

The regular meeting of the Mayor and City Council of the City of Henderson, Nebraska was held at 7:00 p.m. on July 11, 2023, at City Hall in Henderson, Nebraska. Notice of this meeting was posted at City Hall and published in the July 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: Kevin J. Friesen, Brian Hiebner and Mitch Huxoll. Absent: Teri Pollet.

Minutes from the June 13, 2023 meeting were reviewed. Kevin J. Friesen made a motion to accept the minutes as presented. Mitch Huxoll seconded. Roll vote: Ayes - Kevin Friesen, Mitch Huxoll and Brian Hiebner. Absent: Teri Pollet. Motion carried.

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

Two building permits were issued since the last meeting including Jason Lewis for a storage shed and Kevin J. Friesen for a fence.

Karley Friesen was present to talk to the council about her plans for placing a building at 1030 14<sup>th</sup> Street for a clothing boutique and the need for a special exception to allow a clothing boutique to be operated in an area zoned as R2 - Residential Medium Density District. A public hearing will be held with formal action at the August 8 meeting.

Brian Hiebner made a motion to approve Diamond Engineering Company's pay application for the 2022 Street Improvements in the amount of \$116,091.71. Kevin Friesen seconded. Roll vote: Ayes - Brian Hiebner, Kevin Friesen and Mitch Huxoll. Absent: Teri Pollet. Motion carried. The remaining balance is \$49,652.

The quote from Patchmasters to patch areas of Oak Street by milling and replacing with three inches of asphalt was reviewed. The quote was for 130 tons of asphalt in the amount of \$39,000. After discussion, Kevin Friesen made a motion to hire Patchmasters to place 65 tons of asphalt for the repairs on Oak Street and start from 17<sup>th</sup> Street and go west. Brian Hiebner seconded. Roll vote: Ayes - Kevin Friesen, Brian Hiebner and Mitch Huxoll. Absent: Teri Pollet. Motion carried.

Brian Hiebner made a motion to adopt Resolution 2023-05, a resolution to enter into an agreement with LARM Insurance for a 4% discount with a 2-year commitment and 180-day termination notice. Kevin Friesen seconded. Roll vote: Ayes - Brian Hiebner, Kevin Friesen and Mitch Huxoll. Absent: Teri Pollet. Motion carried.

The council reviewed Resolution 2023-06, a resolution to enter into an agreement between the City of Henderson and Johnnie L and Lori Steingard to obtain and annex agricultural land for the extension of corporate limits for street construction located north of the current ballfields. The agreement would be a trade of .61 acres of agricultural land for a lot of their choice in the newly proposed subdivision on the western edge of corporate limits valued at \$25,000. If the development is not complete within 3 years of the adoption of the resolution or the Steingards elect not to obtain a lot, the City agrees to pay the Steingards \$25,000. Kevin Friesen made a motion to adopt Resolution 2023-06. Mitch Huxoll seconded. Roll vote: Ayes - Kevin Friesen, Mitch Huxoll and Brian Hiebner. Absent: Teri Pollet. Motion carried.

The council reviewed Resolution 2023-07, a resolution to establish terms for the replacement of Resolution #95-7 dated November 20, 1995, to allow Johnnie L. and Lori Steingard to continue to utilize Maple Street as a truck route for their agricultural needs for 10 years from the date of this resolution with no further assessments for street improvements. Kevin Friesen made a motion to adopt Resolution 2023-07. Mitch Huxoll seconded. Roll vote: Ayes - Kevin Friesen, Mitch Huxoll and Brian Hiebner. Absent: Teri Pollet. Motion carried.

Changing of street signs was discussed. It was suggested to have resolutions created to change stop placements to yield signs at Fairway Lane and S. Main Street and at Ash Street and S. Main Street. This will be acted on at a future council meeting.

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

Brian Hiebner made a motion to approve Resolution #2023-08. 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 6. Kevin Friesen seconded. Ayes - Brian Hiebner, Kevin Friesen and Mitch Huxoll. Absent: Teri Pollet. Motion carried.

Brian Hiebner made a motion to approve the Amended and Restated Cost Benefit Analysis for Lot 6 of the Providence Subdivision Redevelopment. Mitch Huxoll seconded. Roll vote: Ayes - Brian Hiebner, Mitch Huxoll and Kevin Friesen. Absent: Teri Pollet. Motion carried.

Kevin Friesen made a motion to approve the Amended and Restated Plan Amendment to the Redevelopment Plan for Lot 6 in the Providence Subdivision. Mitch Huxoll seconded. Roll vote: Ayes - Kevin Friesen, Mitch Huxoll and Brian Hiebner. Absent: Teri Pollet. Motion carried.

Kevin Friesen made a motion to approve the Redevelopment Agreement for Lot 6 in the Providence Subdivision with Marcia Lindau. Mitch Huxoll seconded. Roll vote: Ayes - Kevin Friesen, Mitch Huxoll and Brian Hiebner. Absent: Teri Pollet. Motion carried.

Mitch Huxoll made a motion to approve the Purchase Agreement for Lot 6 in the Providence Subdivision with Marcia Lindau. Brian Hiebner seconded. Roll vote: Ayes - Mitch Huxoll, Brian Hiebner and Kevin Friesen. Absent: Teri Pollet. Motion carried.

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

Reports were given. No formal action taken.

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

Corbin Tessman, Mayor  
Connie Brown, City Clerk