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The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
October 17, 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 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 is very proud of the middle school and high school bands for receiving superiors at Bandfest.

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

A&L Leveling Inc--Fees 2,404.41, Ace Irrigation Inc--Supplies 956.42, Amazon Capital Services--Supplies 1,204.52, Anderson Bros Ele Inc--Maintenance 1,086.00, Aurora Cooperative--Supplies 36.02, Baker & Taylor Books--Supplies 302.79, Black Hills Energy--Utilities 45.42, Cardmember Service--Supplies 550.93, Cengage/Gale--Supplies 74.72, City Of Holdrege Landfill--Fees 5,786.87, Clia Laboratory Program--Fees 180.00, Core & Main Lp--Supplies 4,325.42, D & M Security--Fees 75.00, Ebsco--Supplies 438.62, Electric Pump--Supplies 223.75, Fraser Stryker Pc Llo--Legal 25.00, Fyr-Tek, Inc.--Supplies 1,567.75, Great Plains Communications--Utilities 134.84, Intellicom Computer Consulting--Tech/Engineering 2,207.00, Isw--Supplies 9.60, J. Carter--Repairs 147.10, Jims Ok Tire Minden Llc--Repairs 112.50, Johnson Service Company--Maintenance 9,500.00, Junior Library Guild--Fees 3,385.02, Kearney Co. Clrk Myra Johnson--Fees 34.00, Kearney Powersports--Repairs 255.80, Lawson Products, Inc.--Supplies 243.41, Menards Of Kearney--Supplies 66.52, Michael Todd & Company, Inc.--Supplies 156.42, Mid Iowa Solid Waste Equipment Co., Inc.--Supplies 354.80, Midwest Laboratories--Supplies 329.22, Midwest Tapes--Supplies 71.97, Minden Exchange Bank & Trust C--Financing 6,654.13, Minden Hardware--Supplies 510.75, Minden Lumber & Concrete Co.--Supplies 725.98, Minden Office Supply, Inc--Supplies 582.33, Morton Building--Repairs 23,415.00, Napa Auto Parts--Supplies 359.03, Ne State Treasurer--Fees 42.44, Nebraska Library

Commission--Membership 500.00, One Call Concepts Inc--Fees 45.44, Oneill Heinrich Damkroger--Legal 227.50, Powertech--Infrastructure Capital 33,009.75, Ppg Architectural Finishes, Inc--Supplies 183.38, Presto X Co.--Fees 145.62, Proquest Llc--Membership 1,511.76, Quadient Finance Usa, Inc.--Financing 382.90, Quick Med Claims--Fees 878.48, Southern Power District--Utilities 76.19, Spectrum Business--Utilities 1,294.64, Syndicate Publishing, Llc--Printing 71.57, The Library Store--Supplies 112.91, T. Beck--Supplies 309.56, Wex Bank--Gas 6,245.05, Wpci--Fees 206.00, 10-7-22 Payroll--$54,781.05.

Evans asked for status of generators. Cederburg stated they are installed and only testing is left. Evans also asked for an elaboration on the Intellicom bill. Cederburg believes it is for the duo login authentication. Yant asked about the toilet bowl cleaner and acetaminophen tablets both purchased from Amazon and questioned why they weren't purchased locally. Jordan replied the toilet bowl cleaner is a special request from the office cleaner to remove rust. Jordan stated the tablets are separately packaged in sets of two.

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

Agenda Item #5, Discussion Concerning Development of the Old Recycle Lot at Holland Street and Kearney Avenue

Randy Butts, local contractor, presented his concept for 6 duplexes and a street down the center of the block for the Old Recycle Lot. Cederburg stated Butts brought the concept to the City's attention a few months ago. There are sewer challenges due to elevation. Butts stated the duplexes will be all one level geared towards those aged 60 and over. Each duplex half will be 1000-1200 square feet and owned separately. There would be a lift up door to stairs with the furnace and hot water heater down there. This would also include a space to be during severe weather. The goal is to make a gated community feel by leaving the bushes all around. He wishes to place storage units in the SE corner as he anticipates the duplex buyers to be leaving a larger house and needing storage space.

