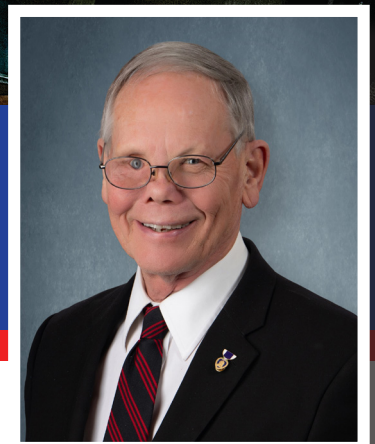


# 2025 ANNUAL CONFERENCE

*Curious leaders. Courageous leadership. Creativity.*



*Sept. 24-26, 2025 - Cornhusker Marriott Hotel, Lincoln*



**LEAGUE PRESIDENT MARLIN SEEMAN**  
*Mayor of Aurora*





# 116<sup>th</sup> ANNUAL CONFERENCE

LEAGUE OF NEBRASKA MUNICIPALITIES

**Cornhusker Marriott Hotel, Lincoln**

**Sept. 24-26, 2025**



**MUNICIPAL TREASURERS:** The State Auditor's Office approved 16 hours of continuing education.

**MUNICIPAL ATTORNEYS:** The Mandatory Continuing Legal Education Commission approved 11.03 hours of CLE credit.

## Conference Program

### Wednesday, Sept. 24, 2025

- 9-11 am**            **Smaller and Larger Cities Legislative Committees Meeting**
- 9 am-4 pm**        **Fire Chiefs Section Meeting**
- 11 am**             **Annual Meeting of Members of the League Association of Risk Management (LARM)**
- 11:30 am**        **Registration** (for Preconference Seminar)
- 12:30-1:20 pm**   **Delegate Luncheon**
- 1:30-4:30 pm**    **PRECONFERENCE SEMINAR – Transformational Zoning and Initiatives Focused on Housing and Economic Mobility:** Learn how municipalities are using a multi-faceted approach to provide more housing and/or help small businesses grow to increase economic mobility, including:
  - updating comprehensive plans;
  - providing more flexibility in businesses that can be operated from residences;
  - changing requirements relating to lot size, parking, accessory dwelling units (ADUs), and number of permissible multi-family units;
  - utilizing LB 840 funds as a match for Rural Workforce Housing Fund grants;
  - leveraging LB 840 funds for 0% interest revolving loans;
  - using Micro-TIF (tax increment financing) to rehab properties; and
  - a regional landbank to return vacant, abandoned properties to productive use.

*Judy Clark, Director of Planning & Development, North Platte*  
*Michelle Coolidge, City Administrator, Bridgeport; Western Nebraska Regional Land Bank (Gering/Kimball)*  
*Dr. Sue Crawford, City Administrator, York*  
*Tom Goulette, City Administrator, West Point*  
*Layne Groseth, City Administrator, North Platte*  
*Lynn Kohout, Director of Housing, Nebraska Dept. of Economic Development*  
*Danielle Myers-Noelle, Sunflower Law Firm, L.L.C., representing Northeast Nebraska Regional Land Bank*  
*Dave Ptak, Former City Attorney, Norfolk; former City Attorney and City Administrator, Hastings; frequent lecturer on planning and zoning matters*  
*Tara Vasicek, City Administrator, Columbus*
- 4:45 pm**           **Meeting of the LARM Board of Directors**

### Thursday, Sept. 25, 2025

- 7:30 am**           **Registration**  
Visit Display Area (Coffee and Rolls Available)
- 8-8:10 am**       **Welcome**  
*League President Marlin Seeman, Mayor of Aurora*
- 8:10-9:15 am**   **Update on Protecting Your Municipal Assets:** What elected and appointed officials need to know!  
*Craig Kubicek, CPA, CFE, Deputy Auditor, Nebraska Auditor of Public Accounts' Office*
- 9:15-9:30 am**    **Break** (Visit Display Area)
- 9:30-10:30 am**   **Keynote Address – Talent, Culture & Teams: The Ex-Factors of Excellence.**  
*Brad Black, President & CEO, HumanEx Ventures; Gallup Hall of Fame Award Leader*
- 10:30-10:45 am** **Break** (Visit Display Area)

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## Thursday, Sept. 25, 2025 (con't.)

