

# ***PRIDE IN PLACE - VISION 2030 COMMUNITY CLEAN-UP EFFORTS***

## **Loup City Nuisance Ordinance Summary**

*Keeping our community clean, safe, and welcoming*

The City of Loup City has a nuisance ordinance that helps maintain **safe properties, healthy neighborhoods, and community pride**. Property owners are responsible for keeping their property free of conditions that may harm health, safety, or property values.

---

### **Common Property Nuisances**

The following conditions may be considered violations:

#### **Trash & Debris**

- Garbage, junk, scrap metal, broken items, or abandoned materials
- Unlicensed and/or inoperable vehicles, tires
- Excess clutter or items stored in a way that attracts pests
- Dumping or using property as a junkyard

#### **Tall Weeds & Vegetation**

- Weeds or grass **over 12 inches tall**
- Weeds **over 8 inches tall** if the property has already required city cleanup earlier that year

#### **Unsanitary Conditions**

- Rotten food, dead animals, or waste materials
- Animal manure not properly contained
- Standing stagnant water that could breed mosquitoes

#### **Unsafe Buildings**

Buildings may be considered dangerous if they:

- Are structurally damaged or deteriorated
- Are unsafe, unsanitary, or unfit for living
- Have major structural failure or fire damage
- Lack safe exits or proper utilities
- Pose a danger to people or nearby property

#### **Other Issues**

- Dead or diseased trees
  - Fencing that is unsafe
  - Property conditions creating strong odors or public health concerns
- 

### **What Happens if a Violation Occurs?**

1. **Property owner receives written notice** to correct the problem.
  2. The owner generally has **5 days to respond or request a hearing**.
  3. If the issue is not corrected, the **City may remove or fix the nuisance**.
  4. **Costs may be charged to the property owner** or added as a property assessment.
- 

### **Repeat Violations**

- If a nuisance occurs again within **12 months**, the City may file a complaint with the **County Court**.
- 

### **Dangerous Buildings**

If a building is determined unsafe, the City may require the owner to:

- **Repair the structure**
  - **Vacate the building**
  - **Demolish the structure** if it cannot be safely repaired.
- 

### **Penalties**

- Maintaining a nuisance can result in **misdemeanor charges or fines up to \$500 per violation**, and **each day may count as a separate violation**.
- 

The goal of this ordinance is not punishment — it is community pride, safety, and protecting property values for everyone in Loup City.

## CLEANUP RESOURCES:

### City Of Loup City – City Yards

308-745-1847

- Community Cleanup Day – May 16<sup>th</sup>, 2026
- Disposal Fee for White Goods
- Drop Off Availability
- Recycling Containers

### Loup Central Landfill

308-863-2122

1552 N State Highway 11, Elba, NE

- Drop Off Landfill Location

### Schaupps Disposal, LLC (Loup City)

308-745-5186

- Dumpster and Roll Off Rentals – Haul Away

### Solis Bros Junk Removal (Loup City)

Ethan 308-202-0614, Isaiah 308-227-3696

- Old furniture, Yard debris, Appliances, Barn cleanout, Field cleanup, Tree trimming
- Call for a quote

### Griffith Tree Service

308-383-4735, 308-745-0644

- Tree and Stump Removal

### Kearney Junk Removal (Kearney)

402-752-0782

Kearneyjunkremoval.com

[kearneyjunkremoval@gmail.com](mailto:kearneyjunkremoval@gmail.com)

- Decluttering, load up and haul away of items, furniture, appliances, junk
- House, Garage, or Shed Tear Down
- Concrete Removal
- Interior demolition for remodel
- Licensed and Insured
- Free Estimates

### Clean Slate Removal – Junk Removal (Grand Island)

308-383-3401

[cleanslateremovalne@gmail.com](mailto:cleanslateremovalne@gmail.com)

- Clean outs and haul away service
- Appliances, Furniture, Whole Home
- Donates and Recycles
- Licensed and Insured
- Free Quotes

## Next Step Junk Removal (Grand Island/Aurora)

308-390-7887

[nextstepjunkremovalne@gmail.com](mailto:nextstepjunkremovalne@gmail.com)

