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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org

The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
April 15, 2024

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 Evans called the meeting to order at 6:00 p.m. The following City Council members were present: Jarvis Kring, Teresa Sumstine, Jack Yant, and Alyssa Schneider. The following City Officials were present: City Attorney Andrew Olson, Mayor Larry Evans, City Administrator Michael Krings, 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, Mayor Evans led those in attendance in the Pledge of Allegiance.

Then Evans 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 council will take comments on an agenda item, not related to a public hearing, during the public forum only. Please state your name and address prior to commenting."

Agenda Item #3, Public Forum. No comments were made.

Agenda item #4, Council Announcements. Schneider thanked the mayor for visiting the preschool for the week of the Young Child. She also reminded citizens about Arbor Day, Friday, April 26, and the tree board planting of a tree at Chautauqua Park along with the NRD free tree giveaway at 3pm. Yant stated that there has been progress being made at the Gun Club and the tennis courts. Evans stated that the City was awarded the Tree City distinction for 2023. May 3rd and 4th is the Kearney County Clean-up. The FCCLA had 4 qualifying members for the National Leadership Conference.

Agenda Item #5, 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 excluding the Police Department
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

Aetna Senior Supplemental Insurance--Refunds $184.98, Amazon Capital Services--Supplies $847.34, Anderson Bros Ele Inc--Repairs $309.35, A. Nantkes--Printing $535.64, Aurora Cooperative--Gas $38.58, Baker & Taylor Books--Supplies $907.73, Beacon Athletics--Supplies $75.00, Black Hills Energy--Utilities $974.55, Caspian Group, Inc--Tech/Engineering $864.00, Cengage/Gale--Supplies $159.15, Central District Health Dept--Fees $290.00, Central Programs Inc--Supplies $219.55, City Of Holdrege Landfill--Fees

$5,328.54, Commercial Recreation Specialists--Infrastructure Capital $32,521.67, Consolidated Management Co--Training $201.25, Core & Main Lp--Supplies $517.06, Dutton Lainson Co--Supplies $516.00, Elan Financial Services--Supplies $2,044.30, Emergency Medical Products--Supplies $307.61, E. Vanhorn--Repairs $38.30, F. Rogers--Cleaning $591.25, Fastenal--Supplies $16.80, Great Plains Communications--Phone/Internet $141.75, Greatamerica Financial Services Corporation--Fees $233.06, Hawkins Water Treatment--Chemical $385.93, Integrated Security Solutions, Llc--Tech/Engineering $225.00, Intellicom Computer Consulting--Tech/Engineering $4,092.72, Irs--Fees $486.44, Isw--Supplies $9.92, Jim's Ok Tire Minden Llc--Repairs $312.50, Ke Co Health Payment Cntr--Fees $1,048.00, Kearney Powersports--Supplies $260.55, Kelly Supply Company--Supplies $401.62, Mason's Market--Supplies $34.86, Mh Equipment Company--Repairs $904.64, M. Raffaeli--Cleaning $600.00, Midwest Laboratories--Fees $396.67, Midwest Tapes--Supplies $172.69, Minden Hardware--Supplies $874.36, Napa Auto Parts--Supplies $78.98, Ndee--Operator Certification Program--Fees $195.00, Ndee Swimming Pools--Fees $235.00, Nebraska Rural Economic Developers Association--Membership $250.00, Nebraska Rural Water Assoc.--Fees $1,245.00, Nebraska Truck Center, Inc.--Repairs $249.76, Nppd Kwh--Utilities $124,951.73, Nppd O&M--Utilities $4,404.41, One Call Concepts Inc--Fees $34.20, Platte Valley Communications Of Kearney, Inc.--Repairs $100.00, Presto X Co.--Maintenance $248.01, Quadient Finance Usa, Inc.--Fees $400.00, Quadient Leasing--Fees $801.78, Quick Med Claims--Fees $457.63, R. Crooks--Incentive $109.80, R. Hurst--Tech/Engineering $1,000.00, Sonetics Corporation--Supplies $250.00, Southern Power District--Utilities $99.92, Spectrum Business--Phone/Internet $1,232.90, Syndicate Publishing, Llc--Fees $377.75, T. Struss--Refunds $120.00, T. Holsten--Training $202.00, T. Beck--Printing $1,583.45, Verizon Wireless--Phone/Internet $751.75, Vessco Inc--Supplies $5,000.45, Ward Laboratories, Inc--Fees $31.35, Wex Bank--Gas $5,731.19, Winzer Franchise Company--Supplies $177.38, Wpci--Fees $123.00, Longshot Property Development LLC—Economic Development $45,945.37, 04-05-24 Payroll $62,554.64.

