

City of Minden

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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



Minutes of Council Meeting City of Minden, Nebraska July 6, 2021

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, Bob Carlson, and Jack Yant. The following City Officials were present: Mayor Ted Griess, City Administrator Matt Cederburg, City Attorney Tom Lieske, 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 Fire Hall. In addition, for public inspection, there is located on the table on the east side of the Fire Hall, 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. Griess stated he is glad to be back in the Council Chambers and hoping Covid is in the past. Hoping everyone had a great 4th of July weekend!

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
- e) Consider Special Designated Liquor Permit for Wednesday, August 7, 2021 from 10:00 AM to 1:00 AM for Headquarters for the parking lot west of Headquarters (234 E 4th Street), Minden.

A. Jordan--Membership 32.22, Amazon Capital Services--Supplies 519.75, Central Community College--Training 100.00, Core & Main Lp--Supplies 992.89, D & M Security--Maintenance 150.00, Dollar General-Regions 410526--Supplies 108.03, Eakes Office Plus--Fees 1,591.55, Emergency Medical Products--Supplies 35.98, First Bank & Trust Co--Financing 4,874.16, Fyr-Tek, Inc.--Supplies 1,315.75, Hawkins Water Treatment--Chemical 3,111.53, J. Carter--Repairs 156.05, Ke Co Health Payment Cntr--Fees 2,089.00, Ke Co Treasurer--Fees 5,200.00, L. Boudreau--Training 40.00, Lieske, Lieske & Ensz P. C., Llo--Legal 1,600.90, Lieske, Lieske & Ensz P. C., Llo--Legal 1,000.00, Mason's Market--Supplies 301.93, Miller & Associates--Tech/Engineering 1,430.90, Minden Exchange Bank & Trust C--Financing 6,654.13, Minden Office Supply, Inc--Supplies 215.55, Minden Rural Fire Dept.--Fees 7,245.13, Minden Utility Dept.--Utilities 4,525.76, Nmc, Inc.--Supplies 86.52, Nphe--Fees 451.00, Olsson Associates--Tech/Engineering 1,307.02, Pepsi Cola Of Hastings, Llc.--Supplies 117.25, Presto X Co.--Maintenance 58.00, Quadient Leasing--Fees 657.60, Rek Enterprises Llc--Repairs 67.50, Rose Equipment Inc.--Repairs 1,024.17, Sandry Fire Supply Llc--Supplies 494.60, Southern Power District--Utilities 8.46, The Minden Courier--Fees 297.23, Usa Communications--Phone/Internet 49.90, Verizon Wireless--Phone/Internet 692.62, Village Cleaners Inc--Uniforms 193.18, Witmer Public Safety Group--Supplies 799.81, 7-2-21 Payroll--60,250.48.

City of Minden

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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



Evans had a correction in the previous minutes for item #9. It needs to state it was the second reading. Evans also asked about the claim for Lane Mile Report services to Olsson Associates. Cederburg stated it's an annual report done on the total city street mileage and street types. Palik completes this with the assistance of Jordan and Klahn.

Yant asked about the pool passes on the Amazon claim. Jordan stated they were the plastic cards each pool pass purchaser receives.

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

Agenda Item #5, Update on the bond market and interest rates by Brad Slaughter, Piper Sandler & Co.

Cederburg stated he and Slaughter have been watching the bond rates over the past year. The outcomes of the water plant discharge process and the south substation will impact future bond projects. Slaughter reviewed potential bonds for various projects for streets, sewer, storm sewer, and utilities. There is a risk of the interest rate as bonds aren't locked in on street and storm sewer projects until the project is at the point of substantial completion. Utility bond rates are locked in immediately.

Cederburg stated the south substation project has varied from \$750,000 to \$2 million, which makes it difficult to consider other projects until the final amount is known, . Also, streets and other infrastructure is wanted at the new subdivision to the west.

Sumstine states she constantly receives inquiries about infrastructure needs. The residents are willing to have a bond if they can see the projects being completed.

Slaughter stated it is difficult to say when and if the rates will go up.

No action taken.

Agenda Item #6, Consider Approval of Contract with Premier Claims for involving claims involving May 2, 2021 hail storm.

Cederburg stated the City's insurance company has denied roof replacement on City Hall/Fire Hall and the Library. Nick Yaksich stated Premier Claims will review the City's policy and work with the insurance company to get the City of Minden the funds they deserve. They will do their own inspections. No funds are paid unless Premier Claims negotiates more funds for the City. 15% of any funds received get paid to Premier Claims.

Lieske recommends this contract as the City and its staff are not able to properly evaluate the damages and advocate for the City. Given the potential cost to replace the roof, at Cederburg's persistence, Travelers made two more visits to the roof to ensure no damage. For the last inspection, Travelers sent an engineer out, but the City hasn't received the report yet.

Yaksich stated the City needs to make a position on what we believe has been damaged. At this time, only the insurance company has stated a position.

Kevin Krull, the city's insurance agent, shared he has only worked with one public adjuster and it was a bad relationship. He states he has always gone above and beyond for the City. Cederburg agreed.

Carlson motioned to approve the Contract with Premier Claims for the City Hall/Fire Hall roof and the Library roof. Sumstine seconded. On roll call, the following voted aye: Sumstine, Carlson, and Griess. Nay: Evans and Yant. Motion carried.

Agenda Item #7, Consider Approval of Letter of Agreement Amendment #4 with Olsson Associates for Water Treatment Plant Full Scale Pilot and Operations for approximately \$26,000.

Cederburg stated that Darin Fischer, Utilities Superintendent, has been working with Olsson for the past year on the efficiency of the Water Treatment Plant. Many samples have been taken.

