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The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
October 21, 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: Teresa Sumstine, Jack Yant, and Alyssa Schneider. One seat on the North Ward is vacant. The following City Officials were present: City Attorney Andrew Olson, Mayor Larry Evans, City Clerk 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. Wayne Anderson, 206 N. Newell, suggested adding an address to agenda items #10 and #11. Also wished to have more handouts at meetings and better visibility at public hearings.

Agenda item #4, Council Announcements. Olson commended girls golf for their performance at state. Sumstine commended the girls and boys cross country finishes at districts. Schneider stated there is a Lunch 'n Learn about childcare on Wednesday at the Opera House. Evans thanked Todd Jensen and the Chamber for their fantastic Bandfest event. Evans also thanked the city employees that assisted with Bandfest too. Yant added the Minden bands did very well.

Agenda item #5, Oath of Office to Newly Selected Official, David Bunger, City Council Member.

Evans read the oath and Bunger took the oath of office. Bunger took his seat on the City Council for the North Ward.

Agenda Item #6, CONSENT AGENDA

a. Consider Approval of Minutes of Previous City Council Meetings
b. Consider Approval of Bills & Claims for this Council Meeting
c. Consider Approval of Cafeteria Plan Reimbursements for this Council Meeting
d. Consider Acceptance of Excused Absence of Mayor or Council Member(s)

e. Consider Reports that are Enclosed in the Council Packets for This Council Meeting

7aa Investments--Supplies $30.47, Alan L. Witte Sales And Service--Supplies $275.00, Alex Quinn, Inc--New Infrastructure $11,120.00, Amazon Capital Services--Supplies $239.26, Atlas Automation Llc--Repairs $1,651.68, Black Hills Gas Holdings, Llc--Utilities $47.88, Bound Tree Medical Llc--Supplies $216.99, Bt Ludeke, Inc--Repairs $325.00, Btac United Acquisition Holding Company--Supplies $222.32, Business World Products Of Hastings, Inc--Supplies $85.81, Cengage Learning, Inc--Supplies $262.32, Central District Health Department--Fees $234.00, Chemsearch--Chemical $1,668.24, City Of Holdrege Landfill--Fees $6,725.80, Comcate Software, Inc--Fees $3,257.79, Cooperative Producers,Inc.--Supplies $498.48, Copycat Printing--Printing $26.05, Coral Wave Hospitality Llc--Training $300.00, Dana F Cole & Company, Llp--Fees $30.00, Demco, Inc--Supplies $189.22, Eakes Office Plus--Supplies $329.31, Elan Financial Services--Supplies $560.94, Fyr-Tek, Inc.--Maintenance $383.00, Greatamerica Financial Services Corporation--Fees $191.31, Hawkins Water Treatment--Chemical $2,135.65, Integrated Security Solutions, Llc--Tech/Engineering $75.00, Intellicom Computer Consulting--Tech/Engineering $2,484.25, Isw--Supplies $9.60, Jims Ok Tire Minden Llc--Repairs $647.00, Ke Co Health Payment Cntr--Fees $110.00, Kt Diesel & Equipment--Repairs $1,439.87, L. Duffey--Incentive $150.00, L. Evans--Training $583.00, Landmark Implement Carquest--Supplies $16.48, Mason's Market--Supplies $112.67, Menards Of Kearney--Supplies $190.84, Midwest Tapes--Supplies $125.97, Napa Auto Parts--Supplies $171.82, Ne State Treasurer--Fees $47.58, Olsson Associates--Tech/Engineering $2,525.16, One Billing Solutions, Llc--Fees $685.09, Penworthy/Media Source--Supplies $148.78, Pony Express Ford--Repairs $82.95, Precision Sprinklers Llc--Repairs $17,300.00, Presto X Co.--Maintenance $99.34, R. Hurst--Tech/Engineering $1,000.00, Rek Enterprises Llc--Repairs $387.55, Spectrum Business--Phone/Internet $862.45, State Of Ne Dhhs--Accounting--Refunds $97.94, Syndicate Publishing, L.L.C.--Fees $8.83, Town And Country Farm And Home Inc--Supplies $658.24, United Parcel Service--Fees $16.35, Village Cleaners Inc--Uniforms $40.68, Wilke Contracting Corporation--Repairs $4,210.00, A. Jordan—Health Care $223.01, E. Cline—Dependent Care $83.76, T. Arnold—Health Care $999.96, 10-18-24 Payroll $61,196.09.

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

Agenda Item #7, Consider Approval of Treasury Report, September 2024.

Schneider motioned to approve the September 2024 Treasury Report. Sumstine seconded. Jordan presented the Treasury Report for September 2024. This is the end of the fiscal year. The overall treasury is $12.8 million. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #8, Consider Approval of Budget Report, September 2024.

