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

*phone 308.832.1820*
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The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
July 21, 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, and Jack Yant. Absent: 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,** Council Announcements. Evans provided an update on the City's water problem. Since the July 7th meeting, the City has met with JEO, an engineering firm, and will be meeting with their water specialist July 22nd. The City has also met with Olsson Associates, the city's current engineering firm to look at other options for treating the water. These are short term fixes. Also, well #3 was back in service on July 16th and has better water than well #5 and well #6. Ryan Hurst, former Minden resident and utilities superintendent, met with the city on July 18th reviewing the data and making suggestions. These are all looking at short-term solutions.

For a possible long-term solution, Evans believes the city needs to look at another wellfield. Evans visited with the local well driller and is getting water samples from around Minden specifically NW a couple of miles away. Krings is looking at grant options. The 2014 water study must be updated or redone to apply for grants. The water is an on-going problem and will take time. The City will continue to provide updates.

Sumstine asked if the wells abandoned at Minden West Estates could be reinstated? Evans replied that one was a submergible and Yant added the other was an irrigation well. Jordan stated the irrigation rights were sold as well.

**Agenda Item #4,** Public Forum. James Hays, 5150 W 70th St of Kearney, NE is the owner of 530 N. Tower in Minden. All windows are installed and sealed. All siding is up. A new roof was put on. The interior will be demolished and new flooring installed.

Hays has class c properties and will argue they are necessary in a city and are in process of downsizing. Believes the property looks considerably better than the July 16th pictures provided to the council. Hays will install gutters over the porch.

**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

Amazon Capital Services--Supplies $369.66, American Fence Company Of Kearney Inc--Repairs $369.51, American Library Association--Membership $210, Aurora Cooperative Elevator Company--Fuel $668.76, Aussie Hydraulics, Llp--Repairs $23.28, B&R Stores, Inc--Supplies $270.70, Black Hills Gas Holdings, Llc--Utilities $55.53, Bt Ludeke, Inc--Repairs $704.20, Btac United Acquisition Holding Company--Supplies $500.45, Cengage Learning, Inc--Supplies $98.37, C. Klahn--Repairs $107.83, City Of Holdrege--Fees $6,989.05, C. Bryant--Repairs $210, Consolidated Concrete Co--Repairs $92.25, Core & Main Lp--Supplies $3,984.42, D. Vitito--Uniforms $379.79, Dana F Cole & Company, Llp--Fees $50, Demco, Inc--Supplies $114.13, Dept Of Treasury--Fees $222.18, Eakes Inc--Supplies $32.39, Elan Financial Services--Supplies $2,616.52, Essential Resource Group Inc--Fees $44.49, Five Points Bank--Fees $249.68, Great Plains Communications--Phone/Internet $123.25, Greatamerica Financial Services Corporation--Fees $185.60, Hd Supply Facilities Maintenance Ltd--Chemical $431.39, Innovative Pharmacists, Inc.--Supplies $398.24, Integrated Security Solutions, Llc--Tech/Engineering $463.20, Intellicom Computer Consulting--Tech/Engineering $6,282.25, Isw--Supplies $9.60, Jims Ok Tire Minden Llc--Repairs $123, K&K Auto Repair Inc--Repairs $1,561.83, Kearney Powersports--Repairs $173.50, Knispel Custom Carpentry--Repairs $6,046.76, Matheson Tri-Gas Inc--Supplies $56.26, Mccrometer Inc.--Supplies $192.97, M. Raffaeli--Cleaning $500, Midwest Laboratories--Fees $174.80, Midwest Tapes--Supplies $73.47, Minden Machine Shop Inc--Supplies $650, Minden Rural Fire Dept.--Fees $3,450.02, Mountain Plains Library Association--Fees $245, Napa Auto Parts--Supplies $58.01, Nebraska Power Review Board--Fees $421.88, Nppd Kwh--Utilities $192,193.81, Nppd O&M--Maintenance $25,115.54, Olsson Associates--Tech/Engineering $157, One Billing Solutions, Llc--Fees $830.19, One Call Concepts Inc--Fees $49.66, Platte Valley Communications Of Kearney, Inc.--Repairs $542.50, Presto X Co.--Maintenance $108.28, S. Hoyt--Incentive $825.75, Spectrum Business--Phone/Internet $340.09, The Association For Rural & Small Libraries, Inc--Membership $125, T. Beck--Incentive $199.80, Titan Machinery Inc--Repairs $694.95, Town And Country Farm And Home Inc--Supplies $1,112.30, United Parcel Service, Inc--Fees $1.43, United States Postal Service--Fees $126, V. Sumstine--Repairs $728.52, Western Pathology Consultants, Inc.--Fees $68, Wex Bank--Fuel $6,106.30, E. Cline—Dependent Care $384.60, T. Arnold—Health Care $999.967, 11-25 Payroll $83,134.63.