- Furniture & Appliance
- Yard Debris and Small Construction Cleanup
- Light Cars, Trucks, & Equipment
- Donates and Recycles to Reduce Landfill Waste
- Licensed and Insured
- Free Quotes – Text or Call

## CARS & METAL:

### Andersen Wrecking (Kearney)

1912 Avenue M, Kearney, NE

308-237-3163

[http://www.andersenwrecking.com/container\\_service.html](http://www.andersenwrecking.com/container_service.html)

Andersen Wrecking pays top prices for all types of ferrous and non-ferrous metals. That would include aluminum, aluminum cans, batteries, catalytic converters, brass, copper, steel, cast iron and lots of other materials. They also purchase wrecked or unwanted cars and trucks. Andersen can provide containers to help haul valuable metals away. Call for current prices.

### Andersen Self Service (Kearney)

2045 25 Road, Kearney, NE

308-236-7661

[info@andersenselfservice.com](mailto:info@andersenselfservice.com)

<https://andersenselfservice.com/>

Andersen Wrecking purchases Junk Cars or unwanted vehicles from the general public. You can make a few bucks while cleaning you back yard, driveway or garage. They buy all makes and models, domestic and foreign, if the vehicle run or not, even if the vehicle is missing some parts.

### Kramer's Auto Parts & Iron Co.

3405 N US Hwy 81, Grand Island, NE

308-384-1116

<http://www.kramersautoparts.com/>

Buy, sell, and recycle autos, trucks, copper, brass, aluminum, and iron.

### Myers Iron Salvage and Rolloffs (Broken Bow)

43663 Ryno Road, Broken Bow, NE

Contact: 308-880-0309, Roll Offs: 308-870-0638

<https://www.myersironsalvage.com/>

## COMMUNITY CLEAN-UP DAY INFORMATION:

**Saturday, May 16, 2026**

Drop Off at the Loup City City Yards

Corner of 10<sup>th</sup> and N Street

Haul Away Service Scheduling – Beginning May 1<sup>st</sup>: Call Loup City Chamber 308-745-0430

Describe Items and Pickup Location

## ENFORCEMENT TIMELINE:

**Inspections Began:** January- February 2026

- Sherman County Sheriff's Office Identified 141 Residential and Business Properties in Violation

**List Available at City Hall, Postcard Mailed:** March 2026 to All Residents of Loup City

3 Month correction period provided before further action

**Community Clean-Up Day:** May 16<sup>th</sup>, 2026

**Follow Up Inspections:** July 2026

**ORDINANCE NO. 755**

**AN ORDINANCE OF THE CITY OF LOUP CITY, NEBRASKA,  
REPEALING SECTION 150.060 THROUGH 150.065 AND 130.023;  
DEFINING AND PROHIBITING NUISANCES INCLUDING  
DANGEROUS BUILDINGS, PROVIDING FOR ABATEMENT OF NUISANCES,  
PROVIDING FOR HEARINGS IN REGARD TO NUISANCES, REPEALING ALL  
CONFLICTING ORDINANCES, AND PROVIDING AN EFFECTIVE DATE AND OR-  
DERING SAID ORDINANCE IN PAMPHLET FORM.**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
LOUP CITY AS FOLLOWS:**

**SECTION 1.** That Sections 150.060 through 150.065 and 130.023 be and hereby are re-  
pealed.

**SECTION 2.** That Sections 91.15 through 91.21 be and hereby are amended to read as  
follows:

**§ 91.15 GENERALLY DEFINED.**

The maintaining, using, placing, depositing, leaving or permitting of any of the  
following specific acts, omissions, places, conditions and things are hereby de-  
clared to be nuisances:

(A) Any odorous, putrid, unsound or unwholesome grain, meat, hides, skins,  
feathers, vegetable matter, or the whole or any part of any dead animal, fish or  
fowl.

(B) Privies, vaults, cesspools, dumps, pits or like places which are not securely  
protected from flies or rats, or which are foul or malodorous.

