

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: Development Services

Staff: Justin Cline

Meeting: December 1, 2025

AGENDA ITEM SUMMARY SHEET

Review of Order of Condemnation and possible action

Property History:

- **July 21, 2025**—Set Date for Condemnation Hearing
- **August 18, 2025**
 - **Condemnation Hearing**
 - **ISSUED Order of Condemnation**--the Council voted to condemn the property at 358 S. Nance. Requiring repairs to be made to the Garage, repairs to be approved by the City's code enforcement officer; and inspections conducted by the City's code enforcement officer by November 17, 2025.

Other Notes:

- Cline has not had any conversation with Sowles or Baker concerning the property.
- Jordan spoke on the phone with Baker as she was requesting more time to get the repairs done. Baker was informed the council would discuss the property at the December 1, 2025 meeting.

Attached are pictures of the property as of 11/25/2025.

Options:

Option #1-- Rescind the 8-18-25 Order of Condemnation (The conditions of the Order have all been met)

- Motion: I motion to rescind the order of Condemnation for 358 S. Nance dated 8-18-25.

Option #2. Rescind the 8-18-25 Order of Condemnation AND Issue a NEW Order of Condemnation with a later date (conditions have not all been met and wish to provide more time)

- **Motion #1:** I motion to rescind the order of Condemnation for 358 S. Nance dated 8-18-25.
- **Motion #2:**
 - **REPAIRS:** I motion to Condemn the Property known as 358 S. Nance, requiring the following repairs to be made to the GARAGE: fix the framing on the west side (front), secure the east wall (back), replace the trusses, replace the roofing and shingles, and replace the siding. The repairs must be made, repairs must be approved by the City's code enforcement officer; and inspections conducted by the City's code enforcement officer by _____ (date).

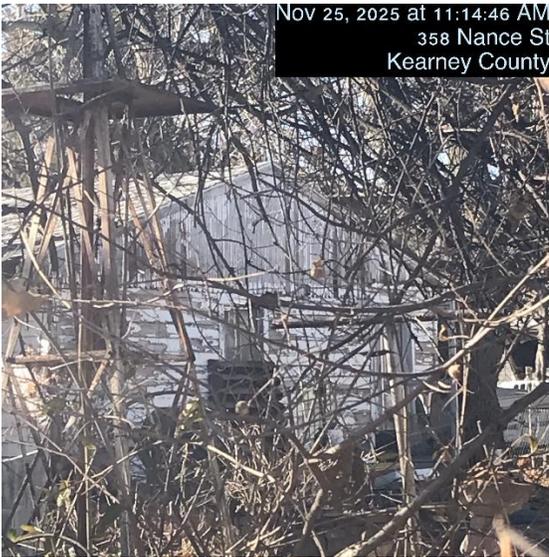
City of Minden

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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



- **OR REQUIRE DEMOLITION:** I motion to Condemn the Property known as 358 S. Nance, requiring the GARAGE to be demolished and debris to be removed by _____, 2025, or the City will proceed to demolish the buildings and remove debris at the expiration of the _____, 2025 date.



City of Minden

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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



ORDER OF CONDEMNATION

Now on this **18th day of August 2025**, during the regular City Council Meeting, the review of the order of condemnation took place of the property located on:

Lot A in NE ¼ 13-6-15 Hayes Subdivision, Minden, Kearney County, Nebraska.

Discussion was had concerning the condition of the property at the above-captioned location. Evidence was submitted to the council concerning the condition of the property including the buildings at the above-captioned location. Pictures were presented to the Council and received as evidence by the Council. The Council then discussed the appropriate action to be taken with respect to the following described property:

Lot A in NE ¼ 13-6-15 Hayes Subdivision, Minden, Kearney County, Nebraska.

It was moved by Sumstine and seconded by Bunger to condemn the garage on said property.

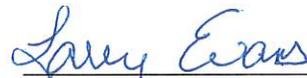
The following repairs must be made to the GARAGE:

1. Fix the framing on the west side (front)
2. Secure the east wall (back)
3. Replace the trusses
4. Replace the roofing and shingles
5. Replace siding

The repairs must be made, repairs must be approved by the City's code enforcement officer; and inspections conducted by the City's code enforcement officer by November 17, 2025.

The Council voted in the affirmative to condemn the property by a vote of 4 ayes to condemn the property.

Dated this 18th day of August, 2025.