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

Agenda Item #6, Consider Approval of Police Department's Bills & Claims for this Council Meeting.

Yant motioned to approve the Police Department's Bills & Claims for this Council Meeting and Sumstine seconded. On roll call, the following voted aye: Yant, Sumstine, and Schneider. Abstain: J. Kring. Motion carried.

Agenda Item #7, Mayoral Proclamation for Week of the Young Child.

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To Proclaim April 6-12th, 2024,
as Week of the Young Child
in Minden, Nebraska

Whereas, The first years of a child's life are the period of the most rapid brain development and lay the foundation for all future learning: and

Whereas, Children's cognitive, physical, social and emotional, and language and literacy development are built on a foundation of children's positive interactions with adults, peers, and their environment: and

Whereas, High–quality early childhood programs provide important benefits to children, families and our state and national economies: and

Whereas, Young children need skilled, educated, competent, consistent, and compensated early childhood educators: and

Whereas, Young children need developmentally appropriate, accessible, and available early care and education settings: therefore be it

Resolved, That the city of Minden, Nebraska hereby proclaim April 6-12 as the Week of the Young Child, and does hereby recognize that when our society invests in educators, we also invest in children and families.

Mayor Larry Evans
Mayor Larry Evans

April 09, 2024
Date

No action taken.

Agenda Item #8, Swearing in of Police Officer, Jonas Hansen.

Evans swore-in Police Officer, Jonas Hansen. No action taken.

Agenda Item #9, Consider Approval of Treasury Report, March 2024.

Schneider motioned to approve the March 2024 Treasury Report. Yant seconded. Jordan accounted for the changes in the City's Treasury. On roll call, the following voted aye: J. Kring, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #10, Consider Approval of Budget Report, March 2024.

Yant motioned to approve the March 2024 Budget Report. Schneider seconded. On roll call, the following voted aye: J. Kring, Sumstine, Yant and Schneider. Motion carried.

Agenda Item #11, Consider the Approval of the Wind & Hail Insurance Deductible Buyback through April 5, 202.

Kevin Krull with Jones Group stated that Lloyds of London is trying to determine a rate on the roofs that have not been completed versus the ones that have been completed for a blended rate. All roofs repairs have been approved by Travelers, but they are working on the approval of remaining small items such as soft metals and lettering. Krull hopes to have the Wind & Hail Insurance Deductible Buyback figure for the next meeting.

No action taken.

Agenda Item #12, Consider Approval of the Parking of a Recreational Vehicle on the lot at 1012 S. Western Avenue for 8 months.

Yant motioned to approve the Parking of a Recreational Vehicle on the lot at 1012 S. Western Avenue for 8 months. Sumstine seconded. Krings explained that this will allow the homeowner to live in his camper on his property while his house is in the process of being built. On roll call, the following voted aye: J. Kring, Sumstine, Yant and Schneider. Motion carried.

Agenda Item #13, Public Hearing to Change the Zoning of the following described real estate to wit: Blocks 5, 6 and 7 McCool's Addition to Minden, Kearney County, Nebraska. The parcel is presently zoned "Residential 1 (R1)" and the request as filed, proposes that said parcels be changed to a zoning designation of "Outlying Commercial (C2).".

Olson opened the public hearing at 6:26 p.m.

Gary Brandt, CPI, CEO, stated that they are not using the land right now and spoke in favor changing the zoning to help the City of Minden and the community. Scott Meyer, President of Village Cleaners, spoke in favor of the rezoning and adding more opportunities to the community.

Jordan stated that there were 3 letters submitted that mention reasons for and against the zoning change.

The hearing was closed at 6:28 p.m.

M. Krings stated that the City is working with Village Cleaners and CPI and recommends no action be taken until the Environmental Review report is received as that will affect the sale of the property. Evans stated that the individuals that sent in letters, Evans and M. Krings have spoken with them and have answered questions.

