City of Minden
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Minden, Nebraska 68959

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The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
June 16, 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 Mayor Evans, City Attorney Andrew Olson, City Administrator Michael City Administrator 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 Mayor 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 stated the Dawg Days event was well attended and well ran. Bunger stated the Pioneer Village Carousel looks fantastic. Evans stated the Utilities Department will be painting fire hydrants according to the hydrant's flow.

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 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

3n's Inc--Repairs $639.45, 7aa Investments--Supplies $58.99, A. Clark--Training $152.13, Amazon Capital Services--Supplies $2,155.26, Anderson Bros Electric, Plumbing & Heating, Inc--Repairs $1,468.28, A. Nantkes--Uniforms $148.15, Aurora Cooperative Elevator Company--Fuel $1,100.00, B&R Stores, Inc--Supplies $216.25, Black Church Llc--Vegetation $150.00, Black Hills Gas Holdings, Llc--Utilities $58.33, Bound Tree Medical Llc--Supplies $1,600.02, Btac United Acquisition Holding Company--Supplies $168.63, Cengage Learning, Inc--Supplies $98.37, City Of Hastings--Fees $360.45, City Of Holdrege--Fees $7,499.71, Cooperative Producers,Inc.--Supplies $1,940.93, Dana F Cole & Company, Llp--Fees $50.00, Dier,Osborn & Cox, P.C., L.L.O--Legal $3,817.46, Dollar General-Regions 410526--Supplies $88.40, Donkey Towing & Transfer Llc--Fees $215.00, Downey Drilling, Inc--Repairs $26,569.28, Eakes Inc--Supplies $80.99, Elan Financial Services--Supplies $1,874.72, Electric Pump, Inc--Repairs $2,466.00, Five Points Bank--Fees $262.16, Fyr-Tek Inc.--Supplies $55.00, Great Plains Communications--Phone/Internet $124.24, Greatamerica Financial Services Corporation--Fees $273.21, Hawkins Water Treatment--Chemical $4,818.90, Heiman Fire Equipment--Uniforms $1,372.15, Holmes Plbg.& Htg Supp Co--Supplies $633.91, Intellicom Computer Consulting--Tech/Engineering $2,995.95, Ironside Fitness Llc--Supplies $113.93, Isw--Supplies $9.92, J. L. Carter--Repairs $3,188.40, J. D Barnes--Fees $200.00, Jims Ok Tire Minden Llc--Repairs $50.00, John Deere Financial--Supplies $11.22, Jones Insurance Agency, Inc--Insurance $1,952.00, Kearney Co. Clrk Myra Johnson--Fees $52.00, Landmark Implement Carquest--Supplies $69.00, Menards Of Kearney--Supplies $654.20, M. Krings--Training $352.04, M. Raffaeli--Cleaning $196.88, Mid Plains Heating & Air--Maintenance $429.78, Midwest Laboratories--Fees $31.55, Midwest Tapes--Supplies $176.13, Miller Body Shop Inc.--Repairs $551.88, Minden Chamber Of Commerce--Economic Development $300.00, Minden Machine Shop Inc--Supplies $82.64, Minden Rural Fire Dept.--Fees $12,207.29, Minden Utility Dept.--Utilities $1,426.61, N. Bryan--Supplies $395.00, Napa Auto Parts--Supplies $537.58, Ne Municipal Clerks Assoc--Membership $100.00, Northwest Electric Llc--Repairs $5,594.87, Nppd Kwh--Utilities $125,365.99, Nppd O&M--Maintenance $18,374.74, One Call Concepts Inc--Fees $46.93, Philip Carkoski Construction--Repairs $4,365.00, Platte Valley Laboratories, Inc--Supplies $337.50, Pony Express Ford--Repairs $2,823.88, Presto X Co.--Maintenance $357.37, Quadient Finance Usa, Inc.--Fees $400.00, Quality Sound & Water--Fees $588.00, Ragtop Fire Helmets & Restoration Llc--Uniforms $968.65, Rek Enterprises Llc--Repairs $328.90, Rembolt Ludtke Llp--Legal $110.00, Southern Power District--Utilities $255.00, Spectrum Business--Phone/Internet $256.00, Syndicate Publishing, L.L.C.--Fees $257.00, T. R. Beck--Uniforms $258.00, Town And Country Farm And Home Inc--Supplies $259.00, Ul Llc--Maintenance $260.00, United Parcel Service, Inc--Fees $261.00, United States Postal Service--Fees $262.00, Village Cleaners Inc--Uniforms $263.00, Wex Bank--Fuel $264.00, Wilke Contracting Corporation--Infrastructure Repair $265.00, Winzer Franchise Company--Supplies $266.00, Witmer Public Safety Group--Supplies $267.00, Woodward Disposal--Fees $268.00, E. Cline $384.60—Dependent Care, D. Schroeder $832.64—Health Care, 6-13-25 Payroll $77,897.49**.**

