

# 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 August 4, 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**, Council Announcements. Yant reminded all of the Legion baseball tournament going on in Minden. Minden’s team was eliminated on Sunday. Evans thanked the Fire Department for bringing the ladder truck out to the tournament and flying the flag. There have been fabulous crowds with 5 of the teams being from the Omaha-Lincoln area.

Evans stated the Pioneer Village Carousel is having its grand opening on Saturday at 10am.

**Agenda Item #4**, Public Forum. Peg Hickman, 1348 N. Colorado, stated she had received a notice that she cannot continue with her house until the land gets finished. Hickman requested to be allowed to finish her house so she can stop driving between Kearney, Holdrege, and Minden. She requested more time to get things done and has plans for the backyard. Her contractor believes it will take about 3 weeks to get her house ready for her to move in.

LeAnn Jochum, South Central Economic Development District, gave an update on the project being completed by Longshot Property Development along with Jacob Rafert, Longshot Property Development and Revenant LLC and building owner. The payment request is the final payment request until the certificate of occupancy is issued and completion. The last 10% is held until the project is completed. This renovation is full of hurdles and obstacles due to the building’s age and Jacob’s construction will last for a long time. The grant’s contract is until April of 2027.

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Rafert stated he is at the drywall stage right now. Finishing work should begin soon. The infrastructure for the apartments is complete and the plumber needs to tie in the water lines below. The electrical inspections have passed and is in progress of tying in the main power leads to the apartments. Then NPPD should be able to install the final electrical line to the building. The building is tied into the City's sewer system.

The construction timeline has been quite flexible. The sub-contractors have been gracious and let Rafert assist with various parts of the construction to lower his costs. The largest financing hurdle has been overcome. It is more difficult to see the progress from the outside now.

The taproom started framing today. Lots of structural reinforcement work was necessary for this area. Rafert stated he is completely focused on the taproom and out of the apartments. Jochum added that once the apartments are within 90 days of completion, then advertising will begin for tenants. Rafert is looking for a tenant in the south commercial area and has had a couple of options come about in the past couple of days. There is also a 2-bed and 2-bath apartment in the back of the south commercial space. If a restaurant ends up in the commercial space, then the apartment will most likely be removed and utilized for the restaurant's kitchen.

Evans went back to council announcements and gave an update on the water. A sample was taken on an area 6 miles east of town and it came back pretty good.

### **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 Gutterz Fun Center LLC at the Kearney County Fairgrounds for a reception on 11-1-25 from 3:00 p.m. to 1:00 a.m.
- f. Consider Approval of a Special Designated Liquor License for Murphy's Wagon Wheel at Midwest Meat Company for a reception on 8-2225 from 4:00 p.m. to 10:00 p.m.

American Fence Company Of Kearney Inc--Repairs \$2,581.69, Atlas Automation Llc--Repairs \$890, Aurora Cooperative Elevator Company--Fuel \$3,424, B&R Stores, Inc--Supplies \$43.90, Baylor Evnen Wolfe, &Tannehill, Llp--Legal \$715, Black Hills Gas Holdings, Llc--Utilities \$57.76, Bound Tree Medical Llc--Supplies \$2,515.92, Business World Products Of Hastings, Inc--Supplies \$29.22, Capital One--Training / Supplies \$9,840.18, Central District Health Department--Fees \$262, C. Mcdowell--Incentive 30, Civicplus, Llc--Fees \$289.41, Dier, Osborn & Cox, P.C., L.L.O--Legal \$1,000, D. Schroeder--Training \$238, Eakes Inc--Supplies \$47.60, Fyr-Tek Inc.--Supplies \$609.76, Great Plains Communications--Phone/Internet \$1,084.98, Great Plains Communications--Phone/Internet \$100.78, Hawkins Water Treatment--Chemical \$4,005.64, Hd Supply Facilities Maintenance Ltd--Supplies \$404.71, Isw--Supplies \$68.95, J. K. Benson--Repairs 3000, Jci Industries, Llc--Supplies \$801, J. Mcdowell--Incentive \$30, Jims Ok Tire Minden Llc--Repairs \$441, Ke Co Treasurer--Fees \$5,858.33, Landmark Implement Carquest--Supplies \$152.49, Menards Of Kearney--Supplies \$62.94, Midlands Contracting, Inc.--Infrastructure Repair \$34,107, Minden Exchange Bank & Trust C--Financing \$6,050.40, Minden Lawn & Sprinkler--Repairs \$ 620, Minden Utility Dept.--Utilities \$4,630.87, Municipal Supply-Nebraska--Supplies \$3,895.71, Ndee--Fees \$4,125, Ne Law Enforcement Training Ct--Fees \$415, Ne Water Environment Assoc--Training \$550, Nphe--Fees \$18, Omaha Winwater Works Company--Supplies \$323.98, Platte Valley Laboratories, Inc--Supplies \$235, Pony Express Ford--Repairs \$2,821.43, Presto X Co.--Maintenance \$164.28, Rek Enterprises Llc--Repairs \$1,171.21, Revenue Bond Payment Account--Fees \$2,050, Revenue Bond Payment Account--Fees \$2,550, Revenue Bond Payment Account--Fees \$9,050, Sos Portable Toilets Inc--Rental \$130, Stryker Sales Corp--Supplies \$967.50, Syndicate Publishing, L.L.C.--Fees \$123.69, T. Arner--Training \$322, Underground Construction, Inc--New

