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The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
January 20, 2026

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. Evans informed the public that there will be an open house for Zu Haus Flats on Friday, January 30th at 2pm.

Agenda Item #4, Public Forum. Jason Tira, 128 W 6th, wanted to know what the legal services payments on the agenda are for. He also wanted to know if the scoring will be available for the public for the selection of the firm to conduct the planning grant study for the water system.

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

7aa Investments--Supplies $4.69, A. Spracklin Pc--Medical $130.00, A. Clark--Supplies $52.06, A. Eschliman--Training $200.00, Abdo Publishing--Supplies $794.45, Amazon Capital Services--Supplies $1,375.61, American Express--Supplies $1,477.60, Atlas Automation Llc--Repairs $975.00, B&R Stores, Inc--Supplies $1,317.68, Benchmark Government Solutions, Llc--Training $1,443.75, Biblionix Llc--Membership $1,430.00, Black Church Llc--Vegetation $150.00, Black Hills Gas Holdings, Llc--Utilities $364.59, Budget Heating And Air Conditioning Inc--Repairs $221.00, Business World Products Of Hastings, Inc--Supplies $85.74, Ccmobl Inc--Cleaning $577.80, Cengage Learning, Inc--Supplies $196.74, Central District Health Department--Fees $234.00, Charter Communications Holdings, Llc--Phone/Internet $340.09, City Of Hastings--Fees $179.10, City Of Holdrege--Fees $6,995.06, Community Action Partnership Of Mid Nebraska--Fees $5,000.00, Computer Hardware Inc--Tech/Engineering $298.00, Cooperative Producers,Inc.--Fuel $436.90, Core & Main Lp--Supplies $2,151.44, D. Schroeder--

Training $207.80, Dana F Cole & Company, Llp--Fees $50.00, Dier,Osborn & Cox, P.C., L.L.O--Legal $1,201.00, Dollar General-Regions 410526--Supplies $86.25, Eakes Inc--Supplies $321.73, Electronic Systems, Inc--Maintenance $156.40, Ewers Technology, Llc--Fees $2,282.00, Five Points Bank--Fees $249.68, Great Plains Communications--Phone/Internet $1,299.71, Greatamerica Financial Services Corporation--Fees $135.23, Ingram Library Services Llc--Supplies $691.88, Innovative Pharmacists, Inc.--Supplies $1,126.69, Integrated Security Solutions, Llc--Tech/Engineering $1,200.00, Intellicom Computer Consulting--Tech/Engineering $8,535.00, Isw--Supplies $69.42, J. Hlavinka--Training $200.00, Jims Ok Tire Minden Llc--Repairs $305.00, John Deere Financial--Supplies $1,455.13, K&K Auto Repair Inc--Repairs $724.46, Ke Co Health Payment Cntr--Fees $200.00, Kearney County Clerk--Fees $60.00, Klein, Brewster, Brandt & Messersmith--Legal $562.50, Kt Diesel & Equipment--Repairs $2,979.73, Landmark Implement Carquest--Supplies $109.95, M. Raffaeli--Cleaning $600.00, Matheson Tri-Gas Inc--Supplies $457.88, Menards Of Kearney--Supplies $617.98, Midlands Contracting Inc--Repairs $8,820.00, Miller The Driller--Infrastructure Capital $19,038.06, Minden Chamber Of Commerce--Economic Development $20,000.00, Minden Development Corporation--Economic Development $26,522.50, Minden Legion Baseball Post 94--Economic Development $5,000.00, Minden Rural Fire Dept.--Fees $15,020.77, Municipal Supply-Nebraska--Supplies $683.10, Napa Auto Parts--Supplies $1,334.06, Nppd Kwh--Utilities $135,346.11, Nppd O&M--Maintenance $30,607.80, One Billing Solutions, Llc--Fees $799.28, One Call Concepts Inc--Fees $22.06, Platte Valley Communications Of Kearney, Inc.--Repairs $66.74, Platte Valley Laboratories, Inc--Chemical $276.00, Pony Express Ford--Repairs $82.95, Presto X Co.--Maintenance $111.53, Quadient Leasing--Fees $801.78, R. Hurst--Tech/Engineering $750.00, Rembolt Ludtke Llp--Legal $3,731.00, Southern Power District--Utilities $84.17, Syndicate Publishing, L.L.C.--Fees $105.12, T. Beck--Printing $2,746.65, The Hastings Tribune--Fees $205.00, The Library Store--Supplies $158.28, Town And Country Farm And Home Inc--Supplies $1,887.79, Tyler Technologies--Fees $15,238.54, United Parcel Service, Inc--Fees $38.72, Village Cleaners Inc--Uniforms $50.12, Wex Bank--Fuel $5,029.62, Witmer Public Safety Group--Supplies $365.68, 1-9-26 Payroll $78,552.28.

Jordan stated that the Charter invoice had been entered twice, so the overall total of the claims report provided will be reduced by $341.09. Yant motioned to approve the consent agenda and Bunger seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant and Schneider. Motion carried.

