

# 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 December 01, 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, City Administrator Michael 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. No announcements were made.

**Agenda Item #4**, Public Forum. Sam Hansen, 887 N Nebraska, was inquiring about the regulations of agenda item #14 if it were to get to approved. He stated that he understood the concerns about safety. He also wanted to know if infrastructure issues were being addressed with the paving to be approved in agenda item #15.

Ted Griess, 620 N Kearney, had concerns about the proposed ordinance 1312. He was wondering if there was a reason that regular bikes were excluded from the ordinance. He stated that he had read a similar Ordinance and they were included. He was questioning if hybrid bikes were going to go under e-bikes or a regular bike and suggested that all bikes be included in this. He had stated that e-bikes have a set top speed, where regular bikes can reach that speed or even higher.

### **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. Mayoral Appointments of:
  - i. Ted Griess as the City Forester for a term of 1-1-26 to 12-31-26
  - ii. Bennett Peterson to the Board of Adjustments for a term of 1-1-26 to 12-31-28
  - iii. Rita Crooks to the Planning and Zoning Commission for a term of 1-1-26 to 12-31-28
  - iv. Larry Lempka to the Planning and Zoning Commission for a term of 1-1-26 to 12-31-28
  - v. Tim Holman to the Planning and Zoning Commission for a term of 1-1-26 to 12-31-28

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- vi. Jane Lammers to the Animal Advisory Board for a term of 1-1-26 to 12-31-26
- vii. Alyssa Schneider to the Minden Development Corporation Board of Directors for a term of 1-1-26 to 12-31-26
- viii. Connor Peterson to the Community Redevelopment Authority for a term of 1-1-26 to 12-31-30

Black Hills Gas Holdings, Llc--Utilities \$320.35, Bound Tree Medical Llc--Supplies \$3,105.23, C. Bryant--Repairs \$682.50, Capital One--Repairs \$726.82, Core & Main Lp--Supplies \$6,568.69, D. Vitito--Utilities \$185.89, Dier, Osborn & Cox, P.C., L.L.O.-Legal \$1,000.00, Dutton-Lainson Company--Supplies \$1,565.41, Eakes Inc--Supplies \$83.05, Elan Financial Services--Supplies \$78.20, F. Rogers--Cleaning \$146.25, Hd Supply Facilities Maintenance Ltd--Supplies \$511.62, Hydro Tech Inc.--Supplies \$1,388.85, Inland Truck Parts Company--Repairs \$3,889.77, Isw--Supplies \$78.40, Jims Ok Tire Minden Llc--Repairs \$50.00, Jones Insurance Agency, Inc--Insurance \$1,255.00, K&K Auto Repair Inc--Repairs \$3,948.40, Ke Co Health Payment Cntr--Fees \$72.00, Ke Co Treasurer--Fees \$6,033.33, Kelly Supply Company--Supplies \$53.82, Landmark Implement Carquest--Supplies \$26.32, Marcus Hotels, Inc.--Training \$1,008.00, Menards Of Kearney--Supplies \$33.98, Mid Plains Heating & Air--Repairs \$600.28, Minden Exchange Bank & Trust C--Financing \$6,050.40, Minden Utility Dept.--Utilities \$3,578.34, National Rural Economic Developers Association--Membership \$395.00, Nebraska Turfgrass Association--Training \$650.00, Northwest Electric Llc--Repairs \$420.00, Nphe--Fees \$123.00, Nppd O&M--Maintenance \$20,111.00, Platte Valley Communications Of Kearney, Inc.--Repairs \$101.25, Platte Valley Laboratories, Inc--Chemical \$255.00, Presto X Co.--Maintenance \$90.79, R. Cole--Training \$250.00, Rek Enterprises Llc--Repairs \$343.27, Rembolt Ludtke Llp--Legal \$1,686.50, Revenue Bond Payment Account--Fees \$2,050.00, Revenue Bond Payment Account--Fees \$2,550.00, Revenue Bond Payment Account--Fees \$9,050.00, S. Anderson--Energy Rebate \$247.80, Subsurface Solutions--Maintenance \$4,500.00, Syndicate Publishing, L.L.C.--Fees \$126.79, The Ems Super Store Llc--Supplies \$1,504.96, Village Cleaners Inc--Uniforms \$50.12, 11-28-25 Payroll \$69,216.11.