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Infrastructure \$3,968.06, United Parcel Service, Inc--Fees \$14.60, Usps--Fees \$692.30, Verizon Wireless--Phone/Internet \$839.11, Village Cleaners Inc--Uniforms \$50.12, Witmer Public Safety Group--Incentive \$61.73, 7-25-25 Payroll \$85,048.34.

Schneider motioned to approve the consent agenda and Bunger seconded. Bunger asked if the Underground Construction bill is a cost share or not? Krings stated it is being worked on with the Airport Authority. This bill is only for the boring. There will be more expenses for the electric lines. Yant mentioned the Legion bathrooms privacy fence was very expensive. On roll call, the following voted aye: Bunger, Sumstine, and Schneider. Abstain: Yant. Motion carried.

**Agenda Item #6**, Consider Approval of the following Special Designated Liquor Licenses for:

- a. Windmill Studios at the Kearney County Fairgrounds for a fundraiser on 9-13-25 from 12:00 p.m. to 1:00 a.m.
- b. Windmill Studios at the Kearney County Fairgrounds for a reception on 9-27-25 from 12:00 p.m. to 1:00 a.m.
- c. Windmill Studios at the Kearney County Fairgrounds for a reception on 10-11-25 from 12:00 p.m. to 1:00 a.m.

Yant motioned to approve the Special Designated Liquor Licenses for Windmill Studios. Sumstine seconded. On roll call, the following voted aye: Sumstine, Yant, and Schneider. Abstain: Bunger. Motion carried.

**Agenda Item #7**, Consider Approval of Professional Service Agreement with Olsson Associates for K Road Paving Project.

Bunger motioned to approve the Professional Service Agreement with Olsson Associates for K Road Paving Project otherwise as known as Street Improvement District 2025-1, not to exceed \$11,900. Sumstine seconded.

Krings stated now that the paving district has been approved, the City needs to engage Olsson Associates for the engineering. This part should be relatively quick as they've already worked on this project from KAAPA's perspective for quite some time now. Yant asked if the council must approve the agreement? Krings replied the City has to make the project happen per state law and it would be best to engineer it.

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

**Agenda Item #8**, Review Status of the Order of Condemnation for the Property known as 1348 N. Colorado Avenue or more Particularly Described as the North One Hundred (100) feet of the South half of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ NW  $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Seven (7), Township Six (6) North, Range Fourteen (14), West of the 6th P.M., Kearney County, Nebraska, except the East Sixty-eight (68) feet thereof and except the West thirty-three (33) feet thereof, Minden, Kearney County, Nebraska and Take Action.

Sumstine stated she asked for this to be on the agenda. In the beginning, she was confused on the Order of Condemnation whether it was only the house or all buildings to be demolished. It is a positive move to put a new house there. She hopes to get city water there or septic and would like her to be able to apply for the building permit. The League of Municipalities said the council could rescind the motion and make a new motion to have the rest of the buildings repaired or demolished. Sumstine requested Hickman tell the council of her plan for the buildings and the items inside them.

