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

phone 308.832.1820
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www.MindenNebraska.org

The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
January 6, 2025

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: David Bunger, Jack Yant, and Alyssa Schneider. Absent: Teresa Sumstine. The following City Officials were present: Mayor Larry Evans, City Administrator Michael Krings, and City Clerk Abbey Jordan. Absent: City Attorney Andrew Olson.

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. Katrina Burkhardt, 425 N. Colorado, wanted to discuss the fees on the vacant property. Burkhardt recited the fees for a commercial vacancy in the current ordinance. The notice of vacancy she received for her property showed the fees ballooning. Burkhardt doesn't believe the ordinance reads with the fees ballooning.

Agenda item #4, Council Announcements. Jordan reminded all the next meeting is Tuesday, January 21st. Schneider thanked the City for the Christmas lights on the square. Evans thanked the City employees for the recent snow removal efforts.

Agenda item #5, CONSENT AGENDA

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
e. Consider Approval of Minden Volunteer Firefighter, Andrew Knott
f. Mayoral Appointments of:
    a. Dr. Andy Craig as the City Health Officer for a term of 1-6-25 to 12-31-25
    b. Tim Beck to the Board of Adjustments for a term of 1-6-25 to 12-31-27
    c. Roger Jones to the Community Redevelopment Authority for a term of 1-6-25 to 12-31-28
    d. Kevin Krull to the Community Redevelopment Authority for a term of 1-6-25 to 12-31-29

e. Deb Granger to the Planning and Zoning Commission for a term of 1-6-25 to 12-31-27
f. Terry Christensen to the Planning and Zoning Commission for a term of 1-6-25 to 12-31-27
g. Markus Ramsey to the Planning and Zoning Commission for a term of 1-6-25 to 12-31-27
h. Teresa Sumstine to the Animal Advisory Board for a term of 1-6-25 to 12-31-26
i. Dave McCroden to the Housing Agency Board of Commissioners for a term of 1-6-25 to 12-31-29
j. Sandy Johnson to the Housing Agency Board of Commissioners for a term of 1-6-25 to 12-31-29
k. Larry Evans to the Minden Development Corporation Board of Directors for a term of 1-6-25 to 12-31-25
l. Alyssa Schneider to the Minden Development Corporation Board of Directors for a term of 1-6-25 to 12-31-25

3n's Inc--Repairs $756.00, A R. & L A Lux--Fees $120.00, Amazon Capital Services--Supplies $596.86, A C Spracklin Pc--Medical $120.00, Black Hills Gas Holdings, Llc--Utilities $1,375.50, Bound Tree Medical Llc--Supplies $1,357.45, Business World Products Of Hastings, Inc--Supplies $56.93, Capital One--Supplies $441.66, Central Community College--Training $1,220.00, Dana F Cole & Company, Llp--Fees $30.00, Dier,Osborn & Cox, P.C., L.L.O--Legal $1,000.00, Eakes Inc--Supplies $1,167.77, Great Plains Communications--Phone/Internet $1,174.68, Greater Nebraska Cities--Legal $5,000.00, Hd Supply Facilities Maintenance Ltd--Supplies $1,378.74, Intellicom Computer Consulting--Tech/Engineering $592.00, Isw--Supplies $73.70, J. L. Carter--Repairs $1,128.00, Johnstone Supply--Supplies $102.08, K&K Auto Repair Inc--Repairs $83.89, Ke Co Treasurer--Fees $5,858.33, Landmark Implement Carquest--Supplies $195.99, Longshot Property Development, Llc--New Infrastructure $12,950.09, Macqueen Emergency Group--Supplies $2,857.87, Menards Of Kearney--Supplies $151.76, Midwest Connect--Supplies $256.00, Minden Exchange Bank & Trust C--Financing $6,050.40, Minden Rural Fire Dept.--Fees $12,611.74, Minden Utility Dept.--Utilities $4,117.85, Motorola Solutions, Inc.--Infrastructure Capital $9,081.18, Napa Auto Parts--Supplies $1,988.59, Nphe--Fees $123.00, One Call Concepts Inc--Fees $35.30, Pony Express Ford--Repairs $107.03, Presto X Co.--Maintenance $165.41, Rek Enterprises Llc--Repairs $18.00, Revenue Bond Payment Account--Fees $13,850.00, R. Marshall--Training $170.00, Rose Equipment Inc.--Maintenance $2,430.84, Southern Power District--Utilities $93.03, Syndicate Publishing, L.L.C.--Fees $141.11, United Parcel Service--Fees $85.58, United States Postal Service--Fees $633.55, Verizon Wireless--Phone/Internet $864.47, Village Cleaners Inc--Uniforms $109.22, Winzer Franchise Company--Supplies $60.42, Woodward Disposal--Fees $32.50, 12-27-24 Payroll $58,990.66.