(C) Filthy, littered or trash-covered cellars, houseyards, barn-yards, stable-yards,  
factory-yards, mill yards, vacant areas in rear of stores, granaries, vacant lots,  
houses, buildings or premises.

(D) Animal manure in any quantity which is not securely protected from flies and  
the elements, or which, is kept or handled in violation of any ordinance of the  
City.

(E) Liquid household waste, human excreta, garbage, butcher's trimmings and of-  
fal, parts of fish or any waste vegetable or animal matter in any quantity; provid-  
ed, nothing herein contained shall prevent the temporary retention of waste in re-  
ceptacles in a manner provided by the health officer of the City nor the dumping  
of non-putrefying waste in a place and manner approved by the health officer.

(F) Tin cans, bottles, glass, cans, ashes, small pieces of scrap iron, wire metal articles, bric-a-brac, broken stone or cement, broken crockery, broken glass, broken plaster, and all trash or abandoned material, unless the same be kept in covered bins or galvanized iron receptacles.

(G) Trash, litter, rags, accumulations of barrels, boxes, crates, packing crates, mattresses, bedding, excelsior, packing hay, straw or other packing material, lumber not neatly piled, scrap iron, tin or other metal not neatly piled, old automobiles or parts thereof, or any other waste materials when any of said articles or materials create a condition in which flies or rats may breed or multiply, or which may be a fire danger or which are so unsightly as to depreciate property values in the vicinity thereof.

(H) Any buildings or structures which have any or all of the following defects are hereby declared to be unsafe or dangerous buildings or structures and a public nuisance:

- (1) Those having walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base;
- (2) Those showing 33% or more of damage or deterioration of the supporting member or members, exclusive of the foundation;
- (3) Those with improperly distributed loads upon floors or roofs or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used;
- (4) Those damaged by fire, wind, or other causes so as to have become dangerous to life, safety or the general health and welfare of the occupants of the people of the City;
- (5) Those which have become dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation or are likely to cause sickness or disease, so as to work injury to the health, morals, safety, or general welfare of those living therein;
- (6) Those having light, air and sanitation facilities which are inadequate to protect the health, safety, or general welfare of human beings who live or may live therein;
- (7) Those having inadequate facilities for egress in the case of fire or panic, or those having insufficient stairways, elevators, fire escapes, or other means of communication;

- (8) Those having parts thereof which are so attached that they may fall and injure persons or property;
  - (9) Those that are unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the people of the City because of their condition;
  - (10) Those having been inspected by the County Health Department or a professional engineer appointed by the City which are, after inspection, deemed to be in violation of any provision of the Health Department rules and regulations or which are structurally unsafe or unsound as found by the inspection of the professional engineer;
  - (11) Those existing in violation of any provision of this article, any provision of the Fire Code, any provision of the county health rules and regulations or other applicable provisions of city ordinances, including but not limited to the building code adopted by the City.
- (I) All places used or maintained as junkyards or dumping grounds, or for the wrecking and disassembling of automobiles, trucks, tractors or machinery of any kind, or for the storing or leaving of worn-out, wrecked or abandoned automobiles, trucks, tractors or machinery of any kind, or of any of the parts thereof, or for the storing or leaving of any machinery or equipment used by contractors or builders or by other persons, which said places are kept or maintained so as to essentially interfere with the comfortable enjoyment of life or property by others, or which are so unsightly as to tend to depreciate property values in the vicinity thereof.
- (J) Stagnant water permitted or maintained on any lot or piece of ground.
- (K) Dead or diseased trees.
- (L) Stockyards, granaries, mills, pig pens, cattle pens, chicken pens or any other place, building or enclosure in which animals or fowl of any kind are confined or on which are stored tankage or any other animal or vegetable matter, or on which any animal or vegetable matter, including grain, is being processed, when said places in which said animals are confined, or said premises on which said vegetable or animal matter is located, are maintained and kept in such a manner that foul and noxious odors are permitted to emanate therefrom, to the annoyance of inhabitants of the City, or are maintained and kept in such a manner as to be injurious to the public health.
- (M) Maintenance of weeds, grasses or worthless vegetation of 12 inches or more in height, or 8 inches or more in height on any lot or piece of ground located within the corporate limits during any calendar year if, within the same calendar year, the City has previously acted to remove weeds, grasses, or worthless vegetation exceeding 8 inches in height on the same lot or piece of ground and had to seek

