City of Minden
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The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
June 20, 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, and Teresa Sumstine. Absent: 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. Happy Father's Day to all. Tomorrow is the first day of summer.

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 Permits for:
    i. July 22, 2022 from 12 pm to 1 am for Windmill Studios at the Kearney County Fairgrounds for a dance.
    ii. July 23, 2022 from 12 pm to 1 am for Windmill Studios at the Kearney County Fairgrounds for a dance.
    iii. July 23, 2022 from 10 am to 8 pm for Windmill Studios for the 600 block of N. Colorado Avenue for a Class Reunion.
    iv. July 23, 2022 from 12 pm to 1 am for Headquarters LLC for the parking lot west of Headquarters (234 E 4th Street), Minden for a Class Reunion.

Ace Irrigation Inc--Supplies 1,006.20, A. Christensen--Training 160.30, Amazon Capital Services--Supplies 615.18, Aurora Cooperative--Supplies 480.40, Baker & Taylor Books--Supplies 568.39, Bill's Plumbing & Htg. Inc--Repairs 107.28, Black Hills Energy--Utilities 173.06, B. Reeh--Supplies 190.00, C. Collins--Supplies 189.92, Cardmember Service--Supplies 1,386.46, Cengage/Gale--Supplies 123.45, City Of Holdrege Landfill--Fees 6,516.62, Collaborative Summer Library Program--Supplies 160.49, D & M Security--Fees 150.00, Demco--Supplies 103.38, Dollar General-Regions 410526--Supplies 72.88, Doty Belt Llc--Supplies 499.85, Emergency Medical Products--Supplies 26.60, Great America Leasing Corp--Financing 386.22, Hawkins Water Treatment--Supplies 2,743.86, Industrial Systems Inc--Supplies 2,254.00, Innovative Pharmacists, Inc.--Medical 359.60, Intellicom Computer Consulting--Tech/Engineering 8,976.50, Isw--Supplies 9.92, K. Benson--Fees 2,750.00, J. Carter--Repairs 105.55, Jims Ok Tire Minden Llc--

Repairs 113.00, John Deere Financial--Supplies 290.21, Johnstone Supply--Supplies 179.16, Ke Co Health Payment Cntr--Medical 294.00, Kearney County Ag Society--Fees 100.00, Kearney Towing & Repair Center--Fees 509.40, Knispel Custom Carpentry--Fees 1,339.49, Lee Bhm Corp--Fees 8.00, Mason's Market--Supplies 150.56, M. Raffaeli--Fees 152.73, M. Shelton--Training 178.18, M. Conyers--Economic Development 600.00, Midwest Laboratories--Fees 170.67, Midwest Tapes--Supplies 116.95, Minden Exchange Bank & Trust C--Financing 6,654.13, Minden Hardware--Supplies 33.45, Minden Lumber & Concrete Co.--Supplies 165.83, Minden Machine Shop Inc--Fees 320.00, Minden Office Supply, Inc--Supplies 77.58, Minden Public Schools--Fees 2,860.00, Ne Water Resources Assoc--Fees 105.00, Nppd Kwh--Utilities 124,718.92, Nppd O&M--Maintenance 90,112.57, Oneill Heinrich Damkroger--Legal 2,154.13, Oriental Trading--Supplies 192.71, Palmer Brothers Granite Co Inc--Fees 150.00, Pepsi Cola Of Hastings, Llc.--Supplies 133.25, Presto X Co.--Fees 145.62, Quadient Finance Usa, Inc.--Financing 439.00, Quality Sound & Water--Fees 588.00, Rek Enterprises Llc--Repairs 60.00, Share Corp.--Supplies 584.00, Syndicate Publishing, Llc--Fees 123.41, T. Beck--Supplies 184.00, Trade Well Pallet Inc--Supplies 1,300.00, United States Postal Service Fees 160.00, Usa Blue Book Supplies 401.13, Usa Communications Utilities 142.76, Versatile Roofing Infrastructure Repair 10,000.00, Ziemba Roofing Co. Infrastructure Repair 239.00, 6-17-22 Payroll--$66,082.72.

Jordan had one correction. The Special Designated Liquor permit for July 23, 2022 from 10 am to 8 pm for Windmill Studios for the 600 block of N. Colorado Avenue for a Class Reunion should be in the 500 block of N. Colorado instead of the 600 block.

Carlson motioned to approve the consent agenda and Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, and Sumstine. Absent and not voting: Evans. Motion carried.

