for term of 2 years, expiring June 2028, seconded by Beck, all ayes, motion carried.

Beck made a motion to approve Allison Kitzman and Dawne Bowman as Signers on North Fairview Cemetery Special Account, removing Brook Adams, seconded by Huffman, all ayes, motion carried. This account will be taken over by the City.

Tull made a motion to approve Engineering Agreement for Residential Subdivision, seconded by Huffman, all ayes, motion carried. Kitzman stated this is for the potential of 2 developments in town, with LMU and Michael Foods paying a portion of this agreement. This agreement is for Snyder & Associates to subdivide 2 areas showing the routes of utilities and streets for an estimate of cost for a grant that is due by June 10<sup>th</sup>.

Beck made a motion to approve Casey's General Store Tobacco Permit Application, seconded by Huffman, all ayes, motion carried.

Kitzman informed the council that the engineers for the pool project have requested the bid letting date of June 4<sup>th</sup> be moved to June 18<sup>th</sup>. The reason for this is the engineers need to add some addendums to the project and they believe giving contractors a couple of extra weeks to review and respond to the addendums will improve bid estimates. The public hearing scheduled on June 8<sup>th</sup> will now need to be on June 22<sup>nd</sup>.

Tull motioned to adjourn the meeting, Beck seconded, all ayes, motion carried. Meeting adjourned at 6:37 PM.

Mayor Douglas

City Clerk