Larry Evans, Mayor

ATTEST:


Abbey Jordan, City Clerk

City of

Potential RESCINDING of current Order of Condemnation

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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



RESCINDING the ORDER of CONDEMNATION

Now on this **1st day of December, 2025**, during the regular City Council Meeting, the review of the order of condemnation took place of the property located on:

The West 120' of Lot A in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirteen (13), in Township Six (6) North, of Range fifteen (15), West of the 6th P.M., in Kearney County, Nebraska, as shown by a plat in plat Book 1, Page 177 more particularly described as commencing in the Southwest corner of Lot Seven (7), in Block Ten (10) of Pearson's Addition to Minden, Nebraska, thence East 120 feet to the alley in said block 10, thence South at right angle 132 feet, thence West at right angles 120 feet, thence North at right angles 132 feet to the place of beginning.

On August 18, 2025, the City Council had ordered the following: **The garage was to be repaired, repairs must be approved by the City's code enforcement officer; and inspections conducted by the City's code enforcement officer by November 17, 2025.**

It was moved by _____ and seconded by _____ to **RESCIND the ORDER of CONDEMNATION** on the West 120' of Lot A in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirteen (13), in Township Six (6) North, of Range fifteen (15), West of the 6th P.M., in Kearney County, Nebraska, as shown by a plat in plat Book 1, Page 177 more particularly described as commencing in the Southwest corner of Lot Seven (7), in Block Ten (10) of Pearson's Addition to Minden, Nebraska, thence East 120 feet to the alley in said block 10, thence South at right angle 132 feet, thence West at right angles 120 feet, thence North at right angles 132 feet to the place of beginning.

The Council voted in the affirmative to rescind the condemnation of the property by a vote of _____ ayes to rescind the condemnation on the property.

Dated this 1st day of December, 2025.

Larry Evans, Mayor

ATTEST:

Abbey Jordan, City Clerk

Potential NEW Order of Condemnation

City of Minden

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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



ORDER OF CONDEMNATION

Now on this **1st day of December 2025**, during the regular City Council Meeting, the review of the order of condemnation took place of the property located on:

The West 120' of Lot A in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirteen (13), in Township Six (6) North, of Range fifteen (15), West of the 6th P.M., in Kearney County, Nebraska, as shown by a plat in plat Book 1, Page 177 more particularly described as commencing in the Southwest corner of Lot Seven (7), in Block Ten (10) of Pearson's Addition to Minden, Nebraska, thence East 120 feet to the alley in said block 10, thence South at right angle 132 feet, thence West at right angles 120 feet, thence North at right angles 132 feet to the place of beginning.

Discussion was had concerning the condition of the property at the above-captioned location. Evidence was submitted to the council concerning the condition of the property including the buildings at the above-captioned location. Pictures were presented to the Council and received as evidence by the Council. The Council then discussed the appropriate action to be taken with respect to the following described property:

The West 120' of Lot A in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirteen (13), in Township Six (6) North, of Range fifteen (15), West of the 6th P.M., in Kearney County, Nebraska, as shown by a plat in plat Book 1, Page 177 more particularly described as commencing in the Southwest corner of Lot Seven (7), in Block Ten (10) of Pearson's Addition to Minden, Nebraska, thence East 120 feet to the alley in said block 10, thence South at right angle 132 feet, thence West at right angles 120 feet, thence North at right angles 132 feet to the place of beginning.

It was moved by _____ and seconded by _____ to condemn the garage on said property.

(see next page for options)

City of Minden

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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



REPAIRS: The following repairs must be made to the GARAGE:

1. Fix the framing on the west side (front)
2. Secure the east wall (back)
3. Replace the trusses
4. Replace the roofing and shingles
5. Replace siding

The repairs must be made, repairs must be approved by the City’s code enforcement officer; and inspections conducted by the City’s code enforcement officer by November 17, 2025.

OR REPAIRS AND DEMO: The following repairs must be made to the GARAGE:

1. Fix the framing on the west side (front)
2. Secure the east wall (back)
3. Replace the trusses
4. Replace the roofing and shingles
5. Replace siding

The repairs must be made, repairs must be approved by the City’s code enforcement officer; and inspections conducted by the City’s code enforcement officer by November 17, 2025, or the City will proceed to demolish the buildings and remove debris at the expiration of the _____, 2025 date.

OR DEMO: The GARAGE is to be demolished and debris cleared and removed by (date) _____, or the City will proceed to demolish the same at the expiration of the _____ (same date as above) deadline.

The Council voted in the affirmative to condemn the property by a vote of ___ ayes to condemn the property.

Dated this 1st day of December, 2025.

Larry Evans, Mayor

ATTEST:

Abbey Jordan, City Clerk