

City of Minden

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

phone 308.832.1820
fax 308.832.1949
www.MindenNebraska.org



Minutes of Council Meeting
City of Minden, Nebraska
March 3, 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, Teresa Sumstine, Jack Yant and Alyssa Schneider. The following City Officials were present: Mayor Larry Evans, City Attorney Andrew Olson, and City Clerk Abbey Jordan. Absent: City Administrator Michael Krings.

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.

Sumstine congratulated all students on their athletic and academic achievements. Evans informed those present that Council members Bunger, Yant and himself attended the League of Municipalities Midwinter Conference in Lincoln last week. They had lunch with our senator, Dan Lonowski and discussed LB 34, LB 242, and 211. LB 34 will go in effect on July 31, 2025 and is in regards to the City's budget. There are two bills he hopes the legislature passes to amend LB 34. Evans stated this bill allows for support of police and fire services, but the City will have to review all other services it provides. LB 34 is about reducing property taxes.

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 a Special Designated Liquor License for Legacy on the Bricks at the Kearney County Fairgrounds for Blue Jeans and BBQ on March 28, 2025 from 5:00 p.m. to 12:00 a.m.

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B&R Stores, Inc--Supplies \$60.87, Black Hills Gas Holdings, Llc--Utilities \$1,658.49, Bsn Sports Llc--Supplies \$394.93, Capital One--Membership \$764.00, Central Community College--Training \$2,695.00, Dana F Cole & Company, Llp--Fees \$565.00, Dier, Osborn & Cox, P.C., L.L.O--Legal \$1,000.00, Eakes Inc--Supplies \$65.86, Elan Financial Services--Supplies \$99.00, F & K Farms Inc--Rental \$2,655.81, Fyr-Tek Inc.--Supplies \$315.00, Great Plains Communications--Phone/Internet \$1,170.67, Isw--Supplies \$90.85, J. Yant--Training \$235.43, Jci Industries, Llc--Repairs \$1,327.00, Jims Ok Tire Minden Llc--Repairs \$50.00, John Deere Financial--Supplies \$245.94, Ke Co Treasurer--Fees \$5,896.33, Kearney County Sheriffs Office--Fees \$10.00, Kenesaw Motor Company--Repairs \$6,090.94, Kt Diesel & Equipment--Repairs \$1,159.59, Landmark Implement Carquest--Supplies \$414.03, League Of Nebr. Municipalities--Training \$33.00, M. Jordan--Training \$142.44, Mellen & Associates, Inc--Supplies \$199.00, Menards Of Kearney--Supplies \$266.48, M. Raffaelli--Cleaning \$196.88, Minden Exchange Bank & Trust C--Financing \$6,050.40, Minden Utility Dept.--Utilities \$5,014.42, Ndee Swimming Pools--Fees \$40.00, Nphe--Fees \$18.00, Olsson Associates--Tech/Engineering \$4,205.54, Presto X Co.--Maintenance \$80.54, Revenue Bond Payment Account--Fees \$13,650.00, Sahling Kenworth Inc--Repairs \$1,109.56, Syndicate Publishing, L.L.C.--Fees \$167.86, The Lockmobile Inc.--Repairs \$375.00, T. Brown--Fees \$32.15, Usps--Fees \$637.72, Village Cleaners Inc--Uniforms \$40.68, WI Construction Supply Inc--Supplies \$261.05, Woodward Disposal--Fees \$32.50, W. Binderup--Fees \$1,005.81, 2-07-25 Payroll \$59,190.42.

Jordan stated the claim from the Kearney County Sheriff's Office should be \$10 instead of \$15 as listed on the report. Bunger motioned to approve the consent agenda with the claim for the Sheriff's Office amended to \$10 and Sumstine seconded. On roll call, the following voted aye: Bunger, Sumstine, and Schneider. Abstain: Yant. Motion carried.

Agenda Item #6, Consider Approval of Position Increases to Police Officers 1, 2, 3 in the 2024-2025 Fiscal Year Employee Pay Plan.

Evans stated that the Minden Police Department is short staffed by two officers and no certified officers applied. In consultation with Chief of Police Kring, City Administrator Krings, and Evans it was determined to raise our Police Officer 1, 2, and 3 by \$2.00; hopefully to attract certified officers. Jarvis Kring, Police Chief, stated once positions are filled he plans on having two night officers and one night swing officer and the same for days. Kring plans to do a 7am-3pm day shift himself Monday through Friday which allows him to see all officers and more effectively handle his administrative duties.