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

Agenda Item #6, Police Sergeant Promotions

Police Chief, Jarvis Kring, recognized officers Logan Shrader and David Graham for their promotions to Police Sergeants. Their wives placed their new badges on their uniforms.

Agenda Item #7, Consider Approval of Treasury Report, May 2025.

Bunger motioned to approve the May 2025 Treasury Report. Sumstine seconded. Jordan presented the Treasury Report stating the total Treasury is almost $10.6 million which is up from last month. She reminded the council there were 3 payrolls in May plus the addition of seasonal employees. Also, the infrastructure sales tax is up from the last 2 months. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #8, Consider Approval of Budget Report, May 2025.

Yant motioned to approve the May 2025 Budget Report. Bunger seconded. Jordan reviewed the May 2025 budget Report. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #9, Consider Approval of an Ordinance creating Street Improvement District No. 2025-1, Second Reading.

Yant introduced Ordinance No. 1303 for its second reading.

ORDINANCE NO. 1303

AN ORDINANCE OF THE CITY OF MINDEN, NEBRASKA, CREATING A CERTAIN STREET IMPROVEMENT DISTRICT WITHIN THE CITY OF MINDEN TO BE KNOWN AS STREET IMPROVEMENT DISTRICT NO. 2025-1; DEFINING THE BOUNDARIES OF SAID DISTRICT AND THE PROPERTY CONTAINED THEREIN; AND, PROVIDING FOR THE CONSTRUCTION OF IMPROVEMENTS THEREIN CONSISTING OF GRADING, AND CONSTRUCTION OF PORTLAND CEMENT PAVING OR ASPHALTIC PAVING, SUBGRADE PREPARATION, EXCAVATION, AND DRAINAGE IMPROVEMENTS, SEEDING AND SUCH OTHER IMPROVEMENTS, ACCESSORIES AND APPURTENANCES AS MAY BE NECESSARY AND INCIDENTAL THERETO 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 AS FOLLOWS:

Section 1. The Mayor and City Council of the City of Minden, Kearney County, Nebraska, hereby find and determine that it is in the best interests of the City that all of the lots and lands which are immediately adjacent to and with front footage on the east ¼ mile of K Road between 25 Road and 26 Road, be improved as hereinafter described; and that it is in the best interests of the City of Minden to create a street improvement district for the construction of the said improvements.

Section 2. There is hereby created within the City of Minden, Nebraska, a street improvement district to be known and designated as Street Improvement District No. 2025-1, which shall contain the following property:

> The East ¼ mile of K Road between 25 Road and 26 Road or more particularly described as: A tract of land being 66 feet wide, 33' North and 33' South of a line described as follows: Beginning at the Northeast corner of Section 24, Township 6 North, Range 16 West of the 6th P.M. Kearney County, Nebraska; Thence Westerly on the North Line of the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) said of Section 24, 1,333.34' to the west line of the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) said section 24.

Within Street Improvement District No. 2025-1, the City Council hereby finds and determines that it is in the best interests of the City that all of the lots and lands which are immediately adjacent to and with front footage on the east ¼ mile of K Road between 25 Road and 26 Road, shall be and is hereby ordered improved by construction of improvements therein consisting of grading, and construction of Portland Cement paving or asphaltic paving, subgrade preparation, excavation, and drainage improvements, seeding, and such other improvements, accessories and appurtenances as may be necessary and incidental thereto.

Section 3. All of said improvements shall be constructed to the established grades as fixed by ordinances of the City of Minden, and shall be constructed in accordance with plans and specifications to be prepared by the City's Engineers and approved by the Mayor and City Council. Said improvements shall be made and levied by special assessment on the parcels of land abutting on or adjacent to such streets or alleys specifically benefitted by such improvement district in proportion to such benefits.