- 10:45-11:45 am** **League Legislative Report**  
*L. Lynn Rex, Executive Director, LNM*
- 11:45 am-12 pm** **Break** (Visit Display Area)
- 12-1:45 pm** **Delegate Luncheon Honoring League Past Presidents**  
*Remarks by League President Marlin Seeman, Mayor of Aurora*  
*Presentation of the League Legacy Award to Robert C. Ripley, FAIA, in recognition of his exceptional decades of work as the former Capitol Administrator/Licensed Architect, Office of the Nebraska Capitol Commission.*
- 1:45-2 pm** **Break** (Visit Display Area)
- 2-3 pm** **Concurrent Sessions:**
- A. I've Just Been Sued: Now What Do I Do?** Understand the law, process, and steps to follow to limit your municipal liability. *This session is sponsored by the League Association of Risk Management (LARM).*  
(Session repeated at 3:15 pm)  
*Natacha D. McClain, Litigation Manager, Sedgwick - Pooling*
  - B. Engineers and Architects Regulation Act:** Design professionals are required on projects not exempt from the Act; how to tell if one has been involved on a project, to include seals on plans and technical submissions, etc.  
(Session repeated at 3:15 pm)  
*Allyson Bennett, Public Information Officer, Nebraska Board of Engineers and Architects*
  - C. Unraveling Legislative Lexicon:** A 21<sup>st</sup> century explanation of sometimes archaic terms and phrases.  
(Session repeated at 3:15 pm)  
*Christy Abraham, Legal Counsel, LNM*  
*Lash Chaffin, Utilities Section Director, LNM*
  - D. Nuisance Abatement:** Be informed about the applicable statutes and process for abating nuisances.  
(Session repeated at 3:15 pm)  
*David C. Solheim, Partner, Solheim Law Firm*  
*Jena Mahin, Associate, Solheim Law Firm*
- 3-3:15 pm** **Break** (Visit Display Area)
- 3:15-4:15 pm** **Concurrent Sessions:**
- A. I've Just Been Sued: Now What Do I Do?** Understand the law, process, and steps to follow to limit your municipal liability. *This session is sponsored by the League Association of Risk Management (LARM).*  
(Repeat of 2 pm session)  
*Natacha D. McClain, Litigation Manager, Sedgwick - Pooling*
  - B. Engineers and Architects Regulation Act:** Design professionals are required on projects not exempt from the Act; how to tell if one has been involved on a project, to include seals on plans and technical submissions, etc.  
(Repeat of 2 pm session)  
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  - C. Unraveling Legislative Lexicon:** A 21<sup>st</sup> century explanation of sometimes archaic terms and phrases.  
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*Lash Chaffin, Utilities Section Director, LNM*
  - D. Nuisance Abatement:** Be informed about the applicable statutes and process for abating nuisances.  
(Repeat of 2 pm session)  
*David C. Solheim, Partner, Solheim Law Firm*  
*Jena Mahin, Associate, Solheim Law Firm*
- 4:15-4:30 pm** **Break** (Visit Display Area)
- 4:30-5:30 pm** **Section Meetings**  
Mayors/Village Board Chairs  
City Managers/Administrators  
Clerks  
Larger Cities  
Smaller Cities  
Utilities

*Make plans to network, visit the display area and enjoy the many restaurants and activities in Lincoln.*

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## Friday, Sept. 26, 2025

7:30 am

### Registration

Visit Display Area (Coffee and Rolls Available)