Hickman said her contractor would be glad to take the buildings out, but she needs to figure out what to do with the stuff in the buildings. The initial through was to get her house on the property and then build a new garage to store the items. Then the buildings could come down. With having to tear down the other buildings, Hickman has no funds to build the garage. Sumstine added Hickman had mentioned a storage container to put her items in. Hickman stated her house items are in a storage unit.

Yant asked if the new house will meet city codes? Krings stated the city has been working with Hickman's contractor and it is a manufactured home that will be on a foundation. Sumstine clarified a building permit application would handle the home and foundation? Hickman reiterated that she had been informed a building permit could not be issued until the order of condemnation has been removed. Sumstine wanted to talk this through and see if there is anything that could be done to get the house expedited.

Olson asked if Hickman's contractor could provide a timeline and list of what he has been contracted to do? Hickman replied the housing manufacturer has stated the house could be ready for her in three weeks. They are waiting for the contractor to bring in dirt for the new house and level it off. Olson asked again about the other buildings and the rest of the property? Hickman stated her focus is getting the new house on her property.

Sumstine reiterated the order of condemnation is on the entire property and She believes other properties have gotten a building permit before cleaning up the rest of the property. Evans asked for examples. Sumstine asked if Shane Schmidt had to clean off the property where the house had burned down before he had gotten a building permit for the house that was moved onto it? Evans replied he did clean it up and then brought the house in.

Krings clarified there are two items at hand: whether the site is cleaned up and an order of condemnation. City staff felt it wasn't proper to issue a building permit when there is an active order of condemnation. Bunger asked if the prep work could be done? Krings replied he would have to review it. Sumstine asked what could be done to step it forward for the house while still ensuring there is a condemnation order? Olson states it is a liability issue for the city if a building permit is issued for a condemned property.

Evans reminded the city council the City previously provided Hickman with a dumpster for a couple of months to aid in her cleaning up the property with no result. His concern is that a permit would be issued with nothing further happening after that. Evans wishes to have the condemnation ordered.

Sumstine inquired what guidance could be given to Hickman or her contractor? Yant replied to get the lot cleaned up and then put up the house. Olson answered he wants something in writing from the contractor as to what services he is contracted to do and a timeline otherwise the council is making decisions with a lack of information. Sumstine believes Hickman has intentions to get things cleaned up. Hickman asked if she is able to fix up a building as she has one that is good? Olson said that can't be answered tonight. Also inquired if she could put a storage container on her lot?

Sumstine and Evans agreed they want to continue to work with Hickman. Olson recommended tabling or taking no action and get a written agreement from Hickman's contractor with a timeline and work to be done and leave the order of condemnation in place.

No action taken.

**Agenda Item #9**, Consider Approval of an Ordinance Creating a Clean Energy Assessment District.

Schneider introduced Ordinance No. 1305 for its first reading,

### ORDINANCE NO. 1305

AN ORDINANCE TO CREATE A CLEAN ENERGY ASSESSMENT DISTRICT; TO ESTABLISH DEFINITIONS; TO PROVIDE FOR THE FINANCING, ADMINISTRATION, AND COLLECTIONS TO PROMOTE ENERGY EFFICIENCY IMPROVEMENTS AND RENEWABLE ENERGY SYSTEMS; AND TO PROVIDE THE EFFECTIVE DATE HEREOF; 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.**

WHEREAS, the City of Minden, Nebraska, hereinafter "the City", desires to create a clean energy assessment district to enable property assessed clean energy financing for its property owners; and,

WHEREAS, the City also desires to authorize the clean energy assessment district to enable third-party lenders to accept applications and enter into financing agreements with property owners within the boundaries of the district; and,

WHEREAS, this Ordinance, upon execution, shall create a clean energy assessment district, which shall be known as the City of Minden PACE District, as authorized by Nebraska Revised Statute Sections 13-3203 and 13-3204(3), which boundaries shall be the zoning jurisdiction of the City including any area that is within its corporate boundaries or extraterritorial zoning jurisdiction.

**BE RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINDEN, NEBRASKA:**

**Section 1.** Findings and Determinations. The Mayor and Council of the City of Minden, Nebraska (the "City"), hereby find and determine as follows:

Pursuant to NEB. REV. STAT. §§13-3201 to 13-3211, inclusive, the Property Assessed Clean Energy Act (the "Act"), energy efficiency and the use of renewable energy are important for preserving the health and economic well-being of Nebraska's citizens. Using less energy decreases the cost of living and keeps the cost of public power low by delaying the need for additional power plants. To further these goals, it is necessary for the City to promote energy efficiency improvements and renewable energy systems. Upfront costs for energy efficiency improvements and renewable energy systems may prohibit or deter many property owners from making improvements. It is necessary for the City to implement an alternative financing method through the creation of a clean energy assessment district.

