

City of Minden

P.O. Box 239, 325 N. Colorado
Minden, Nebraska 68959

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



Department: Administration

Staff: Larry Evans

Meeting: Dec 1, 2025

AGENDA ITEM SUMMARY SHEET

Condemnation Hearing—SW Corner of Colorado & Hwy 6/34

Description:

The buildings owned by Uptown Grain, L.L.C. located at the SW Corner of Colorado Avenue and Highways 6/34 are dilapidated and deteriorating.

City Code Sec. 14-211 discusses the authority and procedures to condemn unsafe buildings. The condemnation process would require the owners to make the repairs or demolish the building depending on the Council's wishes.

At the November 3, 2025 City Council meeting, a hearing was set for December 1, 2025. The pictures provided are from Nov 25, 2025 showing the deterioration of the buildings.

Motion:

No action to be taken. (Action can be taken on the next agenda item).



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Nov 25, 2025 at 1:34:18 PM
269°299 US-6 E
Kearney County



Nov 25, 2025 at 1:34:24 PM
269°299 US-6 E
Kearney County



Nov 25, 2025 at 1:35:02 PM
199°247 US-6 E
Kearney County



Nov 25, 2025 at 1:35:10 PM
199°247 US-6 E
Kearney County

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November 3, 2025

NOTICE OF HEARING

To: Any person or persons having interest in the property located at the SW corner of N. Colorado Ave and Hwy 6/34 or also known as parcel 0004061.01 owned by Uptown Grain, L.L.C.

Notice is hereby given that the Mayor and Council of the City of Minden, Nebraska have set a hearing date of **Monday, December 1, 2025 at 6:00 p.m.** local time in the City Council Chambers, 325 N. Colorado Avenue, Minden, NE 68959 for the consideration of declaring the following described a menace or the condemnation thereof:

A tract of land being described as the Northerly 110.0 feet of the Burlington Northern and Santa Fe Railway Company's 300 foot wide Station Ground Property at Minden, Nebraska being 150.0 feet wide on each side of said railway company's main track centerline as no located and constructed upon, over, and across the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 6 North, Range 14 West of the Sixth Principal Meridian, Kearney County, Nebraska, lying between two lines drawn parallel with and distant respectively 40.0 feet and 150.0 feet Northerly of, as measured at right angles from said main track centerline. Bounded on the West by a line drawn at right angles to said main track centerline distant 900.0 feet Westerly of the East Line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ as measured along a line drawn parallel with and 150.0 feet Northerly of said Main track centerline. Bounded on the East by the centerline of Colorado Avenue which is approximately 623 feet Westerly of the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ as measured along a line drawn parallel with and 150.0 feet northerly of said main track centerline.

On account of said property being unsafe for the public interest, public health and for the public safety. At said hearing evidence shall be submitted for and against the necessity for the declaring of said property as a menace or the condemnation thereof. If it is found necessary for the safety of the public and the health of the citizens that any structure or property be condemned, the Mayor and Council shall make out an order to that effect, ordering the owner or occupants to remove, destroy, or otherwise repair such structure or building in order that it may be safe for the public and not injurious to the health of the community. Any such order shall specify the time in which it must be complied with, and in the case of failure to comply with the same by the owners or occupants, the City shall proceed to remove such nuisance and tax the cost thereof to the owners of the real estate.

City of Minden, Nebraska


Abbey Jordan
City Clerk