recovery of the costs and expenses of such work from the owner. Weeds shall include, but not be limited to, bindweed (*Convolvulus arvensis*), puncture vine (*Tribulus terrestris*), leafy spurge (*Euphorbia esula*), Canada thistle (*Cirsium arvense*), perennial peppergrass (*Lepidium draba*), Russian knapweed (*Centaurea picris*), Johnson grass (*Sorghum halepense*), nodding or musk thistle, quack grass (*Agropyron repens*), perennial sow thistle (*Sonchus arvensis*), horse nettle (*Solanum carolinense*), bull thistle (*Cirsium lanceolatum*), buckthorn (*Rhamnus* sp.) (tourn), hemp plant (*Cannabis sativa*), and ragweed (*Ambrosiaceae*).

(N) All other things specifically designated as nuisances elsewhere in this code.  
(Ref. Neb. Rev. Stat. Sec. 18-1720)

### **§91.16 WEEDS OR OTHER NUISANCES; ABATEMENT; NOTICE.**

(A) Whenever the Chief of Police or Code Enforcement Officer appointed by the Mayor determines that any weeds or grasses in excess of 12 inches or more in height, or 8 inches or more in height on any lot or piece of ground located within the corporate limits during any calendar year if, within the same calendar year, the City has previously acted to remove weeds, grasses, or worthless vegetation exceeding 8 inches in height on the same lot or piece of ground and had to seek recovery of the costs and expenses of such work from the owner, are growing on property within the City or other nuisance as defined herein is found on any property, the City Clerk shall give notice to mow, abate and remove such nuisance as follows: (1) to each owner or owner's duly authorized agent by certified mail, which shall be conspicuously marked as to its importance; and (2) to the occupant, if any, by personal service by the County Sheriff or a Deputy.

(B) Within five days after receipt of such notice, the owner or occupant of the lot or piece of ground may request a hearing with the City to appeal the order to mow, abate or remove the nuisance by filing a written appeal with the office of the City Clerk. A hearing on the appeal shall be held within 14 days after the filing of the appeal and shall be conducted by the Mayor as hearing officer, who shall render a decision on the appeal within five business days after the conclusion of the hearing. If the appeal fails, the City may have such work done unless such decision is appealed to the District Court. The hearing shall be conducted according to the provisions set forth in Section 4-312(B) hereafter, except that the hearing shall be conducted by the Mayor instead of the City Council.

(C) Within five days after receipt of such notice, if the owner or occupant of the lot or piece of ground does not request a hearing with the City or fails to comply with the order to mow, or abate and remove the nuisance, the City may have such work done. The costs and expenses of any such work shall be paid by the owner. If unpaid for two months after such work is done, the City may either (1) levy and assess the costs and expenses of the work upon the lot or piece of ground so benefited in the same manner as other special taxes for improvements are levied and assessed or (2) recover in a civil action the costs and expenses of the work upon the lot or piece of ground and the adjoining streets and alleys.

### **§91.17 SECOND OFFENSE.**

In the event that an owner or agent of any property with the City shall have received a notice to correct or abate a nuisance within the past 12 months and is again charged with maintaining a nuisance, as defined herein, the Chief of Police shall forthwith file a complaint against such owner or agent for maintenance of a nuisance with the County Court.

### **§91.18 FAILURE TO CORRECT.**

Any owner or occupant of premises within the City who maintains a nuisance, as defined herein, shall be guilty of a misdemeanor. Each day's further violation shall be a separate offense.