Mike Milius, Olsson Associates, recommends doing a pilot trying different chemicals to allow better collection of the iron and manganese in the filtering process. This will help allow the plant to operate at its full capacity if successful. This will affect the backwashing process too. There will be more solids discharged down the creek which means less iron and manganese is being sent to water customers.

No action taken.

Agenda Item #8, Discussion Only on Sewer Regulations.

Milius stated the City isn't prohibiting discharge to the sewer, but certain items will be prohibited. Certain items even in small quantities can cause adverse reactions in the sewer system.

First, the City does not want storm water as it overwhelms the sewer system. The next section is no flammable items as it's poisonous to the biology. The pH is also important as the plant is required to stay at certain levels for its discharge, therefore, certain pH levels are not allowed. The following section is certain prohibited discharges including fats, oils, greases, garbage, acids, metals, odorous producing, gravel, and sand.

Evans questioned, how does the City know if prohibited materials are in the sewer? Milius replied, the City is not monitoring everything at every time. Once changes are noticed at the plant, then an investigation begins to find out where it's coming from. Once that is determined, then these ordinances can be enforced. It is typically commercial or industrial customers and not residents.

Evans asked why the proposed ordinance restricts discharges with a temp over 180° while other cities restrict it at 150°? Milius stated the temperature is to protect the sewer piping material. Plastic pipes require a lower temperature.

Next is the strength of the waste known as biological oxygen demand, BOD. A 300 BOD is typical and keeps the sewer plant running at a manageable level. Greater than 350 parts for total suspended solids causes problems at the plant and requires much more horsepower for processing. It is possible to have an industry pay a surcharge if their discharge is at a higher BOD level. The last section is the requirements for the grease and oil traps.

Sumstine inquired about new businesses coming into town and how to handle their discharge questions. Milius responded, if they meet the proposed requirements, then the City's sewer treatment plant can handle it. If it's a high-volume discharge business, then they are used to seeing similar regulations and having to comply with them.

Cederburg states businesses must do regular maintenance to manage their traps. It is up to the businesses to do this so that the City infrastructure maintains intact.

Carlson states these regulations allow the City to enforce rules to help the City's sewer system stay in compliance. If it's not stated, then it is legal for it to be dumped in there.

Evans stated he couldn't find mud in the examples from other cities and the proposal has mud included in it. Jordan stated Red Cloud and Superior both have mud being prohibited. Cederburg stated the buildup of mud near the carwash is from the carwash bays. Milius stated the car wash's line starts there and with no one else connected before it, therefore, it's pretty obvious where the buildup is coming from.

City of Minden

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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



Milius concluded by stating these are ground rules. Businesses tend to fear the unknown, so the next discussion will be an educational session for any potential affected business. Griess mentioned that the current sewer ordinances were established in 1980 and it's time for an update.

Evans asked about the proposal concerning residents connecting onto the City Sewer that currently are using private systems. He stated that 2-11 states mandatory hookup within 90 days. Jordan stated section 2-13 allows 2 years. Cederburg stated the City will review to remove the conflicting statements.

No action taken.

Agenda Item #9, Consider Approval of Ordinance amending Section 82-99 (o), No Parking Area designated on Gilman Avenue and Repealing Ordinances 1233 & 1252, to the Minden Municipal Code, Third Reading.

ORDINANCE NO. 1255

AN ORDINANCE TO AMEND CHAPTER 82, ARTICLE V, OF THE MUNICIPAL CODE OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA, BY AMENDING SECTION 82-99 AS THE SAME RELATES TO PARKING.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA.

Section 1. That Section 82-99 (o), of the Municipal Code of the City of Minden, Kearney County, Nebraska, be amended in the Municipal Code of the City of Minden, the same to read as follows:

Section 82-99 (o). No Parking Area Designated on Gilman Avenue in the City of Minden, Kearney County, Nebraska.

It shall be unlawful for the driver of any motor vehicle to park the motor vehicle on the WEST side of Gilman Avenue from First Street to Third Street between the hours of 7:00 a.m. and 4:00 p.m. on school days. All of said streets are in the City of Minden.

(C.O. Ord No. 1233, 07/02/2018; C.O. Ord No. 1252, 04/22/2021; C.O. Ord No. 1255, 07/06/2021)

Section 2. That Ordinance 1233 passed by the City Council of Minden, Kearney County, Nebraska on July 2, 2018 is hereby repealed.

Section 3. That Ordinance 1252 passed by the City Council of Minden, Kearney County, Nebraska on April 22, 2021 is hereby repealed.

Section 4. That any other ordinance or section passed and approved prior to the passage, approval and publication or posting of this ordinance and in conflict with its provisions is hereby repealed.

Section 5. This ordinance shall be known as Ordinance No. 1255 and shall be in full force and effect from and after its passage, approval and publication according to law.

Passed and approved this 6th day of July, 2021.

/s/ Ted Griess
Ted Griess, Mayor

ATTEST:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

City of Minden

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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



(SEAL)

Sumstine seconded. Carlson asked if there has been a meeting with the schools on this. Cederburg stated it has happened with the schools, Cederburg, Griess, Evans, Klahn, and Police Chief Butler in attendance. The goal was to ease congestion around the schools while meeting the Gilman residents' parking request and having no parking on one side of Hillcrest for the sanitation truck. The school will have assigned parking.

On roll call, the following voted aye: Evans, Sumstine, Carlson, and Yant. Motion carried.

Agenda Item #10, Open Mic Public Comments.

No comments were made.

Agenda Item #11, Adjournment.

Evans motioned to adjourn at 7:53 pm and Sumstine seconded. On roll call, the following voted aye: Evans, Sumstine, Carlson, and Yant. Motion carried.

/s/ Ted Griess
Ted Griess, Mayor

ATTEST:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

(SEAL)