Financing energy projects to further these goals is a valid public purpose and can be accomplished through Property Assessed Clean Energy ("PACE") financing, which is used to overcome the upfront costs for energy efficiency improvements and renewable energy systems by using private capital and equity, rather than public debt.

Pursuant to the Act and NEB. REV. STAT. § 13-3204, the City is authorized to establish a clean energy assessment district so that owners of qualifying property can access PACE financing for energy efficiency improvements or renewable energy improvements to their properties located in the City. The City also may enter into an agreement with one or more other municipalities pursuant to the Interlocal Cooperation Act, NEB. REV. STAT. §§ 13-801, et seq., for the joint creation, administration, or creation and administration of clean energy assessment districts, pursuant to NEB. REV. STAT. § 13-3210. The City hereby declares its intent that the provisions of this Ordinance shall be in conformity with federal and state laws. The City enacts this Ordinance pursuant to the Act, as amended.

**Section 2.** Title and Definitions. That this Ordinance shall be known and may be cited as the "City of Minden Property Assessed Clean Energy (PACE) Ordinance." Except the words and phrases specifically defined below or in NEB. REV. STAT. § 13-3203, as amended, words and phrases used in this Ordinance shall have their customary meanings. As used in this Ordinance, the following words and phrases shall have the following meanings:



"District" means the City of Minden PACE District, created pursuant to this Ordinance, as authorized by NEB. REV. STAT. §§ 13-3203 and 13-3204(3), which boundaries shall be the zoning jurisdiction of the City including any area that is within its corporate boundaries or extraterritorial zoning jurisdiction.

"District Administrator" means the designated representative or a third-party administrator selected by the City.

"PACE financing" means funds provided to the owner(s) of qualified property by third-party lender, pursuant to the Act and this Ordinance, for an energy efficiency improvement or renewable energy system(s).

"Qualifying Property" means commercial property, including multifamily residential property having more than four dwelling units, and industrial property located in the District.

**Section 3. District Boundaries and Requirements Pursuant to NEB. REV. STAT. § 13-3204(3).**

- A. The City finds that the financing of energy efficiency improvements and renewable energy systems is a valid public purpose. Such public purposes include, but are not limited to, reduced energy and water costs, reduced greenhouse gas emissions, economic stimulation and development, improved property valuation, and increased employment.
- B. The boundaries of the District shall be the zoning jurisdiction of the City, including any area that is within its corporate boundaries or extraterritorial zoning jurisdiction, as allowed pursuant to NEB. REV. STAT. § 13-3204(1).
- C. The District Administrator shall use a form contract for assessment contracts among the City, the owner of the qualifying property, and a third-party lender, governing the terms and conditions of financing and annual assessments in accordance with the Act, including NEB. REV. STAT. § 13-3205(1), which provides for repayment of the costs financed through annual assessments upon the qualifying property benefited by the energy project.
- D. The District Administrator is authorized to enter into assessment contracts on behalf of the City.
- E. The District Administrator will use a financing application process and eligibility requirements, for financing energy projects in accordance with the requirements of the Act and accepted by the third-party lender. The application process and program eligibility requirements shall be, at a minimum, as follows:
  - i. Submission of an application as attached hereto as Exhibit "A" to the District Administrator, which shall include, but not be limited to, the following information:
    - a) Applicant name and contact information, including property owner and developer;
    - b) Project location and legal description;
    - c) Identification of contractor or supplier, including anticipated PACE contractor and a copy of the approved bid for the energy efficiency project;
    - d) Project description;