Yant motioned to approve the September 2024 Budget Report. Bunger seconded. Jordan stated the entire year came in under budget which was due to the roof repairs, the MWE II bond, lot sales, and NAHTF grant. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #9, Consider Approval of a Loan to Longshot Property Development in the Amount of $100,000 with a 12-Month Construction Deferral, 2% Interest Rate and 10-Year Term, from the Minden Revolving Loan Fund; for the Buildout of Commercial Space in the Zu Haus Flats building.

Yant motioned to approve the Loan to Longshot Property Development in the Amount of $100,000 with a 12-Month Construction Deferral, 2% Interest Rate and 10-Year Term, from the Minden Revolving Loan Fund; for the Buildout of Commercial Space in the Zu Haus Flats building. Sumstine seconded.

Krings stated the Zu Haus Flats project is progressing. The inside has been taken down to the shell. Utilities are currently being installed. The NAHTF funds can only be used for the 5 residential units. There are no funds available to assist with the commercial spaces. Raferts are working with a business to lease the commercial space. The requested funds are to build out the commercial space so it can then be leased out. The loan review committee voted unanimously to recommend approval. The City's revolving loan fund has $180,000 in it with $36,000 coming in annually from the hospital and $1,000 per month from Lieske's firm. Annually $48,000 funds are coming in. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #10, Consider Approval of the Estimate from Prairie View Roofing in the Amount of $28,800 to Replace the Roof of the Old Bank Building.

Sumstine motioned to approve the Estimate from Prairie View Roofing in the Amount of $28,800 to Replace the Roof of the Old Bank Building. Schneider seconded. Krings stated this is strictly for maintenance and to seal it up for the winter. The City is not, and will not, be developing the building.

On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #11, Public Hearing to Change the Zoning of the following described real estate to wit: A tract of land being part of the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Eighteen (18), Township Six (6) North, Range Fourteen (14) West of the Sixth Principal Meridian, Kearney County, Nebraska more particularly described as the South 200.4 feet of the East 186.5 feet of Tax Lot A and that part of Tax Lot B described as follows: Referring to a point 801.6 feet South of the Northwest Corner of the Southwest Quarter of said Section 18 and on the West line of said Southwest Quarter with said point also being the Northwest Corner of said Tax Lot B; thence Easterly on the North line of said Tax Lot B a distance of 60.7 feet to a point that intersects the East right-of-way line of Nebraska State Highway No. 10 as recorded in Deed Book 56 at Page 445 of the Kearney County Register of Deeds office and the ACTUAL PLACE OF BEGINNING; thence continuing easterly, leaving the East right-of-way line of Nebraska State Highway No. 10 and on the North line of Tax Lot B a distance of 504.45 feet to the Northeast Corner of said Tax Lot B; thence Southerly on the East line of said Tax Lot B and parallel with the West line of said Southwest Quarter a distance of 200.4 feet to the Southeast Corner of said Tax Lot B; thence Westerly on the South line of said Tax Lot B to a point 364 feet East of the East right-of-way line of Nebraska State Highway No. 10; thence northerly leaving the South line of said Tax Lot B and parallel with the East right-of-way line of Nebraska State Highway No. 10 a distance of 15.0 feet; thence Westerly parallel with the South line of said Tax Lot B a distance of 364 feet to a point on the East right-of-way line of Nebraska State Highway No. 10; thence northerly on the East right-of-way line of Nebraska State Highway No. 10 a distance of 185.4 feet to the place of beginning. Containing 3.04 acres total, more or less. The parcel is presently zoned "Agricultural (A)" and the request as filed, proposes that said parcels be changed to a zoning designation of "Outlying Commercial (C2)."

Olson opened the hearing at 6:21 p.m. No one spoke against the proposed zoning change. Terry Christensen, 328 W. Campbell, and owner of the property with his wife Brenda and requested the zoning change. Their intent is to build a building with large storage units for fifth wheel campers, coachmen, boat storage and tradesman storage. Bathrooms will be put in each storage area and will be heated.

Wayne Anderson asked if there is an option for those opposed to counter what those in favor state. Olson stated each side gets to state their point of view.

Michael Paulsen, 1124 S. Brown, owns the property directly south of the rezone. Doesn't wish to have boats and campers in his backyard.

Olson closed the public hearing at 6:28 p.m.

Agenda Item #12, Consider Approval of the Rezoning in Agenda Item #11 from Agricultural (A) to Outlying Commercial (C2).

Sumstine recommended a tree buffer between the commercial zone and residential zone. No action was taken.

Agenda Item #13, Adjournment

Schneider motioned to adjourn at 6:32 pm and Sumstine seconded. On roll call, the following voted aye: Bunger, Sumstine, and Schneider. Voting nay: Yant. Meeting adjourned.

/s/ Larry Evans
Larry Evans, Mayor

Attest:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

(SEAL)