

The regular meeting of the Mayor and City Council of the City of Henderson, Nebraska was held at 7:00 p.m. on September 8, 2020 at City Hall in Henderson, Nebraska. Notice of this meeting was posted at the City Hall and Post Office and published in the September 3, 2020 *Henderson News*.

Mayor Mike Yoder called the meeting to order at 7:00 p.m. Mayor Yoder declared the meeting to be legal and properly advertised with all members having been informed of the nature of the meeting and having received related information. Mayor Yoder also referred to the open meetings law poster at the back of the council chambers.

Roll call showed the following present: Mayor Mike Yoder. Council members: Brian Hiebner, Matt Friesen, Stan Friesen and Corbin Tessman.

Minutes from the August 11 and 26, 2020 meeting were reviewed. Matt Friesen made a motion to accept the minutes as presented. Brian Hiebner seconded. Roll vote: Ayes - Matt Friesen, Brian Hiebner, Stan Friesen and Corbin Tessman. Motion carried.

Corbin Tessman made a motion to pay the claims with the exception to withhold Miller and Associates check until further notice. Matt Friesen seconded. Roll vote: Ayes - Corbin Tessman, Matt Friesen, Brian Hiebner and Stan Friesen. Motion carried.

Two building permits were submitted since last meeting. Mike Slocum for a fence and Matt Epp for demolition of a house.

Brian Hiebner made a motion to adopt Resolution 2020-05, a resolution to enter into an agreement with LARM Insurance for a 4% discount with a 2-year commitment and 180 day termination notice. Stan Friesen seconded. Roll vote: Ayes - Brian Hiebner, Stan Friesen, Matt Friesen and Corbin Tessman. Motion carried.

Brian Hiebner made a motion to adopt Resolution 2020-06, a resolution authorizing the signing of the year-end certification of city street superintendent form. Matt Friesen seconded. Roll vote: Ayes - Brian Hiebner, Matt Friesen, Corbin Tessman and Stan Friesen. Motion carried.

Mayor Mike Yoder opened the public hearing at 7:24 p.m. for the purchase of real estate on behalf of the City of Henderson for the purpose of creating a residential subdivision.

Mayor Mike Yoder closed the public hearing at 7:26 p.m. for the purchase of real estate on behalf of the City of Henderson as there was no public present.

Corbin Tessman made a motion to authorize the Mayor to execute a real estate agreement with Ori D. Friesen and Linda Friesen for the purchase of real estate for the purpose of a subdivision development. Matt Friesen seconded. Roll vote: Ayes - Corbin Tessman, Matt Friesen, Brian Hiebner and Stan Friesen.

Corbin Tessman made a motion to approve Ordinance #433, an ordinance to authorize the Mayor to execute the purchase of real estate from Ori D. Friesen and Linda Friesen and to suspend three readings on three different days. Stan Friesen seconded. Roll vote: Ayes Corbin Tessman, Stan Friesen, Matt Friesen and Brian Hiebner. Motion carried.

Mayor Mike Yoder opened the public hearing at 7:28 p.m. for the purpose of renewing the liquor license of Perk's LLC.

Mayor Mike Yoder closed the public hearing at 7:32 p.m. as there was no public present.

As there were no written complaints or violations for the renewal of Perks' liquor license, Stan Friesen made a motion to approve the renewal of the liquor license for Perks, LLC. Brian Hiebner seconded. Roll vote: Stan Friesen, Brian Hiebner, Corbin Tessman and Matt Friesen. Motion carried.

Matt Friesen made a motion to approve TL Sund Constructors's pay request in the amount of \$153,079.88 for the Restroom Project. Corbin Tessman seconded. Roll vote: Ayes - Corbin Tessman, Matt Friesen, Stan Friesen and Brian Hiebner. Motion carried.

Placement of sidewalks was discussed for the 2020 Street Reconstruction Project. After discussion, Stan made a motion to approve the following:

- Sidewalks on both sides of 11th Street from Front Street to Maple Street where sidewalk is currently not present, placement on west side to be determined for the crossing to Hickory Street;
- Withhold the retaining wall at the corner of 11th Street and Front Street on the west side and have the city hire this out separately
- Sidewalks only on the east side of S 15th Street from Birch Street to Ash Street at ½ of the assessment cost since sidewalks will not be on the west side

- No sidewalk on Ash Street since there is limited easement on either side of the street
- Replace water taps crossing the streets where needed on S 15th Street.

Matt Friesen seconded. Roll vote: Ayes - Stan Friesen, Matt Friesen, Brian Hiebner and Corbin Tessman. Motion carried.

Corbin Tessman made a motion to convene as the Community Development Agency (CDA). Stan Friesen seconded. Roll vote: Ayes - Corbin Tessman, Stan Friesen, Matt Friesen and Brian Hiebner. Motion carried.

Corbin Tessman made a motion to approve Resolution #2020-07. The resolution allows an amendment to the Redevelopment Plan of the City of Henderson; the implementation of a specific phase of a redevelopment project in the redevelopment area; the authorization of the use of tax increment financing; the adoption of the cost benefit analysis for said phase; the authorization and approval of a redevelopment agreement for the phase of the redevelopment project; and to take other actions required or permitted under the Community Development Law for Providence Subdivision for Lot 4. Brian Hiebner seconded. Roll vote: Ayes - Corbin Tessman, Brian Hiebner, Matt Friesen and Stan Friesen. Motion carried.

Corbin Tessman made a motion to approve the Amended and Restated Cost Benefit Analysis for Lot 4 of the Providence Subdivision Redevelopment. Matt Friesen seconded. Roll vote: Ayes - Corbin Tessman, Matt Friesen, Stan Friesen and Brian Hiebner. Motion carried.

Corbin Tessman made a motion to approve the Amended and Restated Plan Amendment to the Redevelopment Plan for Lot 4 in the Providence Subdivision. Stan Friesen seconded. Roll vote: Ayes - Corbin Tessman, Stan Friesen, Brian Hiebner and Matt Friesen. Motion carried.

Corbin Tessman made a motion to approve the Redevelopment Agreement for Lot 4 in the Providence Subdivision with Justin Nelson and Lindsey Waldron. Brian Hiebner seconded. Roll vote: Ayes - Corbin Tessman, Brian Hiebner, Matt Friesen and Stan Friesen. Motion carried.

Corbin Tessman made a motion to approve the Purchase Agreement for Lot 4 in the Providence Subdivision with Justin Nelson and Lindsey Waldron. Matt Friesen seconded. Roll vote: Ayes - Corbin Tessman, Matt Friesen, Stan Friesen and Brian Hiebner. Motion carried.

Corbin Tessman made a motion to reconvene as city council. Matt Friesen seconded. Roll vote: Ayes - Corbin Tessman, Matt Friesen, Stan Friesen and Brian Hiebner. Motion carried.

Reports were given. No formal action taken.

Corbin Tessman made a motion to adjourn. Brian Hiebner seconded. Roll vote: Ayes - Corbin Tessman, Brian Hiebner, Matt Friesen and Stan Friesen. Motion carried.

Mike Yoder, Mayor
Connie Brown, City Clerk