### **§91.19 DANGEROUS BUILDINGS.**

Any buildings or structures which have any or all of the following defects are hereby declared to be unsafe or dangerous buildings or structures and a public nuisance:

(A) Those having walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base;

(B) Those showing 33% or more of damage or deterioration of the supporting member or members, exclusive of the foundation;

(C) Those with improperly distributed loads upon floors or roofs or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used;

(D) Those damaged by fire, wind, or other causes so as to have become dangerous to life, safety or the general health and welfare of the occupants of the people of the City;

(E) Those which have become dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation or are likely to cause sickness or disease, so as to work injury to the health, morals, safety, or general welfare of those living therein;

(F) Those having light, air and sanitation facilities which are inadequate to protect the health, safety, or general welfare of human beings who live or may live therein;

(G) Those having inadequate facilities for egress in the case of fire or panic, or those having insufficient stairways, elevators, fire escapes, or other means of communication;

(H) Those having parts thereof which are so attached that they may fall and injure persons or property;

(I) Those that are unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the people of the City because of their condition;

(J) Those having been inspected by the County Health Department or a professional engineer appointed by the City which are, after inspection, deemed to be in violation of any provision of the Health Department rules and regulations or which are structurally unsafe or unsound as found by the inspection of the professional engineer;

(K) Those existing in violation of any provision of this article, any provision of the Fire Code, any provision of the county health rules and regulations or other applicable provisions of city ordinances, including but not limited to the building code adopted by the City.

#### **§91.20 DANGEROUS BUILDINGS; BUILDING INSPECTOR.**

A specially designated Building Inspector, his/her authorized representatives, or a professional Engineer shall, at the direction of the City Council:

(A) Inspect any building, wall, or structure about which complaints are filed by any person to the effect that a building, wall, or structure is or may be existing in a dangerous or unsafe manner;

(B) Inspect any building or structure within the jurisdictional area of the City for the purpose of determining whether any conditions exist which render such place a dangerous or unsafe building or structure within the terms of this article;

(C) Report to the City Council the results of the inspection;

(D) Appear at all hearings and testify as to the condition of the unsafe or dangerous building or structure.

#### **§91.21 DANGEROUS BUILDINGS; STANDARDS.**

In the event that it is determined that any building or structure is unsafe or dangerous, the following standards shall be followed in substance in determining whether the structure or building should be repaired, vacated, or demolished:

(A) If the unsafe or dangerous building or structure can reasonably be repaired so that it will no longer exist in violation of any of the terms or provisions of this article, it shall be ordered to be repaired.

(B) If the unsafe or dangerous building is in such condition as to make it dangerous to the health, morals, safety, or general welfare of its occupants, it shall be ordered to be vacated.

(C) In any case where an unsafe or dangerous building or structure cannot be repaired so that it will no longer exist in violation of the terms or provisions of this article, it shall be demolished. In all cases where the unsafe or dangerous building is a fire hazard existing or erected in violation of the applicable fire codes and regulations, or any other provision of an ordinance of this city, or statute of the state, it shall be demolished.

#### **§91.22 DANGEROUS BUILDINGS; UNLAWFUL MAINTENANCE OF.**

It is hereby determined unlawful to maintain a dangerous building within the corporate limits of the City or within its zoning jurisdiction.

#### **§91.23 DANGEROUS BUILDINGS; NUISANCE; PROCEDURE.**

If the specially designated Building Inspector or his/her representatives or professional Engineer finds that a building or structure is unsafe or dangerous and a nuisance, the City Council shall:

(A) Notify the owner, occupant, lessee, mortgagee, agent or other persons having an interest in the building or structure that it has been found to be an unsafe or dangerous building. The notice will indicate whether the owner must vacate, repair or demolish the building or structure.

(B) Set forth in the notice a description of the building or structure deemed unsafe or dangerous, accompanied by a statement of the particulars which make the building or structure unsafe or dangerous and an order requiring the same to be put in such condition as to comply with the terms of this article within such length of time, not exceeding 30 days, as is reasonable;

(C) Direct a City Employee to place a sign on the building or structure found to be unsafe or dangerous on its exterior near the main entrance which shall set forth that the building or structure is unsafe or dangerous for occupancy and use.

