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The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
July 18, 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, and Larry Evans. The following City Officials were present: Mayor Ted Griess, City Administrator Matt Cederburg, and City Clerk Abbey Jordan. Absent: City Attorney Tom Lieske.

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 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. Griess thanked Yant for handing the past two meetings in his absence. Volunteer Firefighter Alexis Price was thanked for volunteering. Griess recognized June Quadhammer's birthday as she was a long-time City employee.

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 Approval of Volunteer Firefighter, Alexis Price

Amazon Capital Services--Supplies 1,431.75, American Library Assoc--Membership 150.00, Assoc For Rural & Small Libraries--Membership 125.00, Aurora Cooperative--Supplies 34.71, Baker & Taylor Books--Supplies 384.03, Black Hills Energy--Utilities 49.31, Burgess Well Company--Infrastructure Repair 74.85, Cardmember Service--Supplies 1,131.24, Cengage/Gale--Supplies 148.79, Central District Health Dept--Fees 180.00, Chemsearch--Chemical 257.68, City Of Holdrege Landfill--Fees 6,025.08, Comcate--Tech/Engineering 2,954.91, D & M Security--Fees 75.00, Demco--Supplies 119.31, Dollar General-Regions 410526--Supplies 33.45, Donkey Towing & Transfer Llc--Fees 150.00, Eakes Office Plus--Repairs 170.50, Essential Resource Group Inc--Fees 44.49, Fraser Stryker Pc Llo--Legal 5,750.00, Fyr-Tek, Inc.--Supplies 351.00, Gilmore & Bell, Pc--Legal 2,200.00, Great Plains Communications--Phone/Internet 289.00, Greatamerica Financial Services Corporation--Financing 466.14, Hawkins Water Treatment--Supplies 3,211.04, Holmes Plbg.& Htg Supp Co--Repairs 46.58, Icon Enterprises, Inc.--Economic Development 3,433.50, Intellicom Computer Consulting--Tech/Engineering 2,844.00, Isw--Supplies 9.60, J. Benson--Vegetation 5,700.00, Jims Ok Tire Minden Llc--Repairs 4,532.30, Johnson Service Company--Infrastructure Repair 34,378.98, Joy's Floral & Gifts--Vegetation 920.50, Kearney Co. Clrk M. Johnson--

Fees 22.00, Kearney Powersports--Repairs 317.50, Knispel Custom Carpentry--Repairs 654.64, Logan Contractors Supply--Supplies 1,606.00, M. Cederburg--Economic Development 32.97, Midwest Laboratories--Fees 417.04, Midwest Tapes--Supplies 179.16, Miller Body Shop Inc.--Repairs 6,091.42, Minden Exchange Bank & Trust C--Financing 6,654.13, Minden Hardware--Supplies 1,476.63, Minden Lumber & Concrete Co.--Supplies 2,275.96, Minden Office Supply, Inc--Supplies 119.38, Napa Auto Parts--Repairs 778.76, Ndee--Operator Certification Program--Membership 150.00, Nebraska Power Review Board--Fees 420.54, Nppd Kwh--Utilities 180,439.98, Nppd O&M--Maintenance 159,555.48, One Call Concepts Inc--Fees 39.72, Oneill Heinrich Damkroger--Legal 455.00, Pony Express Ford--Repairs 387.80, Presto X Co.--Fees 83.62, Quadient Finance Usa, Inc.--Financing 17.10, Quick Med Claims--Fees 1,326.20, Share Corp.--Supplies 700.90, Southern Power District--Utilities 66.10, Spectrum Business--Phone/Internet 1,299.85, Superior Industries Llc--Repairs 209.06, Syndicate Publishing, Llc--Printing 484.15, T. Beck--Printing 1,666.65, United States Postal Service--Fees 108.00, Usa Blue Book--Supplies 146.26, Wex Bank--Gas 7,668.79, Wpci--Fees 166.00, 7-15-22 Payroll--$64,033.59.

