

The regular meeting of the Mayor and City Council of the City of Henderson, Nebraska was held at 7:00 p.m. on March 11, 2025 at City Hall in Henderson, Nebraska. Notice of this meeting was posted at City Hall and published in the March 6, 2025, *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. The public may request the item to be placed on a future agenda for deliberation and/or action.

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.

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

Minutes from the February 11, 2025 meeting were reviewed. Kevin Friesen made a motion to accept the minutes as presented. Teri Pollet seconded. Roll vote: Ayes - Kevin Friesen, Teri Pollet and Brian Hiebner. Absent: Mitch Huxoll. Motion carried.

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

One permit was issued since the last meeting. It was Luke Fochtman to move a garage.

An update on the Mahindra vehicle was given. The State Legislature has not acted on the bill. It was decided by the council if the Mahindra does not fit into the vehicle or ATV classification, then the city should not allow it until it is classified as such.

Kevin Friesen made a motion to have the city engineers move forward with plans and specifications on installing water and sewer extension to Hiebner Body Shop. Teri Pollet seconded. Roll vote: Ayes - Kevin Friesen, Teri Pollet and Brian Hiebner. Absent: Mitch Huxoll. Motion carried.

Kevin Friesen made a motion to advertise for bids to furnish and install upgrades to SCADA MCU, Water Tower RTU, Lift Station RTU's (3), Well RTU's (3), Networking Hardware and Software and other such work as maybe incidental to HENDERSON SCADA Upgrades. Teri Pollet seconded. Roll vote: Ayes - Kevin Friesen, Teri Pollet and Brian Hiebner. Absent: Mitch Huxoll. Motion carried.

Brian Hiebner made a motion to approve the engagement letter for DA Davidson for the potential issuance of Bond Anticipation Notes and General Obligation Water Bonds. Kevin Friesen seconded. Roll vote: Ayes - Brian Hiebner, Kevin Friesen and Teri Pollet. Absent: Mitch Huxoll. Motion carried.

Brian Hiebner introduced and made a motion to adopt Ordinance #465, an Ordinance of the Mayor and City Council of the city of Henderson, Nebraska authorizing the issuance, sale, and delivery of the city's General Obligation Water Bonds, Series 2025, in one or more series in an aggregate principal amount not to exceed \$660,000 to pay the costs of constructing improvements to the water system of the city; prescribing the form and certain details of the bonds and providing for the fixing and establishing of other details of the bonds; providing for the levy and collection of an annual tax for the purpose of paying the principal of and interest on the bonds as they become due; designating the bonds as qualified tax-exempt obligations; adopting certain post-issuance compliance procedures with respect to the bonds; authorizing certain other documents and actions in connection therewith; and providing for the publication of the ordinance in pamphlet form and to suspend the three readings on three different days. Teri Pollet seconded. Roll vote: Ayes - Brian Hiebner, Teri Pollet and Kevin Friesen. Absent: Mitch Huxoll. Motion carried.

Kevin Friesen made a motion to approve Resolution 2025-01, a resolution for adding additional permanent public utility easements for the purpose of constructing, repairing and maintenance to utilities located in the Highland Addition, City of Henderson, York County, Nebraska. Teri Pollet seconded. Roll vote: Ayes - Kevin Friesen, Teri Pollet and Brian Hiebner. Absent: Mitch Huxoll. Motion carried.

Teri Pollet introduced and made a motion to adopt Ordinance #466, an ordinance of the city of Henderson, Nebraska, creating Street Improvement District No. 2025-01 within the city; defining the boundaries of said district and the property contained therein; and providing for the construction of improvements therein consisting of grading and/or regrading, recurbing and reguttering or construction of curb and gutter, as may be required, paving,

repaving, earthwork, storm drainage improvements, pedestrian walkways and such other appurtenances as may be incidental thereto and to suspend the three readings on three different days. Brian Hiebner seconded. Roll vote: Ayes - Teri Pollet, Brian Hiebner and Kevin Friesen. Absent: Mitch Huxoll. Motion carried.