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- e) Total project cost;
  - f) Description of proposed improvements;
  - g) Description of energy efficiency project to be financed;
  - h) Amount of requested assessment;
  - i) Interest rate on the PACE assessment and any required fees;
  - j) Term of assessment;
  - k) Energy savings report indicating estimated energy savings and estimated cost savings for the energy project;
  - l) Whether the applicant is requesting a waiver of the estimated economic benefit requirement;
  - m) Title report showing any mortgage or lien holders;
  - n) Lender consent;
  - o) Projected jobs created by PACE project;
  - p) Project environmental benefits;
  - q) Funding source;
  - r) All other such information as needed to demonstrate the project complies with all the requirements of the Act.
- ii. The District Administrator may grant an applicant's request to waive the estimated economic benefit requirement. If the District Administrator denies the applicant's waiver request, the applicant may appeal the denial by submitting a request in writing to the Mayor and Council of the City of Minden. The appeal shall be mailed by certified mail or hand delivered to the City Clerk, PO Box 239, Minden, NE, 68959 within fourteen days after the denial. The City Council will review the matter on the record made by the District Administrator and, after providing the applicant an opportunity to be heard, the Council will make a final decision by roll call vote in an open public meeting.
- iii. The District Administrator shall review the application to determine whether the energy project meets the eligibility requirements of the Act and this Ordinance. An energy project shall not be eligible for PACE financing if the qualifying property is subject to any of the following:
- a) Delinquent ad valorem taxes;
  - b) Delinquent personal property taxes;
  - c) Delinquent special assessments;
  - d) Overdue or delinquent water or sewer charges;
  - e) Involuntary liens, including but not limited to construction liens;
  - f) Notice of default pursuant to any mortgage or deed of trust related to the qualifying property, or
  - g) If the property owner or property developer is delinquent in the payment of any assessment required to be paid for any energy efficiency improvement financed pursuant to the Act.
- iii. If the energy project is determined to be eligible under the terms of the Act and as required in this Ordinance, the District Administrator shall review the application and approve, request



additional information, or deny the application at his/her sole discretion.

- iv. Upon approval of an application, the District Administrator is authorized to proceed with and execute an assessment contract.
- F. Pursuant to NEB. REV. STAT. § 13-3205(7), annual assessments agreed to under an assessment contract shall be levied against the qualifying property and collected in accordance with the Act.
- G. The District shall establish procedures to determine the following in the future:
  - i. Provisions for an adequate debt service reserve fund created under Section 13- 3209, if applicable;
  - ii. Provisions for an adequate loss reserve fund created under Section 13-3208, if applicable; and
  - iii. Any application, administration, or other program fees to be charged to owners participating in the program that will be used to finance costs incurred by the City as a result of the program;
  - iv. Any costs shall be deducted before remitting the assessment to the third-party PACE program administrator.
- H. The assessment term shall not exceed the weighted average useful life of the energy project paid for by the annual assessments.
- I. Any energy efficiency improvement that is not permanently affixed to the qualifying property upon which an annual assessment is imposed to repay the cost of such energy efficiency improvement must be conveyed with the qualifying property if a transfer of ownership of the qualifying property occurs during the assessment term.
- J. Prior to the effective date of any contract that binds the purchaser to purchase qualifying property upon which an annual assessment is imposed, the owner shall provide notice to the purchaser that the purchaser assumes responsibility for payment of the annual assessment as provided in NEB. REV. STAT. § 13-3205(3)(d), and that the obligations set forth in the assessment contract, including the obligation to pay annual assessments, are a covenant that shall run with the land and be assessed upon future owners of the qualifying property.
- K. In connection with providing PACE financing, the City will provide for marketing and participant education.
- L. The City shall obtain, or the District Administrator shall obtain and provide to the City, verification that the renewable energy system or energy efficiency improvement was properly installed and is operating as intended.

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**Section 4.** Authorization for PACE Program. That, pursuant to NEB. REV. STAT. § 13-3204(1), the District shall be governed by members of the Minden City Council.

- A. The District Administrator shall comply with the Act and the provisions of this Ordinance and follow any applicable City procurement policy and procedures for selecting a third-party administrator should a third-party administrator be selected for the administration of the PACE program. Any such third-party administrator must ensure that there is no financial requirement, liability, or exposure to the District or the City. The District Administrator as defined in Section 2 of this Ordinance may serve as the administrator of the PACE program for the District and the City.
- B. The District or City may also engage the services of a state or local financing agency for the purposes of providing conduit bond financing for the District or City as part of its third-party administration.
- C. Upon selection of a third-party administrator, that third-party administrator may, on behalf of the City, accept applications for financing energy efficient improvements within the District boundaries, facilitate the financing application process, and review eligibility requirements for financing energy projects in accordance with the requirements of the Act and as accepted by the third-party lender.
- D. The District may be expanded via the Interlocal Cooperation Act in order to create a program of sufficient size and scale to attract qualified third-party administrators and/or to promote energy efficiency across multiple political subdivisions, as authorized under the Act.

