

Minutes of Council Meeting
City of Minden, Nebraska
September 4, 2012
6:00 p.m.



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 Jones called the meeting to order at 6:00 p.m. The following City Council members were present: Lathan Thompson, Larry Evans, Mike Kleen and Ted Griess. The following City Officials were present: Mayor Roger Jones, City Administrator Matthew Cederburg, and City Attorney Tom Lieske.

All proceedings hereinafter were taken while the convened meeting was open to the attendance of the Public.

After roll was called, Mayor Jones led those in attendance in the Pledge of Allegiance.

Mayor Jones next made the following statement:

“Pursuant to the Open Meetings Act and Public Records Law Requirements a current copy of the Open Meetings Act is available for public inspection at the front of the room. In addition, for public inspection, there is located on the table at the front of the room a copy of the Council agenda that was distributed to the members of the Council prior to this meeting.”

“The City Council will take public comments on an agenda item, if it is deemed necessary, before the Council begins discussion of the agenda item.”

The following items were listed under the agenda item “consent agenda” for this meeting: a.) Consider Approval of Minutes of Previous City Council Meeting(s) b.) Consider Approval of Bills & Claims for this Council Meeting c.) Consider Reports that are enclosed in the Council Packets for This Council Meeting d.) d. Consider a Special Designated Liquor Permit for Saturday, Sept. 22, 2012 from 1:00 PM to 1:00 AM for the Harold Warp Pioneer Village Foundation at the Kearney County Fairgrounds Extension Building in Minden for the Wempen Wedding Reception

The following bills and claims were submitted for approval under the “consent agenda” and are on file in the office of the City Clerk.

Arbor Day Foundation 10.00, Bill's Plumbing & Htg. Inc Shark 7.82, City Of Minden Pension Taxes 205.00, Civicplus Inc 647.67, Elliott Equipment Co. 397.40, Emergency Medical Products 198.30, Filter Shop 89.10, First Bank & Trust Co 8,106.06, Fyr-Tek, Inc. 145.94, Hawkins Water Treatment 2,889.44, Hd Supply Waterworks, Ltd 1,810.29, John Deere Financial 333.87, J Quadhamer 340.00, Ke Co Treas B Lynn 3,333.33, Kearney Glass, Inc 144.46, J. K Benson 800.00, Landmark Implement Carquest 264.08, League Of Nebr. Municipalities 2,133.00, T G Lieske 1,000.00, Mason's Market Softner Salt 139.36,

Matheson Tri-Gas Inc 109.08, M Liakos 100.00, Michael Todd & Company, Inc. 1,481.66, Minden Utility Dept. 7,878.07, Minden Volunteer Fire Dept 6,000.00, Mower Medic Llc 64.00, Nmc, Inc. 192.62, Olsson Associates 15,314.94, Platte Valley Communications 587.98, Revenue Bond Payment 32,314.05, R. G. Young 455.00, Southern Power District 4,963.23, Gregory S Meyer Uniform Shirts Darin Fischer 175.78, Wagners Irrigation Inc 3,575.00

It was moved by Council Member Thompson to approve the consent agenda. Council Member Griess seconded the motion. On roll call the following voted Aye: Evans, Kleen, Griess and Thompson. The following voted Nay: None. The motion carried.

Agenda Item #4 was a Public Hearing for Comprehensive Plan per Recommendation via Planning and Zoning Commission.

City Attorney Tom Lieske declared the hearing open at 6:12 pm. Craig Bennett and Brenda Jensen from Miller & Associates presented their Comprehensive Plan. Their presentation included information on population growth, housing values, housing affordability analysis, school enrollment, future land use map, and zoning regulations of Minden. Those present were given the opportunity to speak concerning the comprehensive plan.

One citizen asked if Miller & Associates could make a flow chart with the head of each department on it to make it easier for citizens to get in contact with the departments if a problem comes up. Craig Bennett stated that those position clarifications and flow charts can be specified in the zoning regulations. Cederburg also stated that the city will update the website further so all the department heads are listed on the website.

Griess asked if the Planning and Zoning commission also received a copy the zoning recommendations from the comprehensive plan; Bennett stated they did indeed go through the regulations line by line with the Planning and Zoning commission. Cederburg also stated that it may be beneficial to hire a firm such as Miller & Associates for a onetime charge to go through and clean up the zoning regulations. Bennett stated that the Planning and Zoning commission has already got a good start on bettering the zoning regulations and he suggested to continue to clean up some of language in the regulations to make them even better.

The public hearing was declared closed at 6:56 PM.

Agenda Item #5 was to Consider Adoption of 2013 Comprehensive Plan, Resolution #1589 Council member Griess moved for the approval of the waiver.

Council member Evans introduced Resolution 1589 by reading it.

RESOLUTION NO. 1589

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MINDEN, NEBRASKA, ADOPTING A COMPREHENSIVE DEVELOPMENT PLAN PURSUANT TO NEB. REV. STAT. § 19-901.

