City of Minden
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The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
September 19, 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 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, 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 congratulated Minden's high school athletes! Griess reminded all of the upcoming Homecoming parade, Bandfest, and the special budget meeting.

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

911 Custom--Supplies 789.00, Amazon Capital Services--Supplies 1,009.30, Atlas Automation Llc--Supplies 1,206.66, Aurora Cooperative--Supplies 722.60, Baker & Taylor Books--Supplies 350.77, Bill's Plumbing & Htg. Inc--Repairs 125.00, Black Hills Energy--Utilities 43.50, C.A.N.D.O.--Fees 3,500.00, Cengage/Gale--Supplies 98.76, Central Programs Inc--Supplies 360.82, City Of Holdrege Landfill--Fees 6,408.79, D & M Security--Fees 150.00, Drive Guide Llc--Economic Development 600.00, Eakes Office Plus--Repairs 1,718.70, Ferno-Washington, Inc.--Supplies 1,103.25, Fyr-Tek, Inc.--Supplies 4,554.25, Great Plains Communicatons--Phone/Internet 134.84, Hawkins Water Treatment--Supplies 1,488.71, Intellicom Computer Consulting--Tech/Engineering 2,669.39, Isw--Supplies 9.92, J. Kevin Benson--Maintenance 2,400.00, Jan L. Carter--Repairs 1,361.55, Jims Ok Tire Minden Llc--Supplies 2,854.24, John Deere Financial--Repairs 137.01, K&G Plumbing & Heating Inc.--Repairs 1,845.00, Lee Bhm Corp--Printing 462.59, Marlatt Machine & Welding Llc--Supplies 180.00, Mary Jo Froid--Gas 210.00, Michael Todd & Company, Inc.--Supplies 3,490.97, Midwest Laboratories--Fees 122.16, Midwest Tapes--Supplies 249.13, Miller Abstract & Title Co--Economic Development 150.00, Minden Exchange Bank & Trust C--Financing 6,654.13, Minden Hardware--Supplies 714.04, Minden Lumber & Concrete Co.--Supplies 1,396.15, Ne Mosquito And Vector Control--Training 50.00, Nebraska Library Association--Training 370.00, Nmc, Inc.--Supplies 7,500.00, Nppd Kwh--Utilities

190,032.94, Nppd O&M--Maintenance 443,328.51, Olsson Associates--Tech/Engineering 15,601.53, Panhandle Ems Education--Training 1,000.00, Penguin Management--Supplies 780.00, Platte Valley Communications Of Kearney, Inc.--Repairs 1,350.22, Pony Express Ford--Supplies 734.50, Prairie View Roofing, Llc--Repairs 70,357.29, Presto X Co.--Fees 213.42, Quick Med Claims--Fees 1,057.25, Rek Enterprises Llc--Repairs 366.07, Sandry Fire Supply Llc--Supplies 2,910.00, Spectrum Business--Phone/Internet 1,299.85, Sunbelt Rentals, Inc--Supplies 2,450.00, Syndicate Publishing, Llc--Printing 34.16, The Library Store--Supplies 496.89, Timothy R. Beck--Supplies 287.56, Usa Blue Book--Supplies 253.90, Wahoo Heritage Inn--Training 143.90, Wex Bank--Gas 5,823.12, 9-9-22 Payroll--$56,947.80.

Yant had a correction to the minutes as Mayor Griess called the meeting to order instead of Council President. Evans questioned why the City has to pay the extra costs for a non-local NPPD crew to do the work at the South Substation. Cederburg stated he would request NPPD to speak at an upcoming meeting concerning the costs.

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

Agenda Item #5, **Public Hearing** for Application submitted by the Masons Market Inc for the Preliminary Plat for CRS Fourth Subdivision, a tract of land being part of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE1/4 NE1/4 NE1/4) of Section Twelve (12), Township Six (6) North, Range Fifteen (15) West of the Sixth Principal Meridian, Kearney County, Nebraska, together with Lot One (1), now vacated, CRS Second Subdivision, a subdivision being part of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 6 North, Range 15 West of the Sixth Principal Meridian, Kearney County, Nebraska, all more particularly described as follows: Referring to the Southwest Corner of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 12 and assuming the West line of said Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 as bearing N 00°00'48" E and all bearings contained herein are relative thereto; thence N 00°00'48" E on the aforesaid West line a distance of 330.58 feet to the ACTUAL PLACE OF BEGINNING, said point being the southwest corner of said Lot 1; thence continuing N 00°00'48" E on the aforesaid West line and the west line of said Lot 1 a distance of 325.00 feet to the northwest corner of said lot; thence N 89°55'14" E on the north line of said lot a distance of 266.00 feet to the northeast corner of said lot; thence S 00°00'48" W on the east line of said lot a distance of 325.00 feet to the southeast corner of said lot; thence N 89°55'14" E on the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 12 a distance of 68.95 feet; thence S 00°05'35" W on the west line, if extended northerly, of Lot 1, Jestes Subdivision, a subdivision being part of the S 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4 of Section 12 Township 6 North, Range 15 West of the 6th Principal Meridian, Kearney County, Nebraska a distance of 298.45 feet; thence S 89°53'57" W a distance of 51.65 feet; thence S 00°12' E a distance of 32.00 feet to a point on the South line of said Northeast 1/4 of the Northeast 1/4; thence S 89°53'57" W a distance of 213.50 feet; thence N 00°05'02" E a distance of 330.55 feet to a point on the south line of Lot 1, in said CRS Second Subdivision; thence S 89°55'14" W on the aforesaid south line a distance of 69.90 feet to the place of beginning.

