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

phone 308.832.1820
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www.MindenNebraska.org

The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
April 4, 2022

The City Council of the City of Minden, Nebraska, met on this day at 6:00 p.m. in 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: Jack Yant, Bob Carlson, Teresa Sumstine, and Larry Evans. The following City Officials were present: Mayor Ted Griess, City Attorney Tom Lieske, 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, 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 read the proclamation for the Week of the Young Child April 2-8, 2022.

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. Revised Storm Sewer Construction and Maintenance Easement with the Community Redevelopment Authority of the City of Minden in Lot 9, Block 2, Minden West Estates Subdivision in the City of Minden
e. Consider Reports that are Enclosed in the Council Packets for This Council Meeting
f. Mayoral Appointment of Shane Schmidt to the Tree Board for a term of 4/04/2022 to 12/31/2024

B. Norgaard--Repairs 92.07, Black Hills Energy--Utilities 765.93, Bnsf Railway Co.--Economic Development 103.83, City Of Hastings--Fees 469.04, Core & Main Lp--Supplies 155.67, Cross Technologies, Inc.--Repairs 794.26, Dhhs Nebraska Refunds--Fees 300.00, Donkey Towing & Transfer Llc--Fees 280.00, Eakes Office Plus--Repairs 1,983.23, F. Rogers--Cleaning 483.75, Gary's Auto Repair--Repairs 408.57, Hawkins Water Treatment--Chemical 1,637.03, Hydro Tech Inc.--Maintenance 83.90, Integrated Security Solutions, Llc--Supplies 511.00, J. Carter--Repairs 2,400.00, Jims Ok Tire Minden Llc--Repairs 20.00, Ke Co Health Payment Cntr--Medical 625.00, Ke Co Treasurer--Fees 5,358.32, Kearney Co. Clrk M. Johnson--Fees 22.00, Landmark Implement Carquest--Repairs 747.30, Lieske, Lieske & Ensz P. C., Llo--Legal 1,000.00, Lieske, Lieske & Ensz P. C., Llo--Legal 2,941.60, M. Jordan--Training 161.64, Mason's Market--Supplies 347.04, Matheson Tri-Gas Inc--Supplies 50.20, M. Raffaeli--Cleaning 152.73, Midwest Hydraulic Service & Equipment Co.--Repairs 395.00, Midwest Radar & Equipment--Maintenance 240.00, Miller & Associates--Economic Development 3,700.00, Minden Utility Dept.--Utilities 3,341.42, Municipal Supply-Nebraska--Supplies 170.35, Newcomb Diesel Llc--Repairs 3,781.48, Nphe--Fees 18.00, Olsson Associates--Tech/Engineering 41,200.24, Presto X Co.--Fees 62.00, Productivity Plus Account--

Repairs 625.40, Quadient Leasing--Fees 657.60, Rek Enterprises Llc--Repairs 665.49, The Minden Courier--Fees 700.34, Usa Blue Book--Repairs 314.03, Usps--Fees 575.00, Verizon Wireless--Utilities 661.29, Village Cleaners Inc--Cleaning 183.44, 3-25-22 Payroll--$51,000.69.

Yant asked for clarification on the supplies purchased by the water dept at Mason's Market. Jordan will get details. Yant also asked about the use of the Hastings Landfill. Chris Klahn, Street Superintendent, stated the Holdrege Landfill has a wind policy and closes for winds over 25mph. Klahn stated when it rains it is also easier to use the Hastings Landfill. Klahn mentioned there will be several more charges from the Hastings Landfill due to the recent winds.

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

Agenda Item #5, Consider Approval of Renewal of Travelers Insurance for 2022-23.

Cederburg provided an overview and suggest renewing the insurance with Travelers due to the outstanding claims from the May 2021 hail storm. Travelers quote did increase the wind and hail deductible from $5,000 to $100,000. The overall increase is about 15%.

Kevin Krull, Jones Group, stated the wind and hail deductible did increase. There is a buy back policy where for $7,790, the City can buy the deductible to decrease down to $10,000. The City does have 7 more vehicles than last year. Krull tried splitting the fire department off to attempt to get better pricing, but the results were not favorable.

