

The regular meeting of the Mayor and City Council of the City of Henderson, Nebraska was held at 7:00 p.m. on June 13, 2023, at City Hall in Henderson, Nebraska. Notice of this meeting was posted at City Hall and published in the June 8, 2023 *Henderson News*.

Mayor Corbin Tessman called the meeting to order at 7:00 p.m. Mayor Tessman 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 Tessman referred to the open meetings law poster and stated if a member of the public wishes to speak on matters not listed on the agenda, they may speak during the Public Forum Period. Speakers will be given five minutes to address the Board. The public should be aware that the Board is unable, by law, to deliberate or act on the items raised during the Public Forum Period. The public may request the item to be placed on a future agenda for deliberation and/or action.

Roll call showed the following present: Mayor Corbin Tessman. Council members: Teri Pollet, Brian Hiebner and Mitch Huxoll. Absent: Kevin J. Friesen

Minutes from the May 9, 2023 meetings were reviewed. Brian Hiebner made a motion to accept the minutes as presented. Teri Pollet seconded. Roll vote: Ayes - Brian Hiebner, Teri Pollet and Mitch Huxoll. Absent: Kevin J. Friesen. Motion carried.

Teri Pollet made a motion to pay the claims as presented. Brian Hiebner seconded. Roll vote: Ayes - Teri Pollet, Brian Hiebner and Mitch Huxoll. Absent: Kevin J. Friesen. Motion carried.

Six building permits were issued since the last meeting including: Cody Chrisman for an egress window; Madisen Valenta for a mailbox; Dan Greenwalt for a fence; John Prusia for an egress window; Cal Hiebner for house addition and Justin Nelson for a pergola.

Kathy Gloystein and Lynette Block were present to discuss with the council about adding a permanent pickleball court to one of the tennis courts and to look at different ways to fund raise to pay for this. The pickleball group will work with the City Clerk and get more information on layout and cost to add the court. No formal action taken.

At 7:20 p.m., Mayor Tessman opened the public hearing for the Special Exception request by Thane Wetjen and Grace Children's Home to allow beekeeping within city limits on the Grace Children's Home property at 710 S. 15th Street as currently the City of Henderson, Nebraska's Municipal Code R2 Zoning Regulations do not allow beekeeping within city limits.

Several citizens were in attendance in favor of allowing the beehive to be placed on the Grace Children's Home property by the Community Garden to enhance gardening and producing honey. No one was in attendance that spoke against allowing the beehive to be placed at such location.

At 7:23 p.m., Mayor Tessman closed the public hearing.

After discussion, Brian Hiebner made a motion to approve the special exception request to allow Thane Wetjen to place one beehive near the Community Garden located on Grace Children's Home property at 710 S. 15th Street with the following stipulations: the beehive will be at least 25' away from the nearest residence, Thane will register with the State of Nebraska's Beekeepers Association, the City will notify Thane if spraying for mosquitoes, and the exception will be reviewed annually. Teri Pollet seconded. Roll vote: Ayes - Brian Hiebner, Teri Pollet and Mitch Huxoll. Absent: Kevin J. Friesen. Motion carried.

Brian Hiebner made a motion to accept the Certificate of Substantial Completion as of June 1, 2023 submitted by Maguire Iron for the Water Storage Paint Restoration Project with a final inspection to be on June 1, 2025 and to also withhold \$2,500 from the final pay request of \$14,222 for extra time and resources provided by City employees during the re-installation of the leaking 2" low-point drain valve. Teri Pollet seconded. Roll vote: Ayes - Brian Hiebner, Teri Pollet and Mitch Huxoll. Absent: Kevin J. Friesen. Motion carried.

Reed Miller was present to discuss with the council the Heartland Community School's water and sewer service tap plans for the school's future construction project. This item will be on the July agenda for further discussion.

Teri Pollet made a motion to convene as the Community Development Agency (CDA). Brian Hiebner seconded. Roll vote: Ayes - Teri Pollet, Brian Hiebner and Mitch Huxoll. Absent: Kevin J. Friesen. Motion carried.

Teri Pollet made a motion to approve Resolution #2023-04. 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 10. Brian Hiebner seconded. Roll vote: Ayes - Teri Pollet, Brian Hiebner and Mitch Huxoll. Absent: Kevin J. Friesen. Motion carried.

Teri Pollet made a motion to approve the Amended and Restated Cost Benefit Analysis for Lot 10 of the Providence Subdivision Redevelopment. Mitch Huxoll seconded. Roll vote: Ayes - Teri Pollet, Mitch Huxoll and Brian Hiebner. Absent: Kevin J. Friesen. Motion carried.

Brian Hiebner made a motion to approve the Amended and Restated Plan Amendment to the Redevelopment Plan for Lot 10 in the Providence Subdivision. Teri Pollet seconded. Roll vote: Ayes - Brian Hiebner, Teri Pollet and Mitch Huxoll. Absent: Kevin J. Friesen. Motion carried.

Brian Hiebner made a motion to approve the Redevelopment Agreement for Lot 10 in the Providence Subdivision with Lowell and Susanne Hiebner. Teri Pollet seconded. Roll vote: Ayes - Brian Hiebner, Teri Pollet and Mitch Huxoll. Absent: Kevin J. Friesen. Motion carried.

Teri Pollet made a motion to approve the Purchase Agreement for Lot 10 in the Providence Subdivision with Lowell and Susanne Hiebner. Mitch Huxoll seconded. Roll vote: Ayes - Teri Pollet, Mitch Huxoll and Brian Hiebner. Absent: Kevin J. Friesen. Motion carried.

Teri Pollet made a motion to reconvene as city council. Brian Hiebner seconded. Roll vote: Ayes - Teri Pollet, Brian Hiebner and Mitch Huxoll. Absent: Kevin J. Friesen. Motion carried.

Reports were given. No formal action taken.

At 8:44 p.m., Brian Hiebner made a motion to go into executive session to discuss land purchase negotiations. Teri Pollet seconded. Roll vote: Ayes - Brian Hiebner, Teri Pollet and Mitch Huxoll. Absent: Kevin J. Friesen. Motion carried.

At 8:56 p.m., Brian Hiebner made a motion to reconvene into regular session. Teri Pollet seconded. Roll vote: Ayes - Brian Hiebner, Teri Pollet and Mitch Huxoll. Absent: Kevin J. Friesen. Motion carried.

Teri Pollet made a motion to adjourn. Mitch Huxoll seconded. Roll vote: Ayes - Teri Pollet, Mitch Huxoll and Brian Hiebner. Absent: Kevin J. Friesen. Motion carried.

Corbin Tessman, Mayor
Connie Brown, City Clerk