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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org

The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
October 21, 2019

The City Council of the City of Minden, Nebraska, met on this day at 6:00 p.m. in a regular session in the Council Chambers, pursuant to advance notice of said meeting simultaneously transmitted to all members of the Council and to the public as shown by the copy thereof posted in the Minden City Hall, Outside the Minden City Hall, First Bank & Trust Co., Minden Exchange Bank & Trust Co., and the Post Office. A copy of the notice is on file in the office of the City Clerk.

Mayor Griess called the meeting to order at 6:00 p.m. The following City Council members were present: Larry Evans, Teresa Sumstine, Roger Jones, and Bob Carlson. The following City Officials were present: Attorney Tom Lieske, Mayor Ted Griess, City Administrator Matt Cederburg, and City Clerk Abbey Jordan.

All proceedings hereinafter were taken while the convened meeting was open to the attendance of the public.

After roll was called, Mayor Griess led those in attendance in the Pledge of Allegiance.

Then Griess made the following statement:

> "Pursuant to the Open Meetings Act and Public Records Law Requirements a current copy of the Open Meetings Act is posted for public inspection on the east wall of the Council Chambers. In addition, for public inspection, there is located on the table to the south of the chairs in the Council Chambers, a copy of the Council packet that was distributed to the members of the Council prior to this meeting. The City Council will take public comments on an agenda item if it is deemed necessary. Please state your name and address prior to commenting."

Agenda Item #3, Mayoral Announcements. Mayor Griess thanked the city crew for getting the Christmas lights up around the square. He also thanked the police and city staff for helping with traffic detours during Bandfest.

Agenda item #4, The following items were listed under the agenda item "**consent agenda**" for this meeting:

a. Consider Approval of Minutes of Previous City Council Meetings
b. Consider Approval of Bills & Claims for this Council Meeting
c. Consider Acceptance of Excused Absence of Mayor or Council Member(s).
d. Consider Reports that are Enclosed in the Council Packets for this Council Meeting

The following bills and claims were submitted for approval under the "consent agenda" and are on file in the office of the City Clerk:

A-1 Heating Av Inc 160.03, A.Jordan 616.03, Amazon 218.45, Aurora Cooperative 28.31, Baker & Taylor Books 589.41, Ben Norgaard 429.2, Bill's Plumbing & Htg. Inc 52.25, Black Hills Energy 37.95, Blessing Construction 350245.94, Cenage/Gale 200.77, Central District Health Dept 148.5, Central Hydr. Sys. & Eq. Co. 713, City Of Holdrege Landfill 5005.51, Dana F Cole & Company, Llp 975, Demco 368.21, Dhhs Nebraska Refunds 200, Dollar General-Regions 410526 55.45, Eakes Office Plus 200, Electric Pump 798.84, Electronic Systems 65, Ems Billing 509.26, Essential Resource Group Inc 36.5, Foremost Promotions 2242.9, Intellicom Computer Consulting 1934, Isw 9.6, J. Kevin Benson 350, Janene Hill 60, Jims Ok Tire Minden Llc 60, John Deere Financial 59.29, Joy's Floral & Gifts 70, Junior Library Guild 2826.9, Kim Carver Specialized Hauling 85, Lawson Products, Inc. 148.96, Mason's Market 13.49, Matheson Tri-Gas Inc 52.75, Matt Cederburg 1990.93, Melodie Bellamy Law 166.25, Midwest Laboratories 127.94, Midwest Tapes 85.61, Minden Lumber & Concrete Co. 637.48, Minden Office Supply, Inc 77.61, Municipal Code Corporation 4484.47, Napa Auto Parts 185.62, Nebraska Library Commission 500, Neofunds 482.78, Northern Safety & Industrial 86.31, Oriental Trading 311.13, Pony Express Ford 286.6, Presto X Co. 67, South Central Economic Dev Dis 1395, The Library Store 235.96, The Minden Courier 256.12, Xerox Corporation 149.01.

Evans motioned to approve the consent agenda and Sumstine seconded. On roll call, the following voted aye: Evans, Sumstine, Jones, and Carlson. Motion carried.

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Agenda Item #5, Discussion concerning keeping of hens at 722 E. 2nd Street per Agenda Item Request.