Schneider motioned to approve the consent agenda and Bunger seconded. On roll call, the following voted aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine. Motion carried.

Agenda Item #6, Swearing in of Police Chief Jarvis Kring.

Evans swore Kring in as Police Chief. No action taken.

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

Schneider motioned to approve the November 2024 Treasury Report and Yant seconded. Jordan stated the report has been revised since the December 16th meeting. The tax funds and enterprise funds were reviewed. November had three payrolls and three months of health insurance was paid. On roll call, the following voted aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine. Motion carried.

Agenda Item #8, Discussion with Lori Ferguson, South Central Economic Development District, concerning the application and denial for the Community Development Block Grant application for the sidewalks on the south side of the downtown.

Ferguson reviewed the City's previous application for a CDBG grant to replace the sidewalk on the south side of the downtown square. The DED had 3 tiers of priorities for CDBG projects. The first was façade improvements. The second was a blend of façade

improvements and downtown improvements such as sidewalks. The lowest priority was public infrastructure. The City was not awarded the grant for the public works improvements. DED stated the criteria of residential in nature was not met with the proposed project.

The City plans to apply again for the next grant cycle. The City is now a low to moderate income community which increases areas that projects can be done in.

Krings added the plan is to have a community forum event in the 2nd quarter of 2025 to apply for the next grant. Ferguson added that citizen participation is an important part of the process. The post comprehensive plan survey overwhelmingly supported public infrastructure projects.

No action taken.

Agenda Item #9, Consider Approval of the Agreement with the Minden Development Corporation for 2025 Annual Funding of $51,500.

Yant motioned to approve the Agreement with the Minden Development Corporation for 2025 Annual Funding of $51,500. Bunger seconded. Krings stated in MDC was organized in July of 2024. MDC will continue to build funds and add members so they can react quickly and effectively when an opportunity arises for a new business. The City funds for this agreement come from the Development Agreement with Minden Mining. Each year there is a 3% increase which is reflected in the increase of the MDC agreement amount.

On roll call, the following voted aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine.

Agenda Item #10, Consider Approval of the Agreement with the Community Action Partnership of Mid Nebraska for 2025 Annual Funding of $5,000.

Schneider motioned to approve the Agreement with the Community Action Partnership of Mid Nebraska for 2025 Annual Funding of $5,000. Bunger seconded. Meredith Collins, CEO, of Community Action spoke. Community Action is a private non-profit serving 27 counties. The senior center started in the 1980s. It provided 8,126 meals in 2024 which is the most ever. Meals for those over the age of 60 have a suggested donation amount. For those under 60, meals are $6.25. Raw food costs average around $3.68 per meal.

On roll call, the following voted aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine. Motion carried.

Agenda Item #11, Consider Approval of the Agreement with the Minden Chamber of Commerce for 2025 Annual Funding of $15,000.

Yant motioned to approve the Agreement with the Minden Chamber of Commerce for 2025 Annual Funding of $15,000. Schneider seconded. Krings stated last year was the first time a formal funding agreement was done for transparency to the community. Josh Jorgenson, Chamber Director, and Cassidy Lupkes, Chamber President, were in attendance. Jorgenson thanked the City for their support financially and otherwise. The Chamber's 2025 theme is advancement which will involve changes. 2025 is the 10th year of the Blue Jeans and BBQ event. The annual 4th of July Fireworks will include Legion ball games with the possibility of an alumni game. It will be an event with vendors and entertainment. The usual Scare on the Square, Ladies Night Out, and the Holiday events will continue. The first New Year's Eve bash was a success.

The Chamber will offer custom membership packages depending on business needs with offers including advertising and website setup. Believes there's not a new business in town that's not a member.

Krings stated Jorgenson has been a great addition since taking the position in May.

On roll call, the following voted aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine. Motion carried.

Agenda Item #12, Consider Approval of an Interlocal Agreement between the City of Minden and Kearney County for Zoning and Administrative Authority over the property described as: The West Half of the Southwest Quarter (W1/2SW1/4) of Section Four (4), Township Six (6) North, Range Fourteen (14) West of the 6th P.M., Kearney County, Nebraska.

