

# City of Minden

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

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## ADVANCE PUBLICIZED NOTICE OF MEETING OF CITY COUNCIL

**DATE: Monday, August 5, 2024**

**TIME: 6:00 p.m.**

Place: City Council Chambers, 325 N. Colorado Ave, Minden, NE 68959

REGULAR:   X  

SPECIAL:       

### To view or listen to the City Council meeting:

**TO JOIN BY VIDEO:** <https://us02web.zoom.us/j/82795221816?pwd=1bLMcQ2oKrznsya16vgjCzoe9EtelA.1>

- **Meeting ID:** 827 9522 1816
- **Password:** 627612

**TO JOIN BY PHONE:** 1-312-626-6799 or 1-346-248-7799

### Enumeration of subjects known at this time:

1. Pledge of Allegiance
2. Open Meeting Statement
3. Public Forum
4. Council Announcements
5. CONSENT AGENDA
  - 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
6. Consider Approval of Police Department's Bills & Claims for this Council Meeting.
7. Update on the Gun Club Project by Dave Arnold.
8. Introduction of Minden's NPPD Representative, Grant Flamig.
9. Consider Approval of Resolution to Close Streets and Highway for Bandfest on October 19, 2024 as Requested by the Minden Chamber of Commerce and to Accept the Duties of LB 589.
10. Consider Approval to Renew the City's Health Plan with Meritain Health keeping the stop loss at \$45,000 per individual for 1 year and Renewing the Administrative Fees for 2 years.
11. Consider Approval of Purchase of a 2024 Titan Trailer for the Mini Excavator from Mid-Plains Equipment for \$12,000 and Issuance of Payment.
12. Consider Approval of the Repairs to the Sign at Colorado Ave and Hwy 6/34 by Sign Center for \$13,842.30 due to the Windstorm on July 6, 2024 and Issuance of Payment.
13. Consider Approval of Wire Payment to Longshot Property Development, LLC., for \$49,950.00 for new construction activities accomplished 6/13/2024 to 7/24/2024 of: completed substantial masonry tuck pointing and plaster/stucco repair to outside walls, construction plan updated sets including structural engineering inspection and new specs for roofing; and general contracting services overseeing bids and dirt for backfill.
14. Consider Approval of Reimbursement Draw #5 for \$49,950.00; this Amount will be Drawn on NAHTF 23-TFRH-34009 from NE Dept. of Economic Development.
15. Consider Approval of Ordinance Amending Chapter 50, Article III and Sections 50-41 through 50-49; as the Same Relates to Offenses Against the Public Peace in the Minden Municipal Code, Third Reading.

16. Public Hearing for the purpose of receiving public comment on the Minden Zu Haus Flats Redevelopment Plan, pursuant to the Nebraska Community Development Law. The property affected by this notice is described as follows: Lot One (1), Block Fourteen (14), Original City of Minden, Nebraska, as surveyed, platted and recorded in Kearney County, Nebraska (the Redevelopment Site) (commonly known as 345 & 347 N. Colorado Avenue); and, the public streets and alleys abutting Blocks 12, 13, 14, 19, 20, 21, 29 and 30, Original City of Minden (all within the area commonly called the Downtown Square).
17. Consider Approval of a Resolution approving the Zu Haus Flats Redevelopment Plan.
18. Public Hearing to Amend the Future Land Use Map of the Comprehensive Plan for Lots 1-5, Block 5, Evan's Addition to Minden, Kearney County, Nebraska, from Single-Family Residential to Commercial.
19. Consider Approval of a Resolution amending the Future Land Use Map for Lots 1-5, Block 5, Evan's Addition to Minden, Kearney County, Nebraska, from Single-Family Residential to Commercial.
20. Public Hearing to Change the Zoning of the following described real estate to wit: Lots 1-4 and 10-14, Block 5, Evan'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)."
21. Consider Approval of an Ordinance to change the Zoning of Lots 1-4 and 10-14, Block 5, Evan's Addition to Minden, Kearney County, Nebraska from Residential 1 (R1) to Outlying Commercial (C2).
22. Public Hearing to Change the Zoning of the following described real estate to wit: Lot 5, Block 5, Evan'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)."
23. Consider Approval of an Ordinance to change the Zoning of Lot 5, Block 5, Evan's Addition to Minden, Kearney County, Nebraska from Residential 1 (R1) to Outlying Commercial (C2).
24. Public Hearing to amend the Future Land Use Map of the Comprehensive Plan from Single-Family Residential to Commercial for the following described real estate, to wit: Lots 1-3, Block 6, and Lots 1-6, Block 7, Evan's Addition to Minden, Kearney County, Nebraska; AND to amend the Future Land Use Map of the Comprehensive Plan from Green Space to Commercial for the following described real estate, to wit: Lots 4-12, Block 6, and Lots 7-12, Block 7, Evan's Addition to Minden, Kearney County, Nebraska.
25. Consider Approval of a Resolution amending the Future Land Use Map for Lots 1-3, Block 6, and Lots 1-6, Block 7, Evan's Addition to Minden, Kearney County, Nebraska, from Single-Family Residential to Commercial.
26. Consider Approval of a Resolution amending the Future Land Use Map for Lots 4-12, Block 6, and Lots 7-12, Block 7, Evan's Addition to Minden, Kearney County, Nebraska, from Green Space to Commercial.
27. Public Hearing to Change the Zoning of the following described real estate to wit: Lots 1-2 and 7-12, Block 7, Evan'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)."
28. Consider Approval of an Ordinance to change the Zoning of Lots 1-2 and 7-12, Block 7, Evan's Addition to Minden, Kearney County, Nebraska from Residential 1 (R1) to Outlying Commercial (C2).
29. Personnel Discussion per Agenda Item Request by Jack Yant.
30. Adjournment

DATED: August 2, 2024

Larry Evans, Mayor

Delivered or mailed to each member of the City Council and posted in the City Office, Outside the City Office, First Bank & Trust Co., Minden Exchange Bank & Trust Co, and the Post Office at 3:00 PM. Persons needing special accommodations or equipment at this meeting, please contact the City of Minden by noon the day of the meeting.

/s/ Abbey Jordan

Abbey Jordan, City Clerk