Annie and Steve Shearer, residents at 722 E. 2nd street spoke about the three hens her son was gifted last spring. She provided a picture of their setup in a 3x6 bunny hutch and further explained that they are solely pets and they have no intentions of getting more, or selling eggs. She emphasized that there are no roosters kept, only hens. Regarding the City Municipal Code, Section 10-4, she spoke about the emphasis it has on odors. The hen's area is cleaned daily and fresh cedar chips are laid to ensure no mess or odor arises. Griess brought forward regulations stating that keeping of livestock raised and kept on a farm for profit are not allowed. He also mentioned previous minutes and agenda from 2012 that city council made a motion to not approve the change to city code to allow backyard chickens within city limits.

No action taken.

Agenda Item #6, Discussion only on Pioneer Village Foundation's condemned properties (1205 N. Colorado Avenue and 146 W. Highway 6) per Agenda Item Request.

Marshall Nelson spoke on behalf of the progress made at these properties. The fire department previously reached out to him in regard to using the property at 1205 N. Colorado Ave. for fire training. Pioneer Village has agreed to allow them to use this for training purposes but is unaware of when they will be doing so. There has been an arrangement made for the removal of the debris and to fill the hole after it is burned. He is asking for an extension to ensure the fire department has time to plan and carry out their training on the premises. The City Council asked for a memo that the Fire Department can do the training and a guestimate on a timeline. Marshall also asked for an extension for the 146 W. Highway 6 property due to an unexpected surgery and being out of commission for nine weeks. The City Council asked Marshall to provide an update on November 4th.

No action taken.

Agenda Item #7, Status Update on Order of Condemnation issued to 247 W. Hawthorne on September 3, 2019.

Mike Fox, owner of 247 W. Hawthorne, spoke about his property's renovations. The renovation estimates he has received is $6-$8 thousand for a new sewer, $1,700 for windows and roughly $1,000 for a heating system that he can install personally. He has asked the city to deliver a dumpster to allow him to proceed on the process of renovating as well as temporary electric. If the renovations go as planned, most of the work should be done by the end of December. The home will remain inhabitable until all violations are fixed which will be evaluated and may be granted an extension in November. The City Council has asked for a status update at the November 4th meeting in regard to the mentioned fixes as well as the remaining violations. The City will deliver a two-yard dumpster.

No action taken.

Agenda Item #8, Consider Approval of Payment to the South Central Economic Development District, Inc. in the amount of $1,395.00 for grant services for the 2018 Economic Development Grant Project for Royal Engineered Composites (18-ED-004).

Evans motioned to Approve the Payment to the South Central Economic Development District, Inc. in the amount of $1,395.00 and Jones seconded. On roll call, the following voted aye: Evans, Sumstine, Jones, and Carlson. Motion carried.

Agenda Item #9, Consider Approval of Draw #3 for the CDBG Grant 18-ED-004 of $1,395.00 for grant administration.

Carlson motioned to approve draw #3 for the CDBG Grant 18-ED-004 of $1,395.00 and Evans seconded. On roll call, the following voted aye: Evans, Sumstine, Jones, and Carlson. Motion carried.

Agenda Item #10, Consider Approval of Pay Request #4, of $350,245.22 to Blessing Construction for Minden Paving, Drainage, & Water Improvements.

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Evans motioned to Approve Pay Request #4 of $350,245.22 and Jones seconded. On roll call the following voted aye: Jones, Sumstine, Evans, and Carlson. Motion approved.

Agenda Item #11, Consider Approval of City's Health Care Network Provider change to AETNA.

Cederburg reviewed the potential savings by changing to AETNA. Carlson motioned to Approve the City's Health Care Network Provider change to AETNA and Jones seconded. On roll call, the following voted aye: Evans, Sumstine, Jones, and Carlson. Motion carried.

Agenda Item #12, Consider Approval of Employee Appreciation Turkey/Ham Gift Certificates and Chamber Bucks in the amounts of $100 for full-time and $50 for part-time.

Carlson motioned to Approve the Employee Appreciation Turkey/Ham Gift Certificates and Chamber Bucks in the amount of $100 and $50 for full and part-time workers respectively. Sumstine seconded. On roll call, the following voted aye: Evans, Sumstine, Jones, and Carlson. Motion carried.

Agenda Item #13, Consider Approval of Resolution updating Utility Deposits, Disconnection Fees, and Disconnection & Reconnection Policies.

Jones motioned to Approve Resolution #1704 that will update utility deposits, disconnection fees, and disconnection and reconnection policies. Carlson seconded. On roll call, the following voted aye: Evans, Jones, and Carlson. The following voted nay: Sumstine. Motion carried.