Yant motioned to approve the Interlocal Agreement between the City of Minden and Kearney County for Zoning and Administrative Authority over the property described as: The West Half of the Southwest Quarter (W1/2SW1/4) of Section Four (4), Township Six (6) North, Range Fourteen (14) West of the 6th P.M., Kearney County, Nebraska. Bunger seconded.

Krings stated this property is partially in the City's Extra Territorial Jurisdiction. A company wants to purchase a portion of the property and develop a facility out there. The City's ETJ goes down the middle of the property. Therefore, the City and County both have zoning jurisdiction over it. The County has been asked to cede zoning and administrative authority over to the City. There will be more items concerning the project at the next Council meeting.

On roll call, the following voted aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine. Motion carried.

Agenda Item #13, Consider Approval of an Ordinance Amending Section 14-343, Vacant Building Fees, of the Minden Municipal Code.

Yant introduced Ordinance No. 1299 for its first reading.

ORDINANCE NO. 1299

AN ORDINANCE TO AMEND CHAPTER 14, ARTICLE XIII, OF THE MUNICIPAL CODE OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA, BY AMENDING SECTION 14-343 AS THE SAME RELATES TO VACANT PROPERTY REGISTRATION; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MINDEN, NEBRASKA:

Section 1. That Chapter 14 of the Municipal Code of Minden, Nebraska, be amended to read as follows:

SECTION 14-343. – Vacant Building Fees.

1. Residential Property: There is no fee for initial registration of vacant residential property. However, if the owner fails to remedy the vacant property and successfully have it removed from the vacant property registration list within 180 days from the initial registration date, or within 180 days from the initial registration date deadline if the owner fails to register the property, then the owner of vacant residential property shall be assessed fees as set forth in the table below until the vacant property is removed from the registration list. Fees are payable to the City of Minden.

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Residential Vacancy	
Timeframe	**Fee**
Initial Registration	$0
1st renewal	$250
2nd renewal	$500
3rd renewal	$1,000
4th renewal	$1,500
5th renewal & subsequent renewals	$2,000
**each renewal period is 180 days from the prior registration	

2. Commercial Property: There is no fee for the initial registration of vacant commercial property. However, if the owner fails to remedy the vacant property and successfully have it removed from the vacant property registration list within 180 days from the initial registration date, or within 180 days from the initial registration date deadline if the owner fails to register the property, then the owner of vacant commercial property shall be assessed fees as set forth in the table below until the vacant property is removed from the registration list. Fees are payable to the City of Minden.

Commercial Vacancy	
Timeframe	**Fee**
Initial Registration	$0
1st renewal	$500
2nd renewal	$1,000
3rd renewal	$2,000
4th renewal	$3,000
5th renewal & subsequent renewals	$4,000
**each renewal period is 180 days from the prior registration	

3. Registration fees may be refundable for the year preceding the date on which the property is no longer vacant. Unpaid registration fees shall become a lien on the premises, as well as a liability of the responsible party. Additionally, the City attorney may institute appropriate action against the owner for the recovery of such costs.

Section 2. That any other ordinance or section passed and approved prior to the passage, approval and publication or posting of this ordinance and in conflict with its provisions is hereby repealed.

Section 3. This ordinance shall be known as Ordinance No. 1299 and shall be in full force and effect from and after its passage, approval and publication according to law.

Passed and approved this 6th day of January, 2025.

/s/ Larry Evans
Larry Evans, Mayor

ATTEST:

/s/ Abbey Jordan
Abbey Jordan, City Clerk
(SEAL)

Schneider seconded. Krings stated the intent of the ordinance is to clarify the fee structure utilizing tables.

On roll call, the following voted aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine. Motion carried.

Yant motioned to waive the three readings of Ordinance No. 1299. Bunger seconded. On roll call, the following voted aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine. Motion carried.

Schneider motioned to adopt Ordinance No. 1299 by title. Bunger seconded. On roll call, the following voted aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine. Motion carried.

Agenda Item #14, Consider Approval of a Resolution Amending Fees Charged for the Collection, Transportation, and Disposal of Garbage and Waste Materials.

RESOLUTION NO. 1808

A RESOLUTION RELATING TO FEES CHARGED FOR THE COLLECTION, TRANSPORTATION AND DISPOSAL OF TRASH, GARBAGE AND WASTE MATERIALS.