Section 4. Notice of the creation of said Street Improvement District No. 2025-1 shall be published in the *Minden Courier*, a legal newspaper of general circulation within the City of Minden, for two weeks after the publication of this Ordinance.

Section 5. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

Section 6. This Ordinance shall be published and take effect as provided by law.

PASSED AND APPROVED this ____ day of _____, 2025.

_____
Larry Mayor Evans, Mayor

ATTEST:

_____
Abbey Jordan, City Clerk

(SEAL)

Schneider seconded. Krings had no further information to add. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Bunger motioned to waive the third reading. Sumstine seconded. On roll call, the following voted aye: Bunger and Sumstine. Voted nay: Yant and Schneider. Motion not passed.

Agenda Item #10, Public Hearing to Change the Zoning of the following described real estate to wit: The North Twenty feet (N20') of Lot Eight (8), all of Lot Nine (9) and Ten (10), and the South Fourteen feet (S14') of Lot Eleven (11), all in Block Nine (9), Pearson's Addition to Minden, Kearney County, Nebraska. The parcel is presently zoned "Residential one (R-1)" 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 6:17 p.m. Paul Eberle, 243 S Ridge, is the property owner and stated he bought the property under the assumption it was commercial as the County has it listed as such. He plans to make it a parking area for boats, trailers, and campers with a chain link fence around it. No one spoke against the rezoning. The public hearing was closed at 6:19 p.m.

Agenda Item #11, Consider Approval of an Ordinance Amending the Zoning from Residential 1 (R-1) to Outlying Commercial (C2) for the following described real estate to wit: The North Twenty feet (N20') of Lot Eight (8), all of Lot Nine (9) and Ten (10), and the South Fourteen feet (S14') of Lot Eleven (11), all in Block Nine (9), Pearson's Addition to the City of Minden, Kearney County, Nebraska.

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Bunger introduced Ordinance No. 1304 for its first reading,

ORDINANCE NO. 1304

AN ORDINANCE TO AMEND THE CITY ZONING MAP OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA, WHICH MAP IS PROVIDED FOR IN SECTION 94-5 OF THE MUNICIPAL CODE OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA.

Section 1. That the following described real estate which lies within the Zoning Jurisdiction of the City of Minden, Kearney County, Nebraska, to-wit;

the North Twenty feet (N20') of Lot Eight (8), all of Lot Nine (9) and Ten (10), and the South Fourteen feet (S14') of Lot Eleven (11), all in Block Nine (9), Pearson's Addition to the City of Minden, Kearney County, Nebraska.

The above parcel is presently zoned "Residential 1 (R-1)" and the request as filed, proposes that said parcel be changed to a zoning designation of "Outlying Commercial (C-2)."
Source: ORD NO., 1304, 6/15/2025.

Section 3. 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 4. This ordinance shall be known as Ordinance No. 1304 and shall be in full force and effect from and after its passage, approval and publication according to law.

Passed and approved this 16th day of June, 2025.

_____
Larry Evans, Mayor

ATTEST:

_____
Abbey Jordan, City Clerk

(SEAL)

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

Bunger motioned to waive the three readings of Ordinance No. 1304. Sumstine seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Bunger motioned to adopt Ordinance No. 1304 by title. Sumstine seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

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Agenda Item #12, Consider Approval of a Contract Agreement with Ryan Hurst Utility Consulting Services LLC for the Operation of the Minden Wastewater Treatment Facility.

Schneider motioned to approve the Contract Agreement with Ryan Hurst Utility Consulting Services LLC for the Operation of the Minden Wastewater Treatment Facility. Sumstine seconded.

Krings stated Pete Marshall was our certified Wastewater Plant Operator and has taken another position. The City of Minden is required to have a certified Wastewater Plant Operator. Ryan Hurst has worked with the City of Minden before. Krings clarified that Kevin League is the certified operator of the City's Water Plant. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #13, Adjournment

Bunger motioned to adjourn at 6:24 p.m. and Sumstine seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Meeting adjourned.

_____
Larry Mayor Evans, Mayor

ATTEST:

_____
Abbey Jordan, City Clerk

(SEAL)