Lieske opened the public hearing at 6:06 p.m. Riley Space, Mason's Market 736 N. Brown, stated his previously platted Secopnd Subdivision had no access to it. Now he is adding a portion of another lot to it and selling them together. Cederburg stated the future buyer would have to work with the City for building permits and utilities.

The hearing was closed at 6:10 p.m.

Agenda Item #6, Consider Approval of Ordinance creating Street Improvement District No. 2022-2 for Industrial Drive.

Yant introduced Ordinance No. 1270 for its first reading.

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ADOPTING ORDINANCE
ORDINANCE NO. 1270

AN ORDINANCE OF THE CITY OF MINDEN, NEBRASKA, CREATING A CERTAIN STREET IMPROVEMENT DISTRICT WITHIN THE CITY OF MINDEN TO BE KNOWN AS STREET IMPROVEMENT DISTRICT NO. 2022-2; DEFINING THE BOUNDARIES OF SAID DISTRICT AND THE PROPERTY CONTAINED THEREIN; AND, PROVIDING FOR THE CONSTRUCTION OF IMPROVEMENTS THEREIN CONSISTING OF GRADING, AND CONSTRUCTION OF PORTLAND CEMENT PAVING OR ASPHALTIC PAVING, SUBGRADE PREPARATION, EXCAVATION, STORM SEWER PIPE AND RELATED STORM SEWER STRUCTURES AND DRAINAGE IMPROVEMENTS SEEDING AND SUCH OTHER IMPROVEMENTS, ACCESSORIES AND APPURTENANCES AS MAY BE NECESSARY AND INCIDENTAL THERETO AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

PASSED AND APPROVED this 19th day of September, 2022.

/s/ Ted Griess
Ted Griess, Mayor

Attest:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

(SEAL)

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

Evans motioned to waive the three readings. Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Evans motioned to adopt Ordinance No. 1270 by title. Carlson seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #7, Consider Approval of NPPD Project #5461278 for Removing the Existing 3-Phase Electric Line that runs to the wells in Minden West Estates II for an estimated cost of $11,324.21.

Cederburg stated the original plan was to keep a well in service to fill the pond in West Estates II, however, the well's location will make it impossible for the grading to be done and the utilities installed. There will be a new well put in for the pond and can be used to fill it.

Carlson motioned to approve NPPD Project #5461278 and Yant seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #8, Discussion of Downtown Outdoor Seating for Businesses.

Cederburg stated Kevin Krull had approached the City about the possibility of outdoor seating on the downtown square. Lieske had researched and the City's code does allow for a proposal to be brought to City Council for approval. Cederburg reached out to the City of Kearney and got their codes and right-of-way use agreement that is used for their downtown area.

Kevin Krull, 418 Country Club Drive, stated he would like to have a restaurant on the corner of 4th Street and Minden Avenue with the option for outdoor seating. The building to the curb on Minden Avenue is 20'. On the north side there is 10'. Krull wishes to have a

fenced in area similar to what has been done along Central Avenue in Kearney. Krull would like to not have to reapply for this and have it attached to the property. He would bring any outdoor items inside during the winter to aide in snow removal.

Cederburg states the City has a 70' right of way along Minden Avenue leaving only a few feet that Krull owns. Therefore, this discussion is concerning the use of the City's right-of-way. Sumstine wanted to be clear that this could apply to all businesses downtown. Sumstine also asked if alcohol could be allowed? Jordan replied the rules concerning this are set by the Nebraska Liquor Control Commission.

No action taken.

Agenda Item #9, 2022-2023 Budget Update

Cederburg provided a budget summary by reviewing the capital expenditures by department for next year's budget. No action taken.

Agenda Item #10, Discussion of Employee Wages and Salary Continuation Plan.

Sumstine motioned to enter a closed session at 6:36 pm. Yant seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Yant motioned to exit the closed session at 7:22 pm. Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Evans motioned to enter open session at 7:23 pm and Yant seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #11, Consider Approval of City of Minden Employee Cost of Living increase of 6%.

Sumstine motioned to approve the 6% Cost of Living Raise for all employees including salaried and hourly. Carlson seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #12, Open Mic Public Comments.

None were made.

Agenda Item #13, Adjournment

Carlson motioned to adjourn at 7:24 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)