Evans had a correction on the full minutes. It showed Griess being both present and absent when he was absent.

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

Agenda Item #5, Treasury Report, June 2022

Cederburg reviewed the funds received and the expenses for June 2022. No action taken.

Agenda Item #6, Budget Report, June 2022

Cederburg reviewed the status of the budget through June 2022. No action taken.

Agenda Item #7, Public Hearing for Application submitted by the Community Redevelopment Authority of the City of Minden for the Final Plat for Minden West Estates Phase 2, a tract of land located in part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Twelve (12), Township Six (6) North, Range fifteen (15) West of the 6th P.M., Kearney County, Nebraska.

Griess opened the public hearing at 6:12 p.m. and asked those in favor of the application to speak. Jeff Palik with Olsson Associates reviewed the project and the construction timeline. Next Griess asked those against the application to speak. Ronald Keen, 715 S. Colorado, requested the funds be sent on infrastructure instead of this, especially water mains. Guy Nelson, 611 S. Minden, agreed with Keen.

The public hearing was closed at 6:17 p.m. No action was taken.

Agenda Item #8, Consider Approval of Resolution for the Final Plat of Minden West Estates Phase II.

RESOLUTION NO. 1740

WHEREAS, the Mayor and Council of the City of Minden did approve of the final plat for the MINDEN WEST ESTATES PHASE II at the regular Council meeting held on July 18, 2022; and

WHEREAS, the Mayor and Council of the City of Minden does hereby concur with said recommendation of the Planning and Zoning Commission of the City of Minden.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Minden, Nebraska, that the plat of "MINDEN WEST ESTATES PHASE II", a subdivision located in part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Twelve (12), Township Six (6) North, Range fifteen (15) West of the 6th P.M., Kearney County, Nebraska, duly made out,

acknowledged and certified, and the same hereby is approved, accepted and ordered filed and recorded in the Office of the Register of Deeds of Kearney County, Nebraska.

Councilmember Sumstine moved for the adoption of the foregoing Resolution. Councilmember 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 18th day of July, 2022.

/s/ Ted Griess
Ted Griess, Mayor

Attest:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

Evans motioned to approve Resolution 1740 for the final plat of Minden West Estates Phase II. Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #9, Consider Approval of Request for Qualifications for City to pursue State Revolving Funds for water main replacement.

Griess stated engineering firms should be able to provide qualifications for a water main replacement project contingent upon award of state revolving funds. Cederburg added annually the City provides a list of projects to be done for water and sewer to the state. This year there are additional funds available. The project would allow for $675,000 in forgivable funds to complete Phase II of water main replacement. The engineering firm would conduct a study to figure out why several high complaint areas have new mains yet extremely rusty water.

Palik stated historically the SRF funds are a low interest loans. However, in addition to this, the state is offering forgivable funds. Communities are required to get proposals first. The state has pre-approved the City for 45% forgiveness of a potential project. The City still has to apply for the funds prior to getting final approval.

Yant motioned to request for qualifications for City to pursue State Revolving Funds for water main replacement. Evans seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #10, Consider Approval of Letter of Agreement Amendment #6 with Olsson Associates for NE Subdivision Plat not to exceed $5,500.00.

Cederburg provided the history. The City has agreed to sell a piece of property to Kevin Krull. The property being sold was previously surveyed. Jordan and Cederburg clarified exactly what will be surveyed in the amendment.

Yant motioned to approve the Letter of Agreement Amendment #6 with Olsson Associates for NE Subdivision Plat not to exceed $5,500.00. Carlson seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #11, Update on potential ARPA funded projects.

Cederburg stated he is getting estimates for the gun club utilities for both the City and the gun club. He's also waiting on estimates for the tennis/pickleball courts and a splash pad.

Dave Arnold, Gun Club Treasurer, thanked the council for considering the project. No action taken.