Butts wish to have exclusive rights to build on this lot. Cederburg stated the CRA made a recommendation to the City Council to move forward with the engineering costs. The council needs to consider Olsson Associates to do engineering for the property's utilities and street along with lot sizes. There are also considerations for the 30 acres that will be platted to the south of this property as there will be sewer available there and Lexington St to the south may eventually be paved. The CRA would negotiate the lot price with Butts. Butts is concerned with the costs for the proposed street and utilities to the units.

Evans asked Butts to clarify exactly what he is asking the City to provide. Butts replied he is asking the City to provide water, sewer, and electric for each unit along with the street. Brian Friedrichsen, Olsson Associates estimated $100,000 for the street, $100,000 for water, and $100,000 for sewer for a total of $300,000. Friedrichsen cannot provide electric estimates.

Lieske reminded the Council that what Butts is asking for is no different than what will be done for Minden West Estates II as all utilities will be ready and the streets will be paved.

Agenda Item #6, Consider Approval of Letter of Agreement with Olsson Associates for Paving Improvements in the Alley Between Colorado and Minden Avenues and 5th and 6th Streets not to Exceed $12,000.

Todd Jensen with the Kearney Community Foundation stated the KCF owns the donut shop and Opera House. A couple of years ago there was water leaking problems in the basement below the donut shop. There is a below grade window that is covered up and the water is leaking through it. If the alley is torn up, the window can be removed, and the building sealed up and a waterproof membrane placed on the outside.

Evans asked if repaving the alley would work with a future downtown CDBG grant to replace sidewalks on the north side of the square. Friedrichsen will attempt to do the proper elevations so that there would be minimal replacements if the grant is awarded in the future.

Yant motioned to approve the Letter of Agreement with Olsson Associates for Paving Improvements in the Alley between Colorado and Minden Avenues and 5th and 6th Streets and Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #7, Discussion and Selection of Options Resulting from the Drainage Analysis of 1st Street and Park Avenue conducted by Olsson Associates.

Friedrichsen reviewed the path of the water prior to entering the backyards in the area. A lot of water is coming from the school's parking areas. The review has provided several options.

Option #1 is to install drainage systems in all the backyards. This is a cheaper option but is quite intrusive into private property and doesn't change the water flow. Not recommended. Option #2 would be to change the driveway elevations for the ones that have the water flowing the wrong way. It would also be intrusive. Not recommended.

Option #3 is replacing the intersection at 3rd Street and Park Ave. This would help move water to the east side of the street. Option #4 is a full replacement of Park Ave from 1st to 3rd and moving the crown up and the gutters down. If this is chosen, there is not a lot of longitudinal slope down Park. Options #3 and #4 are the better long-term solutions.

Cederburg stated there is $55,000 in the budget for this project. It would be difficult to fund the street replacement suggested in Option #4. Chris Klahn, Street Superintendent, believes the drainage problems started when the new water tower was installed and part of the yards were lowered due to the new water main installed. Klahn believes the intersection work would help alleviate the problem.

Yant motioned to have Olsson Associates create a proposal for design work to replace the intersection of 3rd Street and Park Ave as stated in option #3. Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #8, Discussion and Selection of Options Resulting from the Drainage Analysis of Minden Avenue and Lexington Street conducted by Olsson Associates.

Friedrichsen reviewed Option #1 would be installing a culvert on the Overleese property, regrade ditch leading to it, install storm sewer leading to it. Option #2 would be installing a culvert on the Overleese property and removing and replacing existing culverts and grading ditches. Option #3 is to clean the existing ditches and culverts. Klahn is currently doing this.

Cederburg recommended continuing with Option #3 as the next agenda item is a hydraulic study for the entire SE quarter of Minden which would include solutions for this property and the surrounding area. No action taken.

