

Minutes of Council Meeting  
City of Minden, Nebraska  
March 16, 2015  
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 Griess called the meeting to order at 6:00 p.m. The following City Council members were present: Larry Evans, Bob Carlson, and Lathan Thompson. The following City Council Member was absent: Teresa Sumstine. The following City Officials were present: Mayor Ted Griess, City Administrator Matthew Cederburg, City Attorney Tom Lieske 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 Griess led those in attendance in the Pledge of Allegiance. Then Mayor Griess 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 door located in the back 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 City Council will take public comments on an agenda item, if it is deemed necessary.”

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. Consider Special Designated Liquor Permit for Saturday, May 2, 2015 from 12:00 p.m. to 1:00 a.m. for David Bunker dba the Windmill at the Kearney Co. Fairgrounds, Minden, NE for the Dorn 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:

Abrahams Kaslow Cassman Llp 292.50, Amazon 111.79, Baker & Taylor 696.06, Big John's Ford, Inc 273.48, Cenage/Gale 141.64, Central Fire & Safety Co 175.00, City Of Holdrege Landfill 3699.94, Cooperative Producers, Inc. 5470.73, Cornhusker Cleaning System Inc 17.20, Eakes Office Plus 584.93, Emergency Medical Products 347.53, Ems Billing 883.96, Fifth Street Printing 768.93, Fireguard, Inc. 3285.08, Fyr-Tek, Inc. 4598.78, Hawkins Water Treatment 602.89, Hd Supply Waterworks, Ltd 596.40, Heiman Fire Equipment 203.51, Innovative Pharmacists Inc 451.88, Intellicom Computer Consulting 1674.50, Island Supply Welding Co 50.60, J. Carter 2417.45, J. Huff 136.03, Johnson Service Company 49274.65, K. Olson 117.00, Landmark Implement Carquest 178.82, Logan Contractors Supply 54.69, Loveland Grasspad 1014.80, Mason's Market 27.99, M. Cederburg 74.84, Midwest Tapes 299.13, Minden Hardware 606.09, Minden Lumber & Concrete Co. 221.89, Minden Office Supply, Inc 533.30, N T & T 80.50, Napa Auto Parts 54.43, Ne Dept Of Health/Human Svcs 40.00, Ne Environmental Products 1972.25, Ne Public Power District 21677.10, Nebraska Public Power District 149169.59, Nmc, Inc. 98.34,

Pepsi Cola Of Hastings 135.79, Physio-Control, Inc. 450.00, Reams Sprinkler Supply Co 185.73, Sirchie Finger Print Lab 107.49, Source Gas 1309.55, Southern Power District 3388.41, Stadler Implement Inc. 7.50, Summit Corporation 3202.06, S. Davis 15.00, The Minden Courier 60.31, Total Funds By Hasler 400.00, Usa Blue Book 42.66, Verizon Wireless 451.83, Vermeer High Plains 1050.00, Village Cleaners Inc 29.20, Wex Bank 3216.54, W. Simmerman 387.44, Xerox Capital Services Inc 133.54.

Thompson motioned to approve the consent agenda and Evans seconded. On roll call the following voted Aye: Evans, Carlson, and Thompson. Not present and not voting: Sumstine. Motion carried.

**Agenda item #5**, February 2015 Treasury Report. No action taken.

**Agenda item #6**, February 2015 Budget Report. No action taken.

**Agenda item #7**, Consider approval of NPPD project for approximately \$43,766.65 for the project: Nance Street Alley rebuild.

Ryan Smith from NPPD gave a brief summary over the project's improvements in order to better the city. Thompson motioned to approve NPPD project for approximately \$43,766.65 for the project: Nance Street Alley rebuild and Carlson seconded. On roll call the following voted Aye: Evans, Carlson, and Thompson. Not present and not voting: Sumstine. Motion carried.

**Agenda item #8**, Consider agenda item request from Joe Anderson seeking Council approval for \$1,000 in funds for the Minden Area Sports Commission (MASC) to purchase equipment and supplies that are needed to offer a quality program to the youth of Minden and surrounding area, support for such projects as detailed in Resolution No. 1586.

Joe Anderson highlighted a few items to be purchased with the money; items include shin guards, helmets, and equipment bags.