Agenda Item #12, Consider Approval of Ordinance amending Section 86-187, Drilling, of the Minden Municipal Code, First Reading.

Cederburg stated Lieske has provided the suggested language for allowing the best placement of the City's well for the pond at Minden West Estates Phase II. Evans asked for clarification on the well type in the event of a drought? Palik stated it will be a submersible well that will pump 100-200 gallons per minute for maintenance levels. The intent is to have the well run only during dry spells to keep the water level up for a couple of days.

Carlson introduced Ordinance No. 1269 for its first reading.

ORDINANCE NO. 1269

AN ORDINANCE TO AMEND CHAPTER 86, ARTICLE IV OF THE MUNICIPAL CODE OF MINDEN, KEARNEY COUNTY, NEBRASKA, BY AMENDING SECTION 86-187 AS THE SAME RELATES TO WATER; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

Section 1. That Section 86-187, Drilling be amended in the Municipal Code of the City of Minden, Kearney County, Nebraska, the same to read as follows:

Section 86-187. Drilling

(a) Water well construction. No person shall drill any water well within the corporate limits of the city within 300 feet of an established water main which has been placed in service by the city, unless a permit therefor has been issued by a three-fourths vote of the city council. Wells shall be drilled in accordance with the city's current standards for water well construction.

1. Whenever it becomes necessary for a public municipal purpose the City of Minden shall be allowed to drill a water well for potable or non-potable use. The City Council shall approve the drilling of such well, and such well shall be drilled in accordance with the city's current standards for water well construction.

2. Whenever said municipal well is for a public purpose, if necessary, it may be drilled within 300 feet of any established water main.

(b) Distance requirements. In order to protect the municipal potable water supply, the following distances from a well shall be enforced:

Category	Distance	
	Feet	Meters
Nonpotable water well	1,000	300
Sewage lagoon	1,000	300
Absorption or disposal field for waste	500	150

Cesspool	500	150
Dump	500	150
Feedlot or feedlot runoff	500	150
Corral	500	150
Pit toilet	500	150
Sanitary landfill	500	150
Chemical or petroleum product	500	150
Septic tank	500	150
Sewage treatment plant	500	150
Sewage wet well	500	150
Sanitary sewer connection	100	30
Sanitary sewer manhole	100	30
Sanitary sewer line	50	15
Sanitary sewer line (permanently water tight)	10	3

When surface runoff or underground movement from potential sources of contamination may adversely affect the quality of water from such supplies, the distance separating these potential sources of contamination and the well or spring should be greater than that listed in the above schedule.

(C.O. Ord No. XXXX, __/__/____)

Section 2. 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 3. This ordinance shall be known as Ordinance No. 1269 and shall be in full force and effect from and after its passage, approval and publication according to law.

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

Agenda Item #12, Consider Approval of Ordinance of the Employee Wage Schedule as of July 18, 2022.

Yant is unhappy as he's previously asked for a workshop to get employee wages worked out.

Yant motioned to table this agenda item until the workshop is completed. Evans seconded. On roll call, the following voted aye: Yant, Sumstine, and Evans. Voting nay: Carlson. Motion carried.

Agenda Item #13, Open Mic Public Comments.

Ronald Keen, 715 S. Colorado, spoke concerning the extremely discolored water at his house. He has been communicating with Cederburg and Darin Fischer, Utilities Superintendent. He's changing water filters 1-2x a week and it clogs up his sprinklers. He's also running his sprinklers to attempt to clean up his water. Palik responded that he is attempting to get data on how the water is getting to his house as the main outside his house is new. Palik stated ice pigging may help, but it's not guaranteed. Evans believes the City needs to do a regular maintenance plan with ice pigging.

Guy Nelson, 611 S. Minden, asked to fix current problems within the City before adding the new development.

Agenda Item #14, Adjournment

Sumstine motioned to adjourn at 6:49 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)