Sumstine motioned to approve the consent agenda and Bunger seconded. Yant stated there was a mistake on a library claim as it said window cleaning for the fire hall. Yant asked about the rebate claims. Jordan provided the rebate process stating the City pays the electrical customer for NPPD rebates and NPPD deducts that amount off the City's bill for electricity purchased. On roll call, the following voted aye: Bunger, Sumstine, and Yant. Absent and not voting: Schneider. Motion carried.

**Agenda Item #6**, Consider Approval of Treasury Report, June 2025.

Bunger motioned to approve the June 2025 Treasury Report and Yant seconded. Jordan reviewed the current status of the Treasury with the tax funds down $10,000 and the enterprise funds are down almost $47,000. Overall, the city's Treasury is $10.5 million which is down almost $55,000 from May. Bond interest payments were made in June. On roll call, the following voted aye: Bunger, Sumstine, and Yant. Absent and not voting: Schneider. Motion carried.

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**Agenda Item #7**, Consider Approval of Budget Report, June 2025.

Yant motioned to approve the June 2025 Budget Report and Bunger seconded. Jordan reviewed the revenues and expenses of all funds. On roll call, the following voted aye: Bunger, Sumstine, and Yant. Absent and not voting: Schneider. Motion carried.

**Agenda Item #8**, Review Status of the Order of Condemnation for the Property known as 530 N. Tower Avenue or more Particularly Described as Lot 9, Block 16, Railroad Addition, Minden, Kearney County, Nebraska and Take Action.

Bunger motioned to rescind the Order of Condemnation for the Property known as 530 N. Tower Avenue or more Particularly Described as Lot 9, Block 16, Railroad Addition, Minden, Kearney County, Nebraska and authorize a $10 payment to the Kearney County Clerk for filing fees. Sumstine seconded.

Yant asked Hays for an estimate when the house will be ready for sale or rent? Hays stated it was difficult to answer but is giving it very high priority. Very little is left on the outside. It may be done in two months. On roll call, the following voted aye: Bunger, Sumstine, and Yant. Absent and not voting: Schneider. Motion carried.

**Agenda Item #9**, Consider Setting a Hearing for Possible Condemnation of the Property known as 358 S. Nance Avenue or more Particularly Described as Lot A in NE ¼ 13-6-15 Hayes Subdivision, Minden, Kearney County, Nebraska.

Yant motioned to set a Hearing for Possible condemnation for August 18, 2025, at 6:00 p.m. at City Hall for 358 S. Nance Avenue or more Particularly Described as Lot A in NE ¼ 13-6-15 Hayes Subdivision, Minden, Kearney County, Nebraska. Bunger seconded. On roll call, the following voted aye: Bunger, Sumstine, and Yant. Absent and not voting: Schneider. Motion carried.

**Agenda Item #10**, Consider Approval to Accept the Bid from Wilke Contracting in the Amount of $37,160 to Construct a Sidewalk from 8th Street to Highway 6.

Evans stated the project has been in the works since 2017. Sumstine motioned to accept the Bid from Wilke Contracting in the Amount of $37,160 to Construct a Sidewalk from 8th Street to Highway 6. Bunger seconded.

Krings stated BNSF was on site a couple of weeks ago. The state has approved the project and has done their portion by installing the push buttons and moved the curb back. The sidewalk will be 8 feet wide including redoing part of the driveway for CPI. Signs will be on each side of the railroad providing notice when a train is coming. There will be ADA accessibility. The city has to get the sidewalk up to the railroad. The railroad will place the pads between the rails and the city will have to do a little finish work in between with asphalt.

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

**Agenda Item #11**, Adjournment

Bunger motioned to adjourn at 6:30 p.m. and Sumstine seconded. On roll call, the following voted aye: Bunger, Sumstine, and Yant. Absent and not voting: Schneider. Meeting adjourned.

/s/ Larry Evans
Larry Mayor Evans, Mayor

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ATTEST:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

(SEAL)