8-9 am

### Concurrent Sessions:

- A. Asset Management/Budgeting:** Learn more about the importance of planning and budgeting for large capital expenses for water towers and related maintenance.  
(Session repeated at 9:15 am)  
*Jake Dugger, Water Tank Expert – Iowa and Nebraska, Maguire Water*
- B. Navigating Tax Increment Financing:** Review the basics and impacts of current legislation.  
(Session repeated at 11 am)  
*Christy Abraham, Legal Counsel, LNM*
- C. Municipal Budgets for FY 25-26 and FY 26-27:** Lessons learned for FY 26-27 when transitioning from the “lid on restricted funds” (LB 299 enacted in 1996) to the “Property Tax Growth Limitation Act” (LB 34 – 2024 Special Session, as amended by LB 647 – 2025 Session).  
(Session repeated at 11 pm)  
*Melissa Harrell, City Administrator/Treasurer, Wahoo*  
*Candace Meredith, Deputy Director, Nebraska Association of County Officials*  
*Jody Sanders, City Administrator, Fremont*  
*Nate Schneider, City Manager, McCook*  
*L. Lynn Rex, Executive Director, LNM*
- D. LIGHT and the New Enhanced Benefit Administration Platform:** Learn about the features of our new and improved benefit administration platform, designed to make the administration of all of your employee benefit programs easier and more efficient for you and your employees. We will provide a quick overview of the Blue Cross and Blue Shield benefits along with an introduction to our new ancillary benefits provided by Guardian Life. This will be followed by a roundtable discussion of the League Insurance Government Health Team (LIGHT) benefit plans and the advantages of participation for League members.  
*Jane Limbach, Account Manager, McInnes Maggart Consulting Group*  
*Sue Warner, Strategic Account Executive, Blue Cross and Blue Shield of Nebraska*  
*Ian Shada, Vice-President, Alliant Insurance Services, Inc.*  
*Kim Davis, Account Manager, Alliant Insurance Services, Inc.*

9-9:15 am

**Break** (Visit Display Area)

9:15-10:15 am

### Concurrent Sessions:

- A. Asset Management/Budgeting:** Learn more about the importance of planning and budgeting for large capital expenses for water towers and related maintenance.  
(Repeat of 8 am session)  
*Jake Dugger, Water Tank Expert – Iowa and Nebraska, Maguire Water*
- B. Staying Safer – Best Practices for Public Officials:** In response to the growing number of threats and violent incidents targeting public and elected officials, learn practical strategies to enhance personal safety, steps to reduce the risk of targeted violence, and effective safety measures to follow if an incident occurs. *This session is sponsored by the League Association of Risk Management (LARM).*  
(Session repeated at 11 am)  
*James Kelley, Loss Control Specialist, LARM*  
*John Hobbs, Loss Control Specialist, LARM*
- C. Nebraska Game and Parks Commission:** Discover how NGPC is available to partner for the enhancement of environmental and outdoor recreational opportunities.  
(Session repeated at 11 am)  
*Moderator – Jackson Sash, Utilities Field Representative/Training Coordinator, LNM*  
*Larry Pape, Fisheries Education Specialist, NGPC*  
*Jordan Katt, Private & Community Waters Specialist, NGPC*  
*Hannah Jones, Division Administrator of Planning and Development, NGPC*
- D. Annual Members’ Meeting of the League Insurance Government Health Team (LIGHT):** All conference delegates are welcome to attend LIGHT’s Annual Members’ Meeting followed by the **Meeting of the LIGHT Board of Directors.**

10:15-10:30 am

**Break** (Visit Display Area)

10:30-10:45 am

**Annual Business Meeting**

10:45-11 am

**Break** (Visit Display Area)

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## Friday, Sept. 26, 2025 (con't.)

11 am-12 pm

### Concurrent Sessions:

- A. Navigating Tax Increment Financing:** Review the basics and impacts of current legislation.  
(Repeat of 8 am session)  
*Christy Abraham, Legal Counsel, LNM*
- B. Staying Safer – Best Practices for Public Officials:** In response to the growing number of threats and violent incidents targeting public and elected officials, learn practical strategies to enhance personal safety, steps to reduce the risk of targeted violence, and effective safety measures to follow if an incident occurs. *This session is sponsored by the League Association of Risk Management (LARM).*  
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*Jody Sanders, City Administrator, Fremont*  
*Nate Schneider, City Manager, McCook*  
*L. Lynn Rex, Executive Director, LNM*

12 pm

**Adjournment.** Have a safe trip home! Please remember to buckle up!

**Immediately following adjournment, please plan to tour and have a complimentary lunch at our new League Building at 1335 L Street.** Following years of planning, this wonderful building will better serve the needs of member municipalities of the League, Utilities Section, League Association of Risk Management (LARM), and League Insurance Government Health Team (LIGHT) for decades to come.