Yant motioned to approve the \$2 per hour Position Increases to Police Officers 1, 2, 3 in the 2024-2025 Fiscal Year Employee Pay Plan. Sumstine seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #7, Hearing on Appeal of Vacant Determination of the Property located at 525 N. Minden Avenue & Vacant Status Determination.

Yant motioned to declare 525 N. Minden Avenue as vacant. Motion died due to lack of a second.

Bryce Sealock of Jacobson Orr legal firm, representing Kathi Carver, is requesting the hearings for agenda items 7 & 8 be held in 90 days as Carver intends to have both properties occupied by then. Olson clarified this hearing is at Carver's request and therefore she can request to have it postponed. The Council does not need to take any action as the property is still vacant and the property is already on the vacant registry.

Sealock requested to have the hearing on June 2, 2025. Jordan noted that.

No action taken.

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Agenda Item #8, Hearing on Appeal of Vacant Determination of the Property located at 136 Hillcrest Drive & Vacant Status Determination.

Olson stated that Sealock has requested to have this hearing also pushed forward 90 days to June 2, 2025. Sealock confirmed.

No action taken.

Agenda Item #9, Public Hearing, Condemnation Hearing for the Property in the 300 Block of S. Minden Avenue or more Particularly Described as Lots 1 & 2, Block 5, Ragan's Addition, Minden, Kearney County, Nebraska.

Evans opened the public hearing at 6:24 p.m. Sealock spoke against condemning the property. Sealock stated his client has a signed agreement with a contractor to have the Old Church and 335 S. Minden Avenue demolished. The agreement cost does include the fire department burning down the Old Church. Sealock does wish to discuss the timeline for both demolitions.

No one spoke in favor of the condemnation. The hearing was closed at 6:26 p.m. No action taken.

Agenda Item #10, Consider Issuance of Order of Condemnation for the Property in the 300 Block of S. Minden Avenue or more Particularly Described as Lots 1 & 2, Block 5, Ragan's Addition, Minden, Kearney County, Nebraska.

Yant motioned to condemn Lots 1 & 2, Block 5, Ragan's Addition, Minden, Kearney County, Nebraska requiring the building to be demolished by April 7, 2025 or the City may proceed to demolish the building at the expiration of the April 7, 2025 deadline. Schneider seconded.

Sealock provided the council with a copy of a signed agreement between Kathi Carver and Sorensen Group to have the Old Church and 335 S. Minden Avenue demolished. Sealock requested to have at least 60 days to get the buildings demolished. Carver believes the fire department may do a controlled burn on the Old Church.

Sumstine asked for clarity on if a demo permit would be required. Jordan responded that a demolition permit would be required which includes an asbestos check, remediation if needed, and utilities capped. Evans stated that Governor Pillen has imposed a ban on open burning.

Olson stated the council could set a date the inspections to be done. Jordan added the date could be for the demo permit to be turned in which includes the asbestos check, utilities sign off and the courthouse sign off. Sumstine added there are things outside of Carver's control for the timeline.

Yant amended his motion to condemn Lots 1 & 2, Block 5, Ragan's Addition, Minden, Kearney County, Nebraska requiring the building to be demolished by June 15, 2025 or the City may proceed to demolish the building at the expiration of the June 15, 2025 deadline. Schneider seconded. On roll call, the following voted aye: Bungler, Sumstine, Yant, and Schneider. Motion carried.



ORDER OF CONDEMNATION

Now on this **3rd day of March, 2025**, during the regular City Council Meeting, the review of the order of condemnation took place of the property located on:

Lots 1 & 2, Block 5, Ragan's Addition, Minden, Kearney County, Nebraska.

Discussion was had concerning the condition of the property at the above-captioned location. Evidence was submitted to the council concerning the condition of the property including the buildings at the above-captioned location. Pictures were presented to the Council and received as evidence by the Council. The Council then discussed the appropriate action to be taken with respect to the following described property:

Lots 1 & 2, Block 5, Ragan's Addition, Minden, Kearney County, Nebraska.

It was moved by Yant and seconded by Schneider to condemn the building(s) on said property.

The building is to be demolished and debris cleared and removed by June 15, 2025, or the City will proceed to demolish the same at the expiration of the June 15, 2025 deadline.

The Council voted in the affirmative to condemn the property by a vote of 4 ayes to condemn the property.

Dated this 3rd day of March, 2025.

Larry Evans, Mayor

ATTEST:

Abbey Jordan, City Clerk

Agenda Item #11, Public Hearing, Condemnation Hearing for the Property known as 335 S. Minden Avenue or more Particularly Described as Lots 3 & 4 and the North 10' of Lot 5, Block 5, Ragan's Addition, Minden, Kearney County, Nebraska.