WHEREAS, Section 66-29 of the Municipal Code of the City of Minden, Nebraska provides the Mayor and Council are authorized to set fees to be charged for the collection, transportation, and disposal of solid waste material; and

WHEREAS, said Section 66-29 provides for whenever the fees charged for such service are insufficient to pay all costs for such service, then the fees charged shall be increased to such amount as will reimburse the City for its costs; and

WHEREAS, the fees required by Section 66-29 are to be reasonable and consistent with the service provided and based upon cost to the City for such service; and

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WHEREAS, the Mayor and Council of the City of Minden have determined the following charges are reasonable and necessary to defray the costs to the City for such service.

NOW, THEREFORE, BE IT RESOLVED, BY THE MAYOR AND COUNCIL OF THE CITY OF MINDEN, NEBRASKA:

SECTION 1. Beginning with the first billing after January 1, 2025 the following fees shall be paid by each residence and the fees, as computed by the following formula, by each business establishment located within the City of Minden, Nebraska for the collection, transportation, and disposal of trash, garbage and waste material, whether or not such residence or business establishment use the trash and garbage removal services of the city or provide for some other disposition thereof, to-wit:

		Per Month or for any portion thereof
(1)	For each residence requiring or entitled to removal services only one time a week during all or any part of the preceding calendar month	$ 17.50
	Each additional container	$ 11.00
(2)	For each residence, not located within the City limits and approved to receive said City service, requiring removal services only one time a week during all or any part of the preceding calendar month	$ 23.00
	Each additional container	$ 13.00
(3)	For each commercial customer requiring or entitled to removal services only one time a week during all or any part of the preceding calendar month having a 90-gallon toter	$ 20.50
	Each additional 90-gallon toter container	$ 13.00

(4) For each commercial customer requiring or entitled to removal services one or more times a week with one or more containers during all or any part of the preceding calendar month should refer to the following rate computation formulas:

(a) Base Rate = 30.00 (yard rate) x number of collections per week x number of yards

(b) Dumpster monthly rental rate shall be based upon the following schedule:

1 yard container	$15.00 per month
2 yard container	$17.50 per month
3 yard container	$21.00 per month
4 yard container	$25.00 per month
6 yard container	$30.00 per month

(c) Total monthly billing rate = tipping fee + collection and hauling fee + dumpster rental rate.

(5) All residential containers on the collection routes shall be provided by the City of Minden. All municipal solid waste must be located within the provided container for collection. Solid waste not in the City provided container shall not be collected.

(6) All residential containers shall be placed in the proper location for collection by 7:00 am on the designated collection day. Any container not so placed by 7:00 am will not be collected until the next regular designated collection day, or in the case that the residential customer requests the collection be made prior to the designated collection day, the City Utility office personnel are hereby authorized to schedule a one-time collection and the customer shall be charged accordingly, but in no case shall the charge be less than $15.00.

(7) The location of each water and/or electrical meter shall constitute a separate residence location and/or business establishment for the purpose of responsibility for the charges above set forth, with the following exceptions:

(a) A storage building located on the property or adjoining property owned by the same person or persons which is not being used in a commercial enterprise shall be charged a single residential garbage pick-up rate for the property and the adjoining property;

(b) A building located on the property or adjoining property of the main residential structure owned by the same person or persons which is being used in commercial enterprise shall be charged a single commercial pick-up rate for the property and the adjoining property;

(c) Storage facilities, private or commercial, not on adjoining property and regardless of ownership shall not be charged for garbage pick-up;

(d) Separately metered grain dryers and irrigation meters shall not be charged for garbage pick-up;

(e) All other metered locations having multiple meters or multiple locations shall be charged for garbage collection according to contracts negotiated between the City and the owner, manager, or authorized representative of said location.

Council Member Bunger moved for the adoption of the foregoing Resolution. Council Member Schneider seconded the motion.

On roll call the following voted Aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine.

The passage of said Resolution having been consented to by a majority of the members of the City Council, the Mayor declared the Resolution passed and adopted, this 6th day of January, 2025.

PASSED AND APPROVED this 6th day of January, 2025.

/s/ Larry Evans
Larry Evans, Mayor

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Attest:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

Bunger motioned to approve Resolution 1808 Amending Fees Charged for the Collection, Transportation, and Disposal of Garbage and Waste Materials. Schneider seconded. Krings stated the only change is the addition of the 6-yard dumpster monthly rental rate for commercial customers. On roll call, the following voted aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine. Motion carried.

Agenda Item #15, Adjournment

Bunger motioned to adjourn at 6:38 pm and Schneider seconded. On roll call, the following voted aye: Bunger, Yant, and Schneider. Absent and not voting: Sumstine. Meeting adjourned.

/s/ Larry Evans
Larry Evans, Mayor

ATTEST:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

(SEAL)