WHEREAS, the City Council of the City of Minden ("City Council") is in receipt of a final report of the Planning Commission of the City of Minden, Nebraska ("Planning Commission") recommending that the City Council approve and adopt a Comprehensive Development Plan, as defined in Neb. Rev. Stat. § 19-903, for the City of Minden, Nebraska ("Comprehensive Plan"), said Comprehensive Plan having been prepared by Miller & Associates, Consulting Engineers, P.C.;

WHEREAS, the City Council, pursuant to Neb. Rev. Stat. § 19-904, was presented with and held a public hearing on the Comprehensive Plan, said Comprehensive Plan being attached to this Resolution as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, after considering the advice of the Planning Commission and after a public hearing, the City Council decided to approve and adopt the Comprehensive Plan.

NOW, THEREFORE be it resolved by the City Council of the City of Minden, Nebraska, that:

1. The recitals and findings set forth above be incorporated herein; and
2. The City Council hereby approves and adopts the Comprehensive Plan prepared by Miller & Associates, Consulting Engineers, P.C., for the City of Minden, pursuant to Neb. Rev. Stat. § 19-904.

IN WITNESS WHEREOF, the City Council of the City of Minden, Nebraska, has passed and adopted this Resolution on the 4th day of September, 2012.

CITY OF MINDEN,

KEARNEY COUNTY, NEBRASKA

By /s/ Roger L. Jones
Roger L. Jones, Mayor

ATTEST:

/s/ Matthew Cederburg
Matthew Cederburg, City Administrator

Council member Griess seconded the motion. On roll call the following voted Aye: Evans, Kleen, Griess and Thompson. The following voted Nay: None. The motion carried.

The next item was Agenda Item #8; this item was to Consider Approval of new grinder at a cost of \$67,000 at Lift Station #2 – JC Park. It was mentioned by City Administrator Cederburg that the utilities department was called down to lift station # 2 44 times over a 4 month period due to blockage at the lift station and that due to this additional labor and overall safety concerns for the employees, that a grinder was recommended by Olsson Associates to alleviate the blockage issue. Council member Griess moved for the approval of the new grinder. Council member Thompson seconded the motion. On roll call the following voted Aye: Evans, Kleen, Griess and Thompson. The following voted Nay: None. The motion carried.

The next item was Agenda Item #10; this item was to Consider Discussion and Motion to Award Bid for MWE and 5th Street Paving Project. The bids were presented to the Mayor and City Council by Olsson Associate engineer, Jess Hurlbert, and per Mr. Hurlbert, and abased on the overall price of \$596,647.16, it was recommended to award the Alternate Bid Section "A" pertaining to streets at Minden West Estates and Base Bid Section "B" pertaining to 2 blocks on 5th Street to Werner Construction. Council member Evans moved to award the bid to Werner. Council member Griess seconded the motion. On roll call the

following voted Aye: Evans, Kleen, Griess and Thompson. The following voted Nay: None. The motion carried.

The next item was Agenda Item #6; this item was to Consider Change of Zoning Ordinance #1176 for Lots 2 and 3, the Northeast and South Tracts of land being part of Lot One (1) Block One (1) of the MEB Addition to Minden from Agriculture (A) to Industrial (D), as previously approved by Council at the August 6, 2012 Special Hearing. City Administrator Cederburg stated that a change in zoning requires an Ordinance which was the reason for this agenda item since it had already been approved by City Council.

Council member Griess introduced Ordinance 1176 and Tom Lieske read it.

ORDINANCE NO. 1176

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.

The reading was seconded by Thompson. On roll call the following voted Aye: Griess, Evans, Kleen and Thompson. The following voted Nay: None. The motion carried.

Council member Thompson then motioned to waive 3 readings of the proposed Ordinance; the motion was seconded by Evans. On roll call the following voted Aye: Griess, Evans, Kleen and Thompson. The following voted Nay: None. The motion carried.

Thompson read Ordinance No. 1176 for the third time and motioned to approve the said Ordinance, the motion was seconded by Griess. On roll call the following voted Aye: Griess, Evans, Kleen and Thompson. The following voted Nay: None. The motion carried.

The next item was Agenda Item #7; this item was to Consider Approval of Replat of Minden West Estate Subdivision. City Administrator Cederburg stated that the recommended changes had been initiated and approved by the CRA Board. Council member Griess motioned to approve the Replat of Minden West Estate Subdivision. Council member Evans seconded the motion. . On roll call the following voted Aye: Evans, Kleen, Griess and Thompson. The following voted Nay: None. The motion carried.

The next item was Agenda Item #9; this item was to Consider Appropriation of anonymous donated public funds of \$200. Council member Evans motioned to appropriate the \$200 to the Eagle Scout fund. Council member Thompson seconded the motion. On roll call the following voted Aye: Evans, Kleen, Griess and Thompson. The following voted Nay: None. The motion carried.

The meeting then entered into Agenda Item #10, a workshop reviewing the Fiscal Year 2012-2013 fiscal year budget. Agenda item #10 was held in a workshop format open to the public. The meeting was held for discussion purposes only; no action was taken.

It was moved by Council Member Griess and seconded by Kleen to adjourn the meeting at 8:33 PM. Roll call resulted as follows: Aye: Thompson, Kleen, Griess and Evans. The following voted Nay: None. The motion carried. Meeting adjourned.

/s/ Roger L. Jones
Roger L. Jones, Mayor

Attest:

/s/ Matt Cederburg
Matt Cederburg, City Administrator

(SEAL)