Evans pointed out that Connor Peterson is the only one that is new to a City Board.

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

**Agenda Item #6**, Consider approval of payment to Rembolt Ludtke LLP in the amount of \$1,686.50 for legal services.

Yant motioned to approve the claim in the amount of \$1,686.50 for Rembolt Ludtke LLP and Bunger seconded. On roll call, the following voted aye: Bunger, Yant, and Schneider. Abstain: Sumstine. Motion carried.

**Agenda Item #7**, Presentation by Ron Tillery on Nebraska GSD.

Ron Tillery stated that he is part of a new Economic Development company that helps small towns called Nebraska GSD or Get Stuff Done. He stated that they help small towns that would otherwise not be able to pursue these economic development opportunities. A non-binding letter of interest is needed for them to come back with a proposal to join this group. They are only accepting a handful of communities to start. Holdrege has already joined and they would love Minden to join as well. Krings stated that he and Evans will be going to Kearney to listen to the full presentation. Evans stated that they have an extensive ED background and thinks this would be a great tool for the City. Sumstine stated that she would look forward to working with him.

No action taken.

**Agenda Item #8**, Public Hearing on application of Upper Room Brewery LLC dba 52 Taphouse for a Class C Beer, Wine, Spirits On and Off Sale Liquor License and a Growler Secondary License and Provide Recommendation to the Liquor Commission.

The hearing was opened at 6:18 p.m. No comments were made. The hearing was closed at 6:18 p.m.

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Yant motioned to recommend approving the Class C Liquor License and Growler Secondary License for the Upper Room Brewery LLC dba 52 Taphouse to the Nebraska Liquor Control Commission and Schneider seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

**Agenda Item #9**, Public Hearing, Condemnation Hearing for the Property known as Uptown Grain located at the SW corner of Colorado Avenue and Highways 6/34.

The hearing was opened at 6:20 p.m. Richard Schwenka, 1479 M Road, spoke against condemning the property. Schwenka is president of the LLC that was formed with F&K Farms Incorporated and Jorgensen Farms. He stated that this is going to take time and money to get this demolished. They are trying to work with local contractors to get this completed. Weaver Farm service is to take the steel down and Rehtus for the wood and cement. Between them and harvest and the contractors schedules they are working on it. He asked the council who was going to pay for this and did not feel that it was the best use of the taxpayer's money to do this on the City's timeframe.

No one spoke in favor of the condemnation. The hearing was closed at 6:23 p.m.

**Agenda Item #10**, Consider Issuance of Order of Condemnation for the Property known as Uptown Grain located at the SW corner of Colorado Avenue and Highways 6/34.

Evans stated that he is looking at 2027 being the City's 150<sup>th</sup> anniversary and that it would be nice to see this gone. His goal is to clean up the entryways and highway properties. Evans stated that there is a Revitalization Grant that he is looking into but that the City would need to own the property. Schwenka stated that he would sell it at market value. Sumstine stated that since he already has bids and is working on it, she would like to see him complete this outside of the City's timeline. Yant asked what his expected timeline is. Schwenka stated that at this point he is not sure but would expect sometime next year. He agrees that this is an eyesore and the office has already been removed. He stated that he did not know that a demo permit was needed and that that would have been nice if this was communicated before they started the work and created some hold-ups for contractors.

Krings explained the options that the council has. Yant recommended that the council takes no action at this time and revisit this the 1<sup>st</sup> meeting in June 2026. No action taken.

**Agenda Item #11**, Review status of the Order of Condemnation for the property known as 358 S. Nance Avenue and take action.

Krings reviewed the August 18th order of condemnation that was issued for repairs to be made by November 17<sup>th</sup>. He explained the actions that the council could take. Yant would like to give them another chance to make the repairs.

Yant motioned to rescind the order of condemnation for 358 S. Nance dated 8-18-25 and Schnieder seconded. On roll call, the following voted aye: Sumstine, Bunger, Yant, and Schneider. Motion carried.