Evans opened the public hearing at 6:38 p.m. Sealock stated his client is against the condemnation for the same reasons as the prior public hearing. No one spoke in favor of the condemnation. The hearing was closed at 6:39 p.m. No action taken.

Agenda Item #12, Consider Issuance of Order of Condemnation for the Property known as 335 S. Minden Avenue or more Particularly Described as Lots 3 & 4 and the North 10' of Lot 5, Block 5, Ragan's Addition, Minden, Kearney County, Nebraska.

Yant motioned to condemn Lots 3 & 4 and the North 10' of Lot 5, Block 5, Ragan's Addition, Minden, Kearney County, Nebraska requiring the building to be demolished by June 15, 2025 or the City may proceed to demolish the building at the expiration of the June 15, 2025 deadline. Bunger seconded.

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Sealock hopes the council will allow additional time if needed due to the likelihood of asbestos. Several council members conferred they wanted to keep the June 15th deadline and only extend if needed. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

ORDER OF CONDEMNATION

Now on this **3rd day of March, 2025**, during the regular City Council Meeting, the review of the order of condemnation took place of the property located on:

Lots 3 & 4 and the North 10' of Lot 5, Block 5, Ragan's Addition, Minden, Kearney County, Nebraska.

Discussion was had concerning the condition of the property at the above-captioned location. Evidence was submitted to the council concerning the condition of the property including the buildings at the above-captioned location. Pictures were presented to the Council and received as evidence by the Council. The Council then discussed the appropriate action to be taken with respect to the following described property:

Lots 3 & 4 and the North 10' of Lot 5, Block 5, Ragan's Addition, Minden, Kearney County, Nebraska.

It was moved by Yant and seconded by Bunger to condemn the building(s) on said property.

The building is to be demolished and debris cleared and removed by June 15, 2025, or the City will proceed to demolish the same at the expiration of the June 15, 2025 deadline.

The Council voted in the affirmative to condemn the property by a vote of 4 ayes to condemn the property.

Dated this 3rd day of March, 2025.

Larry Evans, Mayor

ATTEST:

Abbey Jordan, City Clerk

Agenda Item #13, Discussion concerning Annual City & County cleanup.

Upon reading the proposed plan for the City/County wide cleanup in the Minden Courier; Evans was concerned and believed the Council needed to discuss. Evans was concerned for the city landfill. In 1996 the City of Minden closed their landfill. Methane testing has been performed up until 2017 when NDEE informed the city that all test results are acceptable and the post-closure landfill funds can be released. Evans appreciates the keeping of the funds in the CD in case regulations change.

The proposed plan is for Woodward's to provide 1 or 2 roll-off boxes over a 5-day period instead of 8 roll-off boxes during a 2-day period.

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Evans stated there will be repercussions either way. If the cleanup is not held, there will be more nuisance properties. On the other hand, what could be jeopardized?

Evans understands the county's concerns. Yant doesn't believe the landfill area is a good location to have it.

This item will be on the March 17, 2025 City Council agenda for a vote.

No action taken.

Agenda Item #14, Mayoral Proclamation for Problem Gambling Awareness Month

Evans read the following proclamation declaring March as Problem Gambling Awareness Month.

Problem Gambling Awareness Month Proclamation

WHEREAS, the National Council on Problem Gambling has designated March 2025 as Problem Gambling Awareness Month;

WHEREAS, problem gambling is a public health issue affecting millions of Americans of all ages, races and ethnic backgrounds;

WHEREAS, problem gambling has a significant societal and economic cost for individuals, families, businesses and communities;

WHEREAS, problem gambling is treatable, and treatment is effective in minimizing this harm to both individuals and society as a whole;

WHEREAS, numerous individuals, professionals and organizations have dedicated their efforts to the education of the public about problem gambling and the availability and effectiveness of treatment;

WHEREAS, the National Council on Problem Gambling, invite all residents of the City of Minden to participate in Problem Gambling Awareness Month.

THEREFORE, I, Larry Evans, Mayor of the City of Minden, do hereby proclaim the month of March 2025 as Problem Gambling Awareness Month in Minden, Nebraska and encourage all citizens to support the National Council on Problem Gambling in their efforts to mitigate gambling-related harm nationwide.

Signature: _____

Name and Title: Larry Evans, Mayor of the City of Minden

Date: March 3, 2025

Agenda Item #15, Adjournment

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Bunger motioned to adjourn at 6:57 pm and Schneider seconded. On roll call, the following voted aye: Bunger, Sumstine, and Schneider. Nay: Yant. Meeting adjourned.

/s/ Larry Evans
Larry Evans, Mayor

ATTEST:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

(SEAL)