Agenda Item #5, Treasury Report, May 2022

Cederburg reviewed the increases and decreases in City funds. Sumstine motioned to approve the May 2022 Treasury Report. Yant seconded. On roll call, the following voted aye: Yant, Carlson, and Sumstine. Absent and not voting: Evans. Motion carried.

Agenda Item #6, Budget Report, May 2022

Cederburg reviewed the status of all funds in regards to the budgeted amounts. Yant motioned to approve the May 2022 Budget Report and Carlson seconded. On roll call, the following voted aye: Yant, Carlson, and Sumstine. Absent and not voting: Evans. Motion carried.

Agenda Item #7, Update on South Substation Project by Bob Jensen, NPPD.

Bob Jensen is the Project Manager for Minden's South Substation Project. The new items will be put to the east of the current substation. Jensen reviewed the provided diagrams. The soil testing was done in February. The foundation work was split out and has already been completed. The line work will be done as soon as possible. The substation which will require an outage will be done in October. The remainder of the linework will be done, the transformer will be moved, the building removed, complete substation wiring, and demolition of the existing substation will be completed during the outage. The new substation will not have a building.

Altitude Energy is the contractor on this project for the substation portion. Approximately $370,000 has been spent to date. The project estimate was $1,159,000. NPPD is not having any troubles getting the necessary supplies for the project.

The substation outage will not require any power outage to the city due to expected loads and the outage duration. The city will use the north substation exclusively during that time.

Agenda Item #8, Consider Approval of Pond Easement with Andrew Craig and Katie Craig located in part of the Southeast 1/4 of The Southwest 1/4 Section of 12, Township 6 North, Range 15 West Of The 6th P.M., Kearney County, Nebraska.

The CRA approved the easement. Cederburg noted a few points of the easement. The Craigs will have unrestricted access to their side of the pond. They cannot make any changes without obtaining City permission. Any expenses associated with any changes are at their own expense.

Cederburg mentioned a few items Craig asked. Craigs wish to have a dock on their side. Craigs were also wanting to make sure the liability was addressed. Cederburg stated the City's insurance policy would take care of the liability. After prior conversation with Krull it was noted that Craig should have their own insurance for their dock once built.

Yant moved to approve the Pond Easement with Andrew and Katie Craig. Carlson seconded. On roll call, the following voted aye: Yant, Carlson, and Sumstine. Absent and not voting: Evans. Motion carried.

Agenda Item #9, Consider Approval of Resolution for Loan Agreement between the Enterprise Fund and the Community Redevelopment Authority Tax Fund for $80,000.

Cederburg stated this will be a loan through the Internal Service Fund. The interest rate will be ¼ above the current money market rate. The sale of the empty lot along Industrial Drive would repay this loan.

RESOLUTION NO. 1739

INTERNAL SERVICE FUND LOAN AGREEMENT AND APPROPRIATION
COMMUNITY REDEVELOPMENT AUTHORITYFINANCING

RESOLUTION ESTABLISHING LOAN AGREEMENT AND TRANSFER OF THE SUM OF $80,000 FROM THE CITY OF MINDEN INTERNAL SERVICE FUND TO THE CITY COMMUNITY REDEVELOMENT AUTHORITY TAX FUND OF MINDEN AND APPROPRIATING $80,000 FOR THE PURCHASE 29.327 ACRES OF LAND (EXHIBIT 1).

WHEREAS, the City desires to purchase such land and borrow $80,000 for future housing and other development use by the CRA Tax Fund; and

WHEREAS, pursuant to the City of Minden Code section 2-3, a special fund known as the Internal Service Fund has been established, and

WHEREAS, there is a need for funds in the sum of $80,000 to cover the aforementioned CRA land purchase; and

WHEREAS, the Enterprise Fund has sufficient funds to fund the Internal Service Fund to loan the sum of Eighty Thousand and No/100 ($80,000) to the CRA Tax Fund for a period not to exceed seven (7) years;

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

1. The sum of Eighty Thousand and No/100 ($80,000) from the current Minden Internal Service Fund is hereby ordered transferred to the CRA Tax Fund, as a loan for the above-described purpose in accordance with the following terms:

   a. Said loan shall be for a term not to exceed seven (7) years, commencing June 20, 2022 and expiring May 20, 2029;

   b. Interest rate shall be 0.70% and shall be calculated and paid annually on the outstanding balance of said loan.

c. Principal shall be payable upon sale of the East 25' of Lot 3 and all of Lot 4, Block 1, Minden West Estates, in accordance with the attached payment schedule.

d. Notwithstanding the foregoing, said loan may be repaid without penalty at any time during the term thereof by fully paying and transferring the remaining balance of principal and interest currentto date of repayment to the Internal Service Fund.