**RESCINDING the ORDER of CONDEMNATION**

Now on this **1st day of December, 2025** during the regular City Council Meeting, the review of the order of condemnation took place of the property located on:

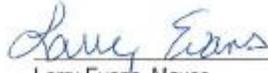
The West 120' of Lot A in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirteen (13), in Township Six (6) North, of Range fifteen (15), West of the 6<sup>th</sup> P.M., in Kearney County, Nebraska, as shown by a plat in plat Book 1, Page 177 more particularly described as commencing in the Southwest corner of Lot Seven (7), in Block Ten (10) of Pearson's Addition to Minden, Nebraska, thence East 120 feet to the alley in said block 10, thence South at right angle 132 feet, thence West at right angles 120 feet, thence North at right angles 132 feet to the place of beginning.

On August 18, 2025, the City Council had ordered the following: **The garage was to be repaired, repairs must be approved by the City's code enforcement officer; and inspections conducted by the City's code enforcement officer by November 17, 2025.**

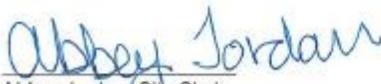
It was moved by Yant and seconded by Schneider to **RESCIND the ORDER of CONDEMNATION** on the West 120' of Lot A in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirteen (13), in Township Six (6) North, of Range fifteen (15), West of the 6<sup>th</sup> P.M., in Kearney County, Nebraska, as shown by a plat in plat Book 1, Page 177 more particularly described as commencing in the Southwest corner of Lot Seven (7), in Block Ten (10) of Pearson's Addition to Minden, Nebraska, thence East 120 feet to the alley in said block 10, thence South at right angle 132 feet, thence West at right angles 120 feet, thence North at right angles 132 feet to the place of beginning.

The Council voted in the affirmative to rescind the condemnation of the property by a vote of 4 ayes to rescind the condemnation on the property.

**Dated this 1st day of December, 2025.**

  
Larry Evans, Mayor

ATTEST:

  
Abbey Jordan, City Clerk

Yant motioned to condemn the property known as 358 S. Nance, requiring the following repairs to be made to the GARAGE: fix the framing on the west side (front), secure the east wall (back), replace the trusses, replace the roofing and shingles, and replace the siding. The repairs must be made, repairs must be approved by the City's code enforcement officer; and inspections conducted by the City's code enforcement officer by March 1, 2026 and Schneider seconded. On roll call, the following voted aye: Sumstine, Bunger, Yant, and Schneider. Motion carried.

**ORDER OF CONDEMNATION**

Now on this 1st day of December 2025, during the regular City Council Meeting, the review of the order of condemnation took place of the property located on:

The West 120' of Lot A in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirteen (13), in Township Six (6) North, of Range fifteen (15), West of the 6<sup>th</sup> P.M., in Kearney County, Nebraska, as shown by a plat in plat Book 1, Page 177 more particularly described as commencing in the Southwest corner of Lot Seven (7), in Block Ten (10) of Pearson's Addition to Minden, Nebraska, thence East 120 feet to the alley in said block 10, thence South at right angle 132 feet, thence West at right angles 120 feet, thence North at right angles 132 feet to the place of beginning.

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:

The West 120' of Lot A in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirteen (13), in Township Six (6) North, of Range fifteen (15), West of the 6<sup>th</sup> P.M., in Kearney County, Nebraska, as shown by a plat in plat Book 1, Page 177 more particularly described as commencing in the Southwest corner of Lot Seven (7), in Block Ten (10) of Pearson's Addition to Minden, Nebraska, thence East 120 feet to the alley in said block 10, thence South at right angle 132 feet, thence West at right angles 120 feet, thence North at right angles 132 feet to the place of beginning.

It was moved by Yant and seconded by Schneider to condemn the garage on said property.

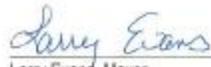
**The following repairs must be made to the GARAGE:**

1. Fix the framing on the west side (front)
2. Secure the east wall (back)
3. Replace the trusses
4. Replace the roofing and shingles
5. Replace siding

**The repairs must be made, repairs must be approved by the City's code enforcement officer; and inspections conducted by the City's code enforcement officer by March 1, 2026.**

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

Dated this 1st day of December, 2025.

  
Larry Evans, Mayor

ATTEST:  
  
Abbey Jordan, City Clerk

**Agenda Item #12**, Consider approval of NPPD Project #5534967 in the amount of \$22,727.89 for MWE II well and streetlight electrical.