Agenda Item #6, Consider approval of Treasury Report, December 2025.

Yant motioned to approve the December 2025 Treasury Report and Schneider seconded. Jordan stated that overall there was a decrease of about $402,000 from last month. Yant wanted to know what is left on the bond payments. Sumstine asked if a spreadsheet of the totals could be provide. Jordan will provide. Evans confirmed that the loan payments for the street sweeper and tanker will be completed in May of this year. On roll call, the following voted aye: Sumstine, Bunger, Yant, and Schneider. Motion carried.

Agenda Item #7, Consider approval of Budget Report, December 2025.

Bunger motioned to approve the December 2025 Budget Report and Sumstine seconded. Jordan explained that the difference in the expected vs actual revenues are due to grants that were budget for and not received. She stated $75,000 was received for the ambulance grant that was placed in DED but will be transferred to Fire Department to cover part of those costs. Evans confirmed that the Rural Fire will cover the other half of the costs. Jordan confirmed that they have been billed for this. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #8, Consider approval of payment to Klein, Brewster, Brandt & Messersmith in the amount of $562.50 for legal services.

Schneider motion to approve claim in the amount of $562.50 for Klein, Brewster, Brandt & Messersmith and Yant seconded. Krings stated that these are costs associated with a nuisance issue. He stated that these invoices have been pulled from the other invoices due to conflict of interest with a council member. He stated that this is for a hearing officer that was used during the nuisance hearing. On roll call, the following voted aye: Bunger, Yant, and Schneider. Abstain: Sumstine. Motion carried.

Agenda Item #9, Consider approval of payment to Rembolt Ludtke LLP in the amount of $3,731 for legal services.

Bunger motion to approve claim in the amount of $3,731 for Rembolt Ludtke LLP and Yant seconded. Krings stated that this was also for the same nuisance issue. This vendor was the law firm that was used to assist the City to pursue the nuisance. On roll call, the following voted aye: Bunger, Yant, and Schneider. Abstain: Sumstine. Motion carried.

Agenda Item #10, Consider funding agreement with the Minden Development Corporation.

Yant motion to approve the funding agreement with the Minden Development Corporation in the amount of $53,045 in 2026 and Sumstine seconded. Krings stated that this will be the third year for this agreement. He reminded everyone that Minden Mining agreement with the City funds the MDC agreement. He said that the intent for those funds when setup was for Economic Development which now get passed onto Minden Development Corporation to serve as the economic development corporation. He also reminded everyone that the original amount was $50,000 with a 3% increase each year. Evans stated that himself and Schnieder are on that board as the City liaisons. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #11, Consider funding agreement with the Minden Chamber of Commerce.

Bunger motion to approve the funding agreement with the Minden Chamber of Commerce in the amount of $25,000 for 2026 and Schneider seconded. Krings stated that Melanie Buehler is present to represent the Chamber. An increase is being looked at for a grant through Visit Nebraska. If the Chamber is awarded this grant, they will need to match the funds and an additional $5,000 will be contingent on this. He also stated that the Chamber has started a Christmas City Committee to help with the Christmas City offerings and another $5,000 is to help this effort. Melanie Buehler, 235 W 5th, thanked the City on behalf of the Minden Chamber of Commerce. She said that they typically have 7-10 events a year to help draw the public to businesses in Minden. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #12, Consider funding agreement with the Minden Senior Center.

Yant motion to approve the funding agreement with the Community Action Partnership of Mid-Nebraska for the operation of the Minden Senior Center in the amount of $5,000 for 2026 and Sumstine seconded. Meredith Collins, 16 W 11th St, Kearney, NE, is the CEO of Mid-Nebraska Community Action, stated they provided 7,771 meals last year. She said that this center is partially funded through grant funding from South Central Area on Aging, the Community Service Block grant, Kearney County, City of Minden, along with donations, local grants and fundraising. She stated that the Senior Center participated in Give Big Minden which raised nearly $6,000. She stated that this center also houses Community Action's RYDE Transit Program.

She stated that last month they served 638 meals, 274 of those were to-go meals. For those over the age of 60 it is a suggested donation of $5 for dine in, $5.50 for to-go meals, and a set price of $6.25 for those under the age of 60. There is one full-time staff and one part-time staff. The cost of raw food has increased and the total cost to serve each meal is $18.33. On average the center needs to raise an additional $25,000 in funding to cover the programs shortfalls. She said customers completed a survey and 100% said that the Senior Center helped them maintain their independence and 100% ranked the services provided either good or excellent. One comment stated "The Minden Senior Center offers that which enriches the body and soul for all ages."

She wanted to thank the City of Minden for the funding and continued support of the center. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #13, Consider funding agreement with the American Legion.