2. The aforementioned sum is transferred and appropriated for the purpose hereinabove specified for expenditure during the period, June 2022, and shall be in addition to all other sums appropriated for suchpurpose during such fiscal year.

Loan Payment Schedule

Payment of the CRA loan is contingent upon the sale of the East 25' of Lot 3 and all of Lot 4, Block 1, Minden West Estates. At approximately 4 acres, and the current price of $20,000 per acre, the CRA will pay the loan back in full upon sale of said lot.

Note: Interest rate is %0.25 above current bank interest rate of 0.45%.

Passed and approved on the 20th day of June, 2022.

/s/ Ted Griess
Ted Griess, Mayor

ATTEST:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

Carlson moved to approve Resolution 1739 for the Loan Agreement between the Enterprise Fund and the Community Redevelopment Authority Tax Fund for $80,000. Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, and Sumstine. Absent and not voting: Evans. Motion carried.

Agenda Item #10, Consider Approval of Selling/Vending per Minden Municipal Code Sec. 58-1 on Saturday, July 23, 2022 from 8:00 a.m. – 5:00 p.m. on the inside of the downtown square: 400 block of N Colorado northbound, 400 block of N Minden southbound, 300 block of E 4th St westbound, and 300 block of E 5th St eastbound.

Yant asked if vendors are collecting sales tax. Cederburg stated vendors are supposed to get a business license which requires they are licensed with the State of Nebraska and provide their sales tax certificate. Jordan stated she worked with the All Class Reunion committee to add the City's business license application to their vendor registration form. Cederburg also states the city annually reviews the list of those submitting sales tax to the City of Minden.

Yant motioned to approve the selling and vending on Saturday, July 23, 2022 from 8:00 a.m. – 5:00 p.m. on the inside of the downtown square: 400 block of N Colorado northbound, 400 block of N Minden southbound, 300 block of E 4th St westbound, and 300 block of E 5th St eastbound. Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, and Sumstine. Absent and not voting: Evans. Motion carried.

Agenda Item #11, Discussion concerning an Animal Advisory Board.

Sumstine has been in discussion with several citizens concerning various animal situations throughout town. They are concerned about the dogs in the city's kennels. The police dept also has a large burden of the dogs. Brad Butler, Police Chief, stated the police dept would still respond as they do today to loose dogs and dog bites. The board would assist with finding the owners of lost dogs. Butler also believes the board could assist with rehoming dogs when an owner surrenders it.

Sumstine wishes for the board to help in the case of dog bites and vicious bites. Lieske reminded all of the need to follow current dog ordinances. However, these could be modified. Sumstine wishes to ease the burden of the police department.

The citizens have already been working on reviewing ordinances, finding foster homes, and rehoming animals. They have provided the codes of the City of Grand Island on establishing a board. Griess wishes to have the board's responsibilities outlined. Sumstine has several interested in serving on the board including Dr. Craig, herself, Butler, and several citizens. Lieske envisions the council asking himself to create an ordinance creating the board. Then asking the interested group to work on creating a proposal of their duties and responsibilities. These would then be discussed by the city council and codified.

Allison Lempka, says herself and Teresa Melroy work with the feral cats. With their own funds, they've worked to spay and neuter the cats and get them current on shots. Cats are needed to keep mice away. The city has been a dumping ground for cats.

Jane Lammers, 141 S. Nance stated this group of girls has gotten together and helping however they can being animal lovers. She has been working to raise funds for 13 years and has a lot of connections. She also works at Burgess Well which is right next to the city's dog kennel. She has rehomed 15 dogs and 15-20 cats. The group got the cats out of the houses west of Fill-N-Chill as the houses are set to be burned down. The group is trying to help the animals in the community. The feral cats must be taken care of. If an advisory board isn't formed, this group will still do what they do. Lammers stated she has been bitten by a dog and was not concerned with dog bites.

Yant motioned to have an ordinance created forming the Animal Advisory Board. Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, and Sumstine. Absent and not voting: Evans. Motion carried.

Agenda Item #12, Open Mic Public Comments.

Jane Lammers, 141 S. Nance, thanked the council for moving forward with the Animal Advisory Board. It's a big step that's needed to be done for awhile.

Agenda Item #13, Adjournment

Sumstine motioned to adjourn at 7:02 pm and Yant seconded. On roll call, the following voted aye: Yant, Carlson, and Sumstine. Absent and not voting: Evans. Motion carried.

/s/ Ted Griess
Ted Griess, Mayor

Attest:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

(SEAL)