Agenda Item #9, Consider Approval of Letter of Agreement with Olsson Associates for Hydraulic Study for SE quarter of Minden and Preliminary Plat of the Overleese Property not to exceed $58,500.

Friedrichsen said this would be south of 1st Street and east of Brown Avenue and would continue southeast to pond on 33 Road. Cederburg stated this is also for the State's repaving of 1st Street in 2026. A hydraulic study would have to be done prior to that. The City hopes to next year complete the same hydraulic analysis of the NE quarter of Minden as this would also need done before paving 1st Street.

Carlson motioned to approve the Letter of Agreement with Olsson Associates for Hydraulic Study for SE quarter of Minden and Preliminary Plat of the Overleese Property and Evans seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #10, Consider Approval of Resolution for Final Plat of the CRS 4th Subdivision.

Lieske stated he is researching as the title company is questioning the wording of "now vacated" in the legal description. Lieske recommended tabling. No action taken.

Agenda Item #11, Consider Approval of Employee Appreciation Turkey/Ham Gift Certificates and Chamber Bucks in the amounts of $100 for full-time and $50 for part-time.

Sumstine motioned to approve the Employee Appreciation Turkey/Ham Gift Certificates and Chamber Bucks and Carlson seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #12, Discussion Concerning Grading of Alley between 1st Ave and Evergreen Street to Piester Ave and cover with Gravel and/or Rock, per Agenda Item Request by Jack Yant.

Yant has had several homeowners in Minden West Estates approach him about the alleys in the development. He has been hired to spray weeds for several. Yant stated the alleys need to be graded and gravel could be put on them.

Klahn stated all alleys in the city are for utilities use and not public access alleys. Residents are responsible for maintaining their alleys. There are 4 or 5 that do not maintain their alley at all. Several park campers, vehicles, and trailers on city right-of-way by the alley. Cederburg conferred that property owners are responsible for maintaining the right-of-way abutting the street and the alley. Klahn mentioned that typically once an alley is graveled, then the residents stop maintaining the alleys. There is probably less traffic currently on the grass alleys and the traffic will most likely increase when gravel is placed.

Yant wants the work to be done as when he is working it's difficult to access the back yards in most cases and the alleys are quite rough. Klahn agreed they are quite rough.

Evans motioned to approve the graving and adding rock to all alleys in Minden West Estates and Yant seconded. On roll call, the following voted aye: Yant, Sumstine, and Evans. Voted nay: Carlson. Motion carried.

Agenda Item #13, Discussion Concerning Subsidizing Senior Center for Expenses and Meals of $5,000 Annually, per Agenda Item Request by Jack Yant.

Yant stated the Senior Center has a shortfall annually. The County provides funds annually. The City of Kearney subsidizes the Senior Center's entire shortage. Gibbon and Holdrege also assist in funding their senior center.

Doris Thompson, 232 N Yates, thanked Yant for bringing this to the council. Thompson stated the senior center has a tremendous cook who provides wonderful meals for $5-$6.25. Barb Lynn, 143 E Campbell, shared Minden's senior center is the only one in the area that gets a home cooked meal.

Sumstine asked what funds the City would use? Lieske replied the League of Nebraska municipalities had replied public funds couldn't be used for a private use. Yant countered that other cities make it work and Minden should be able to too. Lieske requested time to research the legalities of subsidizing the Senior Center.

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

Agenda Item #14, Personnel Discussion.

Carlson motioned to enter closed session at 7:43 p.m. and Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, and Sumstine. Voting nay: Evans. Motion carried.

Sumstine motioned to exit closed session at 8:09 p.m. and Evans seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Sumstine motioned to enter open session at 8:10 p.m. and Yant seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #15, Open Mic Public Comments.

No comments were made.

Agenda Item #16, Adjournment

Evans motioned to adjourn at 8:11 pm and Sumstine 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)