Schneider motion to approve the funding agreement with the American Legion Post #94 for the operation and maintenance of the Bjorklund Memorial Field in the amount of $5,000 for 2026 and Yant seconded. Krings stated Ollie Bjorklund Memorial Ballpark is the home of the American Legion. He stated that it is the City's field, but that the Americal Legion manages and maintains it. Mary Luktemeier, 2745 44 Road, Campbell, Nebraska, is on the baseball program board, stated last year they had 16 juniors and 17 seniors on the roster. She said that some of the expenses they have are field maintenance, program costs, league fees, etc. She said that last year they hosted the senior tournament, which brought 8 teams from around the state. She also said they are going to host the 2026 junior regional area tournament. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #14, Consider approval of a temporary easement with PSK, LLC for an 18' wide alley abutting Lots 4-9 AND the west 9' of the 18' alley abutting Lots 10-12, all in Block 14, Railroad Addition, an addition to the City of Minden, Kearney County AND issuance of $22 payment to the Kearney County Clerk for filing.

Schneider motion to approve a temporary easement with PSK, LLC across an 18' wide alley abutting Lots 4-9 AND the west 9' of the 18' alley abutting Lots 10-12, all in Block 14, Railroad Addition, an addition to the City of Minden, Kearney County AND issuance of $22 payment to the Kearney County Clerk for filing and Bunger seconded. Krings stated that Fill-N-Chill is looking at a new store to the west of the current store. The alley that runs through the property will need to be vacated. Since there are still utilities that run through there, an easement will need to be created until the City is ready to move them. Once the utilities are moved then it can be vacated. He stated there are two easements that will need done for this, one with PSK, LLC and another with Hoff Brothers. He stated that these are the same company just different names. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #15, Consider approval of a temporary easement with Hoff Brothers Inc. across the east 9' of the 18' alley abutting Lots 1-3, Block 14, Railroad Addition, an addition to the City of Minden, Kearney County AND issuance of $22 payment to the Kearney County Clerk for filing.

Bunger motion to approve a temporary easement with Hoff Brothers Inc. across the east 9' of the 18' alley abutting Lots 1-3, Block 14, Railroad Addition, an addition to the City of Minden, Kearney County AND issuance of $22 payment to the Kearney County Clerk for filing and Schnieder seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #16, Discuss, Review and Score Submitted Proposals for the City's Water/Water System Planning Study Grant.

Krings said that at the last meeting he had given council members the two proposals that had been received at that time, Olsson and JEO. The council packet included a scoring sheet and asked that council fill this out for the next agenda item. Yant said that something that was not on the scoring sheet, but added to his, is the grant writing, specifically JEO. Sumstine said that Ryan Hurst, who used to work with the city and has a lot of knowledge of the water system, trusts his knowledge and would prefer JEO with Ryan's input. Sumstine stated that she had gotten public input on these proposals that she had been part of her interest. Evans said that he had called other towns to get their input, but had not gotten any calls back. Bunger thought that the bids for both were pretty well laid out. No action taken.

Agenda Item #17, Consider/Discuss Results of the Scoring Process and decide on next steps in the procurement of a firm to conduct the Planning Grant Study.

Krings collected the scorings from council members. JEO had a total score of 485 and Olsson had a total score of 424. At this time he said that a motion to award JEO would be recommended.

Yant motion to approve JEO to conduct a water study for the City of Minden and Schneider seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #18, Consider approval of an ordinance vacating the alley abutting Lots 1-12, Block 14, Railroad Addition in the City of Minden, Kearney County, Nebraska AND issuance of $16 payment to the Kearney County Clerk for filing.

Schnieder introduced Ordinance No. 1314 for its first reading.

ORDINANCE NO. 1314

AN ORDINANCE TO VACATE THE PLATTED ALLEY IN BLOCK 14, RAILROAD ADDITION IN THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA; 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:

Section 1. That all of the alley abutting Lots 1-12, Block 14, Railroad Addition in the City of Minden, Kearney County, Nebraska, be and the same is hereby vacated.

Section 2. That the title to the vacated portion of the alley herein described shall and does hereby revert to the owner of the adjacent land.

Section 3. That the Council finds that no persons or property will be in any way damaged by this vacation and, therefore, no provision is made for determination of damages.

Section 4. 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 5. This Ordinance shall be known as Ordinance No. 1314 and shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed and approved this 5th day of January, 2026.

/s/ Larry Evans
Larry Evans, Mayor

ATTEST:

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

Bunger seconded. Krings stated that this is the vacation of the alley now that the easements are in place. Jordan stated that they did get approval on all their documents from Fill-N-Chill's owners but they could not attend tonight. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Bunger motion to waive the three readings of Ordinance No. 1314 and Yant seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Bunger motion to adopt Ordinance No. 1314 by title and Sumstine seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Schnieder motion to approve issuance of a $16 payment to the Kearney County Clerk for filing and Bunger seconded. On roll call, the following voted aye: Bunger, Sumstine, Yant, and Schneider. Motion carried.

Agenda Item #19, Adjournment

Bunger motioned to adjourn at 6:36 p.m. and Schneider 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)