Carlson motioned to approve Joe Anderson for \$1,000 in funds for the Minden Area Sports Commission (MASC) and Thompson seconded. On roll call the following voted Aye: Evans, Carlson, and Thompson. Not present and not voting: Sumstine. Motion carried.

**Agenda item #9**, Public Hearing to Consider Approval of Recommendation by Planning & Zoning Committee to Approve the Downtown Square Blight and Substandard Study for the area generally described as the Downtown Square, including commercial structures, residential properties, public property within a nine (9) block square area surrounding the Kearney County Courthouse between Nebraska Avenue, East 6th Street, Kearney Avenue, and East 3rd Street.

City Attorney Tom Lieske opened the public hearing at 6:28 p.m. City Administrator Matthew Cederberg gave a brief description of the proposal and why the properties should be blighted. He also stated that this is a requirement for the City to receive a Downtown Revitalization grant. No one spoke for or against the proposal, therefore the hearing was closed at 6:33 p.m.

Evans motioned to approve the Recommendation by Planning & Zoning Committee to Approve the Downtown Square Blight and Substandard Study and Thompson seconded. On roll call the following voted Aye: Evans, Carlson, and Thompson. Not present and not voting: Sumstine. Motion carried.

**Agenda item #10**, Consider approval of resolution declaring the Downtown Square and surrounding area as blighted and substandard.

Council member Evans introduced Resolution No. 1637:

**RESOLUTION NO. 1637**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA, DECLARING PORTIONS OF THE CITY OF MINDEN TO BE BLIGHTED AND SUBSTANDARD**

**WHEREAS**, it is desirable and in the public interest that the City of Minden, Nebraska, a municipal corporation undertake and carry out redevelopment projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

**WHEREAS**, Chapter 18, Article 21, Nebraska Reissue Revised Statute of 1943, as amended known as the Community Development Law, prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

**WHEREAS**, Neb. Rev. Stat. Section 18-2109, as amended, requires that, prior to the preparation by the community development agency of a City of a redevelopment plan for a redevelopment project, the Mayor and City Council as governing body of the City, by resolution, shall find and determine that the area is a substandard and blighted area in need of redevelopment as defined in said Community Development Law; and

**WHEREAS**, on March 16, 2015 at 6:00 p.m., a Meeting of the Mayor and City Council of the City of Minden, Nebraska, was held at the meeting room in the offices of the City of Minden in order to conduct a Public Hearing to determine whether certain areas of the City should be declared to be substandard and blighted and in need of redevelopment, as defined in and pursuant to the Community Development Law; and

**WHEREAS**, a Notice of Public Hearing was published in the Minden Courier, a legal newspaper published in Minden, Nebraska, on February 25, 2015 and March 4, 2015, and which Notice of Public Hearing described the time, date, place and purpose of the hearing and specifically identified the area to be considered as substandard and blighted and in need of redevelopment; and

**WHEREAS**, the City mailed notice of the Public Hearing by certified United States Mail, postage prepaid on March 2, 2015 which is at least 10 days prior to the hearing, to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the area to be redeveloped and to the President or Chairperson of the governing body of each county, school district, community college, educational service unit, and natural resources district in which the real property to be affected by such determination, which notice set out the time, date, place and purpose of the Public Hearing and included a map of sufficient size to show the area to be affected; and

**WHEREAS**, at such Meeting the Public Hearing was conducted, and all interested parties were afforded a reasonable opportunity to express their views respecting the designation of such area as substandard and blighted and in need of redevelopment, and the Mayor and City Council reviewed and discussed a Blight and Substandard Determination Study previously prepared by Miller and Associates; and

**WHEREAS**, the Mayor and City Council submitted the question of whether the area in question is substandard and blighted and in need of redevelopment to the Planning Commission of the City of Minden for its review and recommendation prior to the Meeting and the Public Hearing on March 4, 2015 and the Mayor and City Council reviewed and discussed recommendations received from the Planning Commission; and

**WHEREAS**, the Mayor and City Council desire to determine whether the specific area is substandard and blighted and in need of redevelopment in accordance with the Nebraska Community

Development Law.