Sumstine asked for the definition of occurrence. Krull said the occurrence is per event and not per building or location. After discussion, Krull clarified that the $100,000 deductible only applies to wind and hail.

Evans motioned to approve the renewal of Travelers Insurance for 2022-23 including the Buy Back Cincinnati Deductible. Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #6, Consider Approval of Armor Coat Street Maintenance for Approximately $40,135.95.

Klahn stated the streets all have existing curb and gutter and have been armor coated before. Cederburg mentioned the project is under the amount in the budget.

Carlson motioned to approve the Armor Coat Street Maintenance for Approximately $40,135.95 and Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #7, Consider Approval of Resolution for sale of property in the NE1/4 of Section 7, T6N, R14W, of the 6th p.m., Kearney County, Nebraska.

Lieske stated the resolution is necessary as the title insurance company will require it. This is one of the ways the City can sell real estate. Evans asked if state statute 17-503 applies for the statement "except real property used in the operation of public utilities". Lieske believes this doesn't apply as there are already easements in place where needed. Cederburg stated all easements are to be outside of the property and will double check this.

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RESOLUTION NO. 1732
Sale of Property

WHEREAS, the Mayor and City Council desire to sell property; and

WHEREAS, this resolution directs the sale of said property listed below to be on March 31, 2022 at 4:00 pm at 325 N. Colorado Ave; and

WHEREAS, notice of said sale will be posted as required by law; and

WHEREAS, after this notice of sale has been posted for 7 days, no objections have been made thereto; and

WHEREAS, the sale shall be held and then approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MINDEN, NEBRASKA:

The City of Minden desires to sell the property described as: A TRACT OF LAND BEING IN PART OF THE NORTHEAST QUARTER OF SECTION 7, T6N, R14W, OF THE 6TH P.M., KEARNEY COUNTY, NEBRASKA, ABUTTING THE EAST SIDE OF LOT 6, COUNTRY CLUB ESTATES SUBDIVISION TO THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS.
BEGINNING AT THE NE CORNER OF LOT 6, COUNTRY CLUB ESTATES SUBDIVISION TO THE CITY OF MINDEN; THENCE N89°03'53"E ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 6, 60.63'; THENCE S03°33'42"W, 165.86' TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 6 AS EXTENDED EASTERLY; THENCE S89°O4'58"W ON SAID EASTERLY EXTENDED SOUTH LINE, 48.18' TO THE SE CORNER OF SAID LOT 6; THENCE N00°44'33"W ON THE EAST LINE OF SAID LOT 6, 165.35' TO THE POINT OF BEGINNING, CONTAINING 9,010 SQUARE FEET MORE OR LESS via the method set out above.

Council Member Yant moved for the adoption of the foregoing Resolution. Council Member Carlson seconded the motion.

On roll call the following voted Aye: Yant, Carlson, Sumstine, and Evans.

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 4th day of April, 2022.

PASSED AND APPROVED this 4th day of April, 2022.

/s/ Ted Griess
Ted Griess, Mayor

Attest:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

Yant motioned to approve Resolution 1732 sale of property in the NE1/4 of Section 7, T6N, R14W, of the 6th p.m., Kearney County, Nebraska pending investigation of the easement being outside of the property line. Carlson seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

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Agenda Item #8, Consider Modification of Financing for the City's Tanker Truck and Streetsweeper.

The Council had previously approved to solicit financing bids for the Street Sweeper and Tanker Truck. Cederburg stated the Tanker Truck has been rescheduled to August and is not on the assembly line yet. The City can either get financing now or utilize the internal service fund once it arrives. Financing now would lock in the current interest rate, but the City would begin making payments now. Cederburg stated if the council wanted to leave it as is, then no action needs to be taken. Bids are due April 14, 2022 at 11 a.m. No action taken.

Agenda Item #9, Open Mic Public Comments

No comments were made.

Agenda Item #10, Adjournment

Sumstine motioned to adjourn at 6:35 pm and Evans seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

/s/ Ted Griess
Ted Griess, Mayor

ATTEST:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

(SEAL)