RESOLUTION # 1704

A RESOLUTION ESTABLISHING UTILITY DEPOSITS, DISCONNECTION FEES AND DISCONNECTION & RECONNECTION POLICIES FOR THE UTILITY CUSTOMERS OF THE CITY OF MINDEN

WHEREAS, The Mayor and City Council of the City Of Minden realize the cost of utility services changes; and

WHEREAS, The Mayor and City Council of the City Of Minden are desirous to require a utility deposit that addresses the cost of service provided by the City Utility Department; and

WHEREAS, The Mayor and City Council of the City of Minden are desirous to establish fees and policies in regards to disconnection & reconnection of services.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MINDEN.

1. UTILITY DEPOSITS: The following deposits shall be in effect for the utility customers of the City of Minden upon passage of this resolution:
    a. A utility deposit of One Hundred Dollars ($100.00) is required on all new homeowner applications for residential utility service to a residence that is located on a permanent foundation.
        i. In the event a utility customer maintains a perfect payment record with no delinquencies for one full year of service, the City of Minden Utility Department shall issue a credit to the utility customer's account in the amount of $100.00.
        ii. In the event a utility customer does not maintain a perfect payment record with no delinquencies for one full year of service, the One Hundred Dollar ($100.00) deposit shall be held by the City of Minden Utility Department until a perfect payment record with no delinquencies for one full year is achieved, or the customer discontinues service.

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b. A utility deposit of Two Hundred Dollars ($200.00) is required on all other new applications for residential utility service.
    i. In the event a utility customer maintains a perfect payment record with no delinquencies for one full year of service, the City of Minden Utility Department shall issue a credit to the utility customer's account in the amount of $200.00.
    ii. In the event a utility customer does not maintain a perfect payment record with no delinquencies for one full year of service, the Two Hundred Dollar ($200.00) deposit shall be held by the City of Minden Utility Department until a perfect payment record with no delinquencies for one full year is achieved, or the customer discontinues service.
c. A utility deposit of One Hundred Dollars ($100.00) is required on all new applications for commercial utility service.
d. A maximum utility deposit of One Hundred Dollars ($100.00) shall be required for customers with multiple residential rental units (landlord). The utility deposit shall be held by the City of Minden Utility Department until services are no longer required. A separate deposit is required for the private residence of the landlord.
e. The Utility Department, at the discretion of the City Administrator, may require a different deposit for utility services, on returning utility customers.

2. DISCONNECT POLICIES: The following disconnect policies for discontinuance of electric service due to non-payment of the utility account should be in effect for the utility customers of the City of Minden upon passage of this resolution:
    a. Electric service discontinuance due to non-payment of the utility account will be disconnected at 10:00 a.m. on the last Tuesday of the month that is a business day.
    b. If the last Tuesday of the month is not a business day, then it will be done on the following business day.
3. RECONNECT POLICIES: The following reconnection policies for discontinuance of electric service due to non-payment of the utility account should be in effect for the utility customers of the City of Minden upon passage of this resolution:
    a. Utility Accounts must be paid in full including the disconnect fee and reconnect fee (if applicable) to have the electric service reconnected.
    b. Utility Account Payments received between 10 a.m. and 5 p.m. will have their electric service reconnected by 5 p.m.
4. DISCONNECT & RECONNECT FEES: The following disconnect and reconnect fees for discontinuance of electric service due to non-payment of the utility account shall be in effect for the utility customers of the City of Minden upon passage of this resolution:
    a. The disconnect fee is $100.00 per utility account.
    b. The disconnection fee shall be charged to the Utility account.
    c. The reconnect fee for non-business hours (5 p.m. to 8 a.m., holidays, and weekends) is $100.00.

Councilmember Jones moved for the adoption of the foregoing Resolution. Councilmember Carlson seconded the motion.

On roll call the following voted Aye: Evans, Sumstine, Carlson, and Jones. The following voted Nay: none. The following were absent and not voting: none.

The passage of said Resolution having been consented to by a majority of the members of the City Council, the Mayor declared the Resolution passed and adopted, this 21st day of October, 2019.

_____
Ted Griess, Mayor

Attest:

_____
Abbey Jordan, City Clerk

Agenda Item #14, Public Comments

No comments were made.

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Agenda Item #15, Adjournment.

Carlson motioned to adjourn at 7:14 pm and Jones seconded. On roll call the following voted aye: Evans, Sumstine, Jones, and Carlson. Motion carried.

_____
Ted Griess, Mayor

ATTEST:

_____
Abbey Jordan, City Clerk

(SEAL)