# 116<sup>th</sup> ANNUAL CONFERENCE

## LEAGUE OF NEBRASKA MUNICIPALITIES

### Cornhusker Marriott Hotel, Lincoln

### Sept. 24-26, 2025



## Delegate Registration

Municipality: \_\_\_\_\_

Name (as you want it to appear on name tag): \_\_\_\_\_

Title: \_\_\_\_\_ Spouse (if attending): \_\_\_\_\_

First League Conference? Yes \_\_\_\_\_ No \_\_\_\_\_

Check # \_\_\_\_\_ enclosed for \$ \_\_\_\_\_ (Advanced payment encouraged)

Billing address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_ (Required for you to receive electronic handbook.)

	Through Sept. 11	After Sept. 11	Recordings Only (prepayment required)
<b>Wednesday Preconference Seminar:</b> (Includes Preconference electronic handbook)	_____ \$110	_____ \$135	_____ \$110
<b>Thursday &amp; Friday Conference:</b> (Includes electronic handbook) Per city/village official	_____ \$395	_____ \$425	_____ \$395
<b>Partial Conference:</b> (Includes electronic handbook)			
Thursday morning only	_____ \$150	_____ \$170	_____ \$150
Thursday afternoon only	_____ \$150	_____ \$170	_____ \$150
Friday morning only	_____ \$150	_____ \$170	_____ \$150
<b>Conference Total:</b>	\$ _____		
<b>Meals:</b> (not included in registration fee)			
Wednesday Luncheon	_____ \$31		
Thursday Luncheon	_____ \$31		
<b>Meal Total:</b>	\$ _____		
<b>Grand Total:</b>	\$ _____		

- Preregistration deadline is **Sept. 11**. Registrations received after this date will incur higher registration costs.
- Advanced registrations not cancelled by **Sept. 11** or "no shows" will be billed for the conference and meals.
- If you need special accommodations or equipment at this conference, contact the League office by **Sept. 11**.
- The sessions will be recorded, unless prohibited by the speaker, and emailed to registered delegates for viewing through Dec. 31.**

**Send registration and payment to:** League of Nebraska Municipalities, 1335 L Street, Lincoln, NE 68508; info@lonm.org; or fax 402-476-7052.

[Click here to register and pay online.](#) \*\*\*PLEASE NOTE -- There is a credit card processing fee included for each item.\*\*\*



# 116<sup>th</sup> ANNUAL CONFERENCE

LEAGUE OF NEBRASKA MUNICIPALITIES

**Cornhusker Marriott Hotel, Lincoln**

**Sept. 24-26, 2025**



## Conference Information

- ❑ All conference sessions will be held at the Cornhusker Marriott Hotel, 333 South 13<sup>th</sup> Street, Lincoln, NE 68508.
- ❑ To make room reservations at the Cornhusker, call 1-866-706-7706 or 1-402-474-7474 or [book online](#). When calling to reserve a room, please state that you are attending the League's conference to obtain the special room rate. The deadline for reserving a room is **Aug. 26**.
- ❑ The room rate is \$112 for a single or double room with Government ID card. If you need an ID card, contact the League office. Individual guest accounts are payable at check out by cash or credit card.
- ❑ Check in time is approximately 4 pm; check out time is 11 am.
- ❑ Preregistration deadline for delegates is **Sept. 11**. Registrations received after this date will incur higher registration costs.
- ❑ Advance registrations not cancelled by **Sept. 11** or "no shows" will be billed for the conference, reserved display table, and meals.
- ❑ The sessions will be recorded, unless prohibited by the speaker, and emailed to registered delegates for viewing through Dec. 31.
- ❑ If you need special accommodations or equipment at this conference, contact the League office by **Sept. 11**.
- ❑ To meet production schedules for the conference materials, sponsor fund, or display table, information must be returned by **Sept. 11**.
- ❑ For your comfort, we recommend that you wear layered clothing or bring a jacket because heating and cooling conditions may vary.