**Section 5.** Liability of City Officials; Liability of City. That notwithstanding any other provision of law to the contrary, officers, officials, employees, or agents of the District, or the City of Minden shall not be personally liable to any person or entity for any claims, liabilities, costs, or expenses, of whatever kind or nature, under, arising out of, or related to the City's or District's participation in the District's PACE Program or any PACE Financing, including, without limitation, claims for or related to uncollected PACE Assessments. Not in limitation of the foregoing, the City has no liability to a property owner or lender for or related to energy savings improvements or funding under a PACE Financing or Program, other than to remit PACE Assessments received in accordance with the Act or record a notice of assessment lien upon notice from the PACE lender that the property owner is delinquency in payment pursuant to applicable law.

**Section 6.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by the law, and satisfaction of any conditions set forth in this Ordinance.

Passed and approved this 4th day of August, 2025.

/s/ Larry Evans  
Larry Evans, Mayor

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ATTEST:

/s/ Abbey Jordan

Abbey Jordan, City Clerk

(SEAL)

Yant seconded. Krings stated this is making special financing available for contractors. It does not make any requirements or standards for construction. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Yant motioned to waive the three readings of Ordinance No. 1305. Schneider seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Yant motioned to adopt Ordinance No. 1305 by title and Schneider seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

**Agenda Item #10**, Consider Approval of a Resolution requesting assistance from South Central Economic Development District on an application for a 2025 Community Development Block Grant.

### RESOLUTION 1815

#### REQUEST FOR THE SOUTH-CENTRAL ECONOMIC DEVELOPMENT DISTRICT, INC. TO ASSIST WITH A CDBG APPLICATION

WHEREAS, the City of Minden (City) is within a member county of the South-Central Economic Development District, Inc. (SCEDD); and

WHEREAS, the City would like to apply for a Community Development Block Grant (CDBG) Planning Grant; and

WHEREAS, the City desires to have grant application assistance for this Community Development Block Grant conducted by SCEDD; and

WHEREAS, SCEDD provides this service for no fee to member counties of the South-Central Economic Development District, Inc.

WHEREAS, the City agrees to accept full responsibility for following all grant guidelines and fulfilling all grant requirements and agrees to provide a local point of contact to work with SCEDD in the fulfillment of said services;

NOW THEREFORE, BE IT RESOLVED, that the City of Minden requests and authorizes SCEDD to provide grant application assistance for this Community Development Block Grant.

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PASSED THIS 4<sup>th</sup> DAY OF AUGUST, 2025.

/s/ Larry Evans, Mayor

Attest:

/s/ Abbey Jordan, Clerk

Schneider motioned to approve Resolution No. 1815 and Sumstine seconded. Krings clarified this grant is for a planning study on the city's water system to develop a long term solution to the water challenges. It is estimated the cost is \$60,000 for the study and the grant is for \$50,000 with a 10% match. Yant asked if the study would provide estimated costs for potential water fixes? Yant has information on a grant offered by Congress. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

**Agenda Item #11**, Consider Approval of Payment to Longshot Property Development, LLC., for \$4,500.03 for general contractor construction activities oversight and aiding various trades accomplished 3/18/2025 to 7/31/2025 of: completion framing, oversight of plumbing and electrical rough-in, staircase inside and exterior, fire sprinkler install, insulation of exterior walls, and start of drywall work.

Yant motioned to approve Payment to Longshot Property Development, LLC., for \$4,500.03. Schneider seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

**Agenda Item #12**, Consider Approval of Reimbursement Draw #12 for \$4,500.03; this Amount will be Drawn on NAHTF 23-TFRH-34009 from NE Dept. of Economic Development.

Bunger motioned to approve Reimbursement Draw #12 for \$4,500.03 and Schneider seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

**Agenda Item #13**, Adjournment

Schneider motioned to adjourn at 6:41 p.m. and Bunger seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Meeting adjourned.

/s/ Larry Evans  
Larry Mayor Evans, Mayor

ATTEST:

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