Kevin Friesen introduced and made a motion to adopt Ordinance #467, an ordinance of the city of Henderson, Nebraska, creating Water and Sewer Extension District No. 2025-01 within the city; defining the boundaries of said district and the property contained therein; and providing for the construction of improvements therein consisting of sewer mains, water mains, manholes, service wyes, service lines, water lines, valves, fire hydrants, water services and such other appurtenances as may be incidental thereto and to suspend the three readings on three different days. Teri Pollet seconded. Roll vote: Ayes - Kevin Friesen, Teri Pollet and Brian Hiebner. Absent: Mitch Huxoll. Motion carried.

Teri Pollet introduced and made a motion to adopt Ordinance #468, an ordinance authorizing the issuance, sale, and delivery of Various Purpose Bond Anticipation Notes, Series 2025, of the city of Henderson, Nebraska, in one or more series and in an aggregate principal amount of not to exceed two million nine hundred thousand dollars (\$2,900,000), to provide interim financing for the costs of (i) constructing and improving streets and other improvements in Street Improvement District No. 2025-01 of the city, and (ii) for the costs of constructing and improving water and sewer extensions and other improvements in Water and Sewer Extension District No. 2025-01; authorizing certain officials to determine the final aggregate principal amount, maturities, rates, redemption provisions, terms and other details of such notes; prescribing the form and details of the notes; covenanting to issue general obligation various purpose bonds to pay the notes at maturity or earlier redemption or to pay the notes from other available funds, including refunding notes; designating the notes as qualified tax exempt obligations; adopting certain post-issuance tax compliance and disclosure policies and procedures with respect to the notes; and authorizing certain other documents and actions in connection therewith and to suspend the three readings on three different days. Kevin Friesen seconded. Roll vote: Ayes - Teri Pollet, Kevin Friesen and Brian Hiebner. Absent Mitch Huxoll. Motion carried.

After discussion, Kevin Friesen made a motion as follows for the Highland Addition lots:

1. Lot purchase prices approved at \$2.00 per square foot of said lot.
2. Minimum valuation approved at:
 - a. \$2,500,000 for Block 3, Lot 2
 - b. \$325,000 for Block 3, Lots 3-6
 - c. \$350,000 for Block 3, Lot 7
 - d. \$425,000 for Block 4, Lot 1; Block 5, Lots 1-8; Block 6, Lots 1-8 and Block 7, Lots 1-10
3. Construction Commencement Date is 18 months after the date of the purchase agreement. If construction has not started by this date, the CDA can set the Effective Date and the payment in lieu of taxes provision will start.
4. Construction Completion Date is 18 months after construction commencement. If construction is started before the Construction Commencement Date, then the CDA will not set the Effective Date until the Construction Completion Date.

5. Each Buyer will pay earnest money in the amount of \$500 when they sign the purchase agreement.

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

Brian Hiebner made a motion to accept Nunnenkamp Electric's quote to extend electricity to the tree dump cameras in the amount of \$900. Kevin Friesen seconded. Roll vote: Ayes - Brian Hiebner, Kevin Friesen and Teri Pollet. Absent: Mitch Huxoll. Motion carried.

At 8:12 p.m., Teri Pollet made a motion to convene into an executive session to discuss negotiations terms for an access road for construction of Highland Addition. Kevin Friesen seconded. Roll vote: Ayes - Teri Pollet, Kevin Friesen and Brian Hiebner. Absent: Mitch Huxoll. Motion carried.

At 8:27 p.m., Brian Hiebner made a motion to reconvene into regular session. Kevin Friesen seconded. Roll vote: Ayes - Brian Hiebner, Kevin Friesen and Teri Pollet. Absent: Mitch Huxoll. Motion carried. No formal action was taken.

Reports were given. No formal action taken.

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