Schneider motioned to approve NPPD Project #5534967 in the amount of \$22,727.89 for MWE II well and streetlight electrical and Bunger seconded. Krings stated that Miller the Driller had come out and done their work and now we are ready for NPPD get power over there. Then the conduit will be bored over to the new streetlight by the mailboxes. When this is done an electrician will finish the project. On roll call, the following voted aye: Sumstine, Bunger, Yant, and Schneider. Motion carried.

**Agenda Item #13**, Consider approval of the 2026 Maintenance Agreement with the State of Nebraska for Highway Surface Maintenance and Snow Removal during Jan 1-Dec 31, 2026.

Bunger motioned to approve the 2026 Maintenance Agreement with the State of Nebraska for Highway Surface Maintenance and Snow Removal during Jan 1-Dec 31, 2026 and Sumstine seconded. Krings stated that this is an annual agreement and some streets that they plow and some that we do and either the state will owe us money or we will owe them money based on the agreement. In years past the City would receive money but this year the City would owe \$1,338.40. This is somethings that the state puts together and we have no input on this one. On roll call, the following voted aye: Sumstine, Bunger, Yant, and Schneider. Motion carried.

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**Agenda Item #14**, Consider approval of ordinance adding Chapter 70, Article V Lightweight E-scooter, E-bike, and Hoverboard usage on public property to the Minden Municipal Code.

Bunger motioned to approve Ordinance 1312 adding Chapter 70, Article V Lightweight E-Scooter, E-Bike, and Hoverboard usage on public property to the Minden Municipal Code and Sumstine seconded. Krings stated that there was a one-word change from the document that the Council received on Friday from the one given at the meeting. On the 1<sup>st</sup> page of the ordinance it stated that this was a “misdemeanor” and after discussions with Police Chief Krings, it was decided to change this to “infraction”.

Sumstine stated that there is a law on bicycles on the Rules of the Road for persons riding bicycles and would like to see this included. Yant stated that this was to address any issues with the new e-bikes. Krings stated that if the council feels like regular bikes needed to be included then to vote this down to be brought back at the next meeting with the changes. Krings also stated that this isn’t to limit the use of these devices but to protect the people, especially the kids, using these. If regular bikes were added to this then they would have to follow the same rules listed in this ordinance. Sumstine asked about the rule about not leaving them parked unattended and why this was in there. Krings stated that a lot of these cannot be secured and the worry was these being stolen and stated about added something in there about unless it being able to be properly secured.

Olson stated that the main purpose of this is devices with motors and would suggest keeping devices with motors and regular bike separate. Evans asked how a hybrid would be handled. Yant stated that if the electric part is able to be turned off then it could be turned off in the areas that it is not allowed. On roll call, the following voted aye: Sumstine, Bunger, Yant, and Schneider. Motion carried.

**Agenda Item #15**, Consider approval of agreement with Olsson Associates for engineering services not to exceed \$68,300 for paving and utility improvements on 7th St from Brown Ave to Tower Ave, Tower Ave from 5th St to Railroad ROW, and Nebraska Ave from 7th St to 8th St.

Bunger motion to approve an agreement with Olsson Associates for engineering services not to exceed \$68,300 for paving and utility improvements on 7th St from Brown Ave to Tower Ave, Tower Ave from 5th St to Railroad ROW, and Nebraska Ave from 7th St to 8th St and Schneider seconded. Krings stated that they are hoping to have this completed by next spring. He also stated that anytime that they are doing a project like this that they will take a look at the utilities under it and make any needed repairs due to status or age. Nate Jensen, Olsson Associates, stated that they will be assessing the utilities and making repairs as needed, but specifically a stormsewer repair will be done along with installing a larger water main. Evans stated that this block of Nebraska has been a problem for a while. On roll call, the following voted aye: Sumstine, Bunger, Yant, and Schneider. Motion carried.

## **Agenda Item #16**, Adjournment

Bunger motioned to adjourn at 6:56 p.m. and Sumstine seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant and Schneider. Meeting adjourned.

/s/ Larry Evans  
Larry Evans, Mayor

ATTEST:

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