Agenda Item #14, Consider Approval of a Revolving Fund Loan of $75,000 to MaKayla Rutt for 10 Years at a 2% Interest Rate with a 0% interest 24-month deferment during construction for Renovation of the Old Bank Building on the NE corner of 5th Street and Minden Avenue as Recommended by the Revolving Loan Fund Review Committee.

Schneider motioned to approve the Revolving Fund Loan of $75,000 to MaKayla Rutt for 10 Years at a 2% Interest Rate with a 0% interest 24-month deferment during construction for Renovation of the Old Bank Building on the NE corner of 5th Street and Minden Avenue as Recommended by the Revolving Loan Fund Review Committee pending award of the NAHTF grant. Sumstine seconded.

Krings stated that the City is working with a developer, MaKayla Rutt for this round of 2024 Nebraska Affordable Housing Trust Fund. She had applied last year and this is the same request other than a 24-month deferment. On roll call, the following voted aye: J. Kring, Sumstine, Yant and Schneider. Motion carried.

Agenda Item #15, Consider Approval of Selling/Vending per Minden Municipal Code Sec. 58-1 on Saturday, May 4, 2024 from 1:00 p.m. – 9:00 p.m. on the 400 block of N Colorado Avenue northbound and 300 block of E 4th Street westbound.

Schneider motioned to approve the Selling/Vending per Minden Municipal Code Sec. 58-1 on Saturday, May 4, 2024 from 1:00 p.m. – 9:00 p.m. on the 400 block of N Colorado northbound and the 300 block of E 4th Street westbound. Sumstine seconded. Melanie Buehler, Chamber of Commerce President, stated that it will be IN the same location of last year and explained some of the events they have planned. On roll call, the following voted aye: J. Kring, Sumstine, Yant and Schneider. Motion carried.

Agenda Item #16, Consider Approval of Payment to Longshot Property Development, LLC., for $45,945.37 for new construction activities accomplished 3/8/2024 to 4/10/2024 of: architect design work, masonry to outside walls, roofing (partial payment), establishing temporary water service, and remediation of asbestos material.

Sumstine motioned to approve Payment to Longshot Property Development, LLC., for $45,945.37 for new construction activities accomplished 3/8/2024 to 4/10/2024 of: architect design work, masonry to outside walls, roofing (partial payment), establishing temporary water service, and remediation of asbestos material. Schneider seconded. M. Krings stated that this is for Draw #2 and stated that the payment is for 45,945.37 and the draw is for $5,000 less in the amount of $40,945.37. On roll call, the following voted aye: J. Kring, Sumstine, Yant and Schneider. Motion carried.

Agenda Item #17, Consider Approval of Reimbursement Draw #2 for $40,945.37; this Amount will be Drawn on NAHTF 23-TFRH-34009 from NE Dept. of Economic Development.

Yant motioned to approve Reimbursement Draw #2 for $40,945.37; this Amount will be Drawn on NAHTF 23-TFRH-34009 from NE Dept. of Economic Development. Jordan stated that LeAnn Jochum with SCEDD stated that having an existing draw already will help the other NAHTF application to be submitted in May. On roll call, the following voted aye: J. Kring, Sumstine, Yant and Schneider. Motion carried.

Agenda Item #18, Consider Approval of the Rental Program Guidelines and Checklist for the City of Minden 2024 NAHTF Bank Building application including the Tenant Selection Process, Lease Agreement; and Tenant Rules & Regulations.

Olson stated that it was suggested to him by LeAnne for him to review the documents again as other towns, have had other matters they would update. His recommendation would be to approve pending legal. M. Krings stated that Bertrand has already gone through this and have had some things that work and do not work.

Yant motioned to approve Rental Program Guidelines and Checklist for the City of Minden 2024 NAHTF Bank Building application including the Tenant Selection Process, Lease Agreement; and Tenant Rules & Regulations pending legal review. And Schneider seconded. On roll call, the following voted aye: J. Kring, Sumstine, Yant and Schneider. Motion carried.

Agenda Item #19, Consider Adjournment

Schneider motioned to adjourn at 6:44 pm and Yant seconded. On roll call, the following voted aye: J. Kring, Sumstine, and Schneider. Voting nay: Yant. Motion carried.

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_____
Larry Evans, Mayor

Attest:

_____
Abbey Jordan, City Clerk
(SEAL)