**NOW THEREFORE, BE IT RESOLVED** by the City of Minden, Kearney County, Nebraska, that the following area located in the City of Minden, Kearney County, Nebraska, more particularly described as follows, to wit:

An area of land comprising of all of Blocks Twelve (12), Thirteen (13), Fourteen (14), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-nine (29), and Thirty (30), Original Town of Minden, Kearney County, Nebraska, and to include all of the Street Rights-of-Way as it abuts said Blocks

is hereby declared to be a substandard area in need of redevelopment pursuant to the Community Development Law, in that conditions which now exist in said area meet the criteria set forth in Neb. Rev. Stat. §18-2103 (10) and 17-405.01(2) as described and set forth in the Blight and Substandard Determination Study received by the City; and

**BE IT FURTHER RESOLVED** that the above described area is hereby declared to be a blighted area in need of redevelopment pursuant to the Community Development Law, in that conditions which now exist in said area which meet one or more of the factors set forth in Neb. Rev. Stat. §18-2103(11)(a) and at least one of the factors set forth in (i) through (iv) of Neb. Rev. Stat. §18-2103(11)(b), and 17-405.01(2) as described and set forth in the Blight and Substandard Determination Study received by the City; and

**BE IT FURTHER RESOLVED** that such substandard and blighted condition is beyond the remedy and control solely by regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Community Development Law, and the elimination of said substandard and blighted condition under the authority of the Community Development Law is hereby found to be a public purpose and declared to be in the public interest; and

**BE IT FURTHER RESOLVED**, that it is hereby found and determined that such substandard and blighted area is in need of redevelopment and is an eligible site for a redevelopment project under the provisions of the Community Development Law.

This Resolution shall be published and shall take effect as provided by law.

Dated this 16th day of March, 2015.

CITY OF MINDEN, NEBRASKA

/s/ Ted Griess  
Ted Griess, Mayor

ATTEST:

/s/ Abbey Jordan  
Abbey Jordan, City Clerk

Evans motioned to approve Resolution No. 1637 to declare Downtown Square and surrounding area as blighted and substandard and Thompson seconded. On roll call the following voted Aye: Evans, Carlson, and Thompson. Not present and not voting: Sumstine. Motion carried.

**Agenda item #11**, Consider approval of resolution for the City of Minden to join the Greater Nebraska Cities. This item was tabled for discussion at another meeting.

**Agenda item #12**, Consider approval of a claim for \$104,362.02 to be drawn on CDBG 14-ED-002 from NE Dept of Economic Development and transferred to (paid to) SCEDD's NDO to be loaned to Royal Engineered Composites, Inc.

Evans motioned to approve a claim for \$104,362.02 to be drawn on CDBG 14-ED-002 from NE Dept of Economic Development and transferred to (paid to) SCEDD's NDO to be loaned to Royal Engineered Composites, Inc. Seconded by Thompson. On roll call the following voted Aye: Evans, Carlson, and Thompson. Not present and not voting: Sumstine. Motion carried.

**Agenda item #13**, Consider approval of draw #1 for \$104,362.02; this amount will be drawn on CDBG 14-ED-002 from NE Dept of Economic Development and transferred to SCEDD's NDO to be loaned to Royal Engineered Composites, Inc.

Evans motioned to approve of the draw #1 for \$104,362.02; this amount will be drawn on CDBG 14-ED-002 from NE Dept of Economic Development and transferred to SCEDD's NDO to be loaned to Royal Engineered Composites, Inc. Seconded by Thompson. On roll call the following voted Aye: Evans, Carlson, and Thompson. Not present and not voting: Sumstine. Motion carried.

**Agenda item #14**, Public Comments

City Mayor Ted Griess introduced this agenda item as it is new to the City Council Agenda. The purpose of this agenda item is to involve the public allowing for public comments of items for potential discussion at future council meetings. Comments are to be informative only and cannot be acted upon by the council.

**Agenda item #15**, Adjournment. Thompson moved to adjourn at 6:55 pm and was seconded by Carlson. On roll call the following voted Aye: Evans, Carlson, and Thompson. Not present and not voting: Sumstine. Meeting adjourned.

/s/ Ted Griess  
Ted Griess, Mayor

ATTEST:

/s/ Abbey Jordan  
Abbey Jordan, City Clerk

(SEAL)