#### **§91.24: DANGEROUS BUILDINGS; FAILURE TO COMPLY.**

In case any owner, occupant, lessee, mortgagee, agent or other person having an interest in the building or structure shall fail, neglect, or refuse to comply with the notice by or on behalf of the City to repair, rehabilitate or demolish and remove a

building or structure which is unsafe or dangerous and a public nuisance and fails to request a hearing on such determination, the City may proceed with the work specified in the notice to the property owner. A statement of the cost of such work shall be transmitted to the City Council, which is authorized to levy the cost as a special assessment against the property or recover in a civil action against the property owner(s) the costs and expenses of the work. Such special assessment shall be a lien on the real estate and shall be collected in the manner provided for special assessments under Nebraska statutes.

#### **§91.25 DANGEROUS BUILDINGS; DISPUTES.**

(A) In the event that the owner, occupant, lessee, mortgagee, agent or other person having an interest in the building or structure disagrees with or disputes the information contained in the notice, such person shall notify the City Clerk with a written statement that sets forth the reasons for the disagreement or dispute and the relief requested. This written request shall be made within 14 days of mailing of the notice provided by Section 4-303 herein. If written notice is received by the City Clerk within 14 days of mailing or delivery of notice, a hearing shall be held before the City Council, either at a special meeting or at a regularly scheduled monthly meeting. The Clerk shall notify the person requesting the hearing, in writing, of the time, place, and date of such hearing.

(B) The hearing before the City Council shall be informal and not governed by the Nebraska Rules of Evidence. Such hearing shall be quasi-judicial in nature and its decision shall be based on the evidence presented at the hearing. The person requesting the hearing may be represented by legal counsel or other representative, may present witnesses and offer evidence, and may examine and copy, at his/her own expense, and not less than three business days before the hearing, the records of the City regarding the inspection and notice. The City Council need not make a written finding of fact and may make its pronouncement orally at the hearing. The decision of the Council shall be final unless appealed. Failure of the person to attend the hearing shall relieve the Council of any further procedures before action is taken as set forth in a notice.

#### **§91.26 DANGEROUS BUILDINGS; APPEAL.**

Any person aggrieved by the decision of the City Council may appeal the decision to the District Court of Valley County, Nebraska. This appeal shall and must be taken within 30 days of the pronouncement of the Council's decision.

#### **§91.27 DANGEROUS BUILDINGS; IMMEDIATE HAZARD.**

In the event the building constitutes an immediate hazard to the life or safety of any persons and must be demolished to protect their health or safety, the specially appointed Building Inspector or professional Engineer designated by the City Council shall report such facts to the Council. Upon receipt of such report the

City, by and through the Council, may immediately contract for the immediate demolition of the unsafe or dangerous building without requiring bids. The cost of such emergency vacation and demolition of unsafe or dangerous buildings or structures shall be levied, equalized, and assessed, as are other special assessments.

**§91.28 DANGEROUS BUILDINGS; PENALTY.**

Any person, firm or other legal entity maintaining a dangerous building within the corporate limits of the City or its zoning jurisdiction shall be guilty of violation of this ordinance and shall be fined in a sum not to exceed \$500.00. Each day's violation shall constitute a separate offense.

**§91.29 JURISDICTION.**

The jurisdiction of the Mayor, Police Chief, and Court shall extend to, and the territorial application of this article shall include, all territory adjacent to the limits of the City within one mile thereof and all territory within the corporate limits. (Ref. Neb. Rev. Stat. Sec. 18-1720)

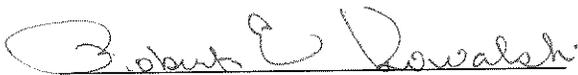
**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4:** This ordinance shall be effective from and after its passage, approval and publication as required by law.

PASSED AND ADOPTED this 2nd day of June, 2015.

ATTEST:

CITY OF LOUP CITY

  
City Clerk

BY:   
Mayor

The foregoing ordinance was presented and after discussion, it was moved by Walrath and seconded by Kowalski that said Ordinance be adopted, and upon roll call vote, the City Council voted as follows:

AYES: Walrath, Oseka, Kowalski, Kuszak.

NAYS:

ABSENT:

The Mayor then declared said motion duly carried and said Ordinance adopted this 2<sup>nd</sup> day of June, 2015.

