



CITY OF MINATARE  
CITY COUNCIL MINUTES MARCH 10, 2026

**CALL TO ORDER**

**Mayor Nelson called the meeting to order at 6:00 p.m. and stated that a quorum of the Council was present, and City business could be conducted.**

**OPEN MEETINGS ACT - NEB.REV.STAT. CHAPTER 84, ARTICLE 14**

As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act, posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Mayor. Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and Council determines that the matter requires emergency action”.

- 1. Recital of the Pledge of Allegiance**
- 2. Roll Call: Mayor and Council present. Also present were: Chris Lally, Street Superintendent; Karen Lojka, Clerk/Treasurer; Caryle Covalt, Librarian; Jim Ellison, City Attorney; Pattie Yowell; Cheryl Spencer; Keith Imus; Becky Gowin; Lisa Betz-Marquez; Becky Hohnstein; Sharon Ulbricht; Mike Winget, Minatare PD; Seth Imus; Wayne Kilmer.**
- 3. Excuses:** None
- 4. Public Announcements:** The public audit is complete, and we passed with flying colors and no on-site visit was required by the auditors. The Easter Egg hunt is April 4<sup>th</sup>. City-wide cleanup day is May 2<sup>nd</sup>. The Spring rabies clinic is still in the works.

**CONSENT AGENDA:**

(Items under the Consent Agenda are proposed for adoption by one action for all items unless any member of Council requests that an item be considered separately.)

- 1. Approve minutes of the February 10, 2026 Special City Council Meeting.**
- 2. Approve Claims, attached**

Motion by Council Member Ross and seconded by Council Member Lally to approve the Minutes and Claims as submitted. Mayor Nelson called for the vote. **“AYES”:** Lally, Ross, Main and Costa. **“NAYS”:** None. **Abstaining:** None. **Absent:** None. **Motion Carried.**

**PUBLIC HEARING:**

**Public Hearing re: Re-Zone Request for 909 Main Street – Seth Imus**

Motion by Council Member Costa and seconded by Council Member Main to open the Public Hearing regarding 909 Main. Mayor Nelson called for the vote. **“AYES”:** Lally,

**Ross, Main and Costa. “NAYS”: None. Abstaining: None. Absent: None. Motion Carried.**

Mr. Imus came up and spoke to the council regarding the re-zoning and said the property was already zoned commercial. The City Attorney stated we should go through with the re-zone process because there was some confusion as to whether it was truly commercial or if someone had zoned it residential in the past. Mr. Imus has plans to improve the property by updating the electrical and plumbing and doing some cosmetic upgrades. His proposed use is for Horizon Auto Sales, a small-scale car dealership. He also indicated he would like it to be similar to Valley Auto Locators, in that he would go and find specific cars at the auction that people are interested in. He said there wouldn't be a stockpile of used cars sitting around.

Other members of the public spoke about Seth and his work ethic and the other amazing properties he has purchased and flipped. He has done that with 10 residential properties and they all look amazing. He also works a full-time regular job. Wayne Kilmer let the public and Council know that the Planning Commission voted in favor of the re-zoning request for Seth's plans.

Motion by Council Member Costa and seconded by Council Member Lally to close the public hearing. Mayor Nelson called for the vote. **“AYES”: Lally, Ross, Main and Costa. “NAYS”: None. Abstaining: None. Absent: None. Motion Carried.**

## **CURRENT BUSINESS:**

- 1. Seth Imus – Consider Ordinance to Amend Change of Zoning: 909 Main Street**

There was some confusion surrounding this item because it wasn't on the Agendas that were handed out, so it had to be rescheduled to a Special Meeting on March 13, 2026 at 5:00 p.m. Seth still addressed the Council, since he has been waiting for this and it has been put off for almost six months now. This Special Meeting will be to adopt an Ordinance for this property.
- 2. Wayne Kilmer – Planning Commission Recommendation re: 909 Main Street**

Wayne let the Council know that the Planning Commission voted in favor of the zoning change and the plans Mr. Imus has for the space. The City Attorney said that he found a Minatare Comprehensive Plan that dated back to 2003, and it definitely shows the Minatare Planning Districts and the fact that Seth's property was zoned commercial as of 2003. It is logically commercial just by its location on main street and being adjacent to Highway 26. The state DOT said it couldn't figure out based on its research whether it was commercial or not. Clarifying the map is a separate project that the Mayor said she would look into for us. This is not something that will hold up Seth's plans for his property and the Ordinance adopting such.
- 3. Mayor Nelson – Sheriff's Contract**

Mayor Nelson had Council Member Lally go over Option 2, which is what is proposed to cover the school patrol, a random 3 hours during the day, and the summer will patrol without the school hours and will coordinate with Mike on the hours patrolling Minatare.

If a Deputy becomes involved in an investigation during the contracted hours, he should complete it to the best of his ability prior to going off shift. All evidence will be stored at the Sheriff's Office, and they will be patrolling Melbeta. A monthly schedule will be provided to Interim-Chief Winget and the City Clerk and the City will provide office space. A Supervisor and/or Deputy will attend Minatare Council meetings. The Deputies will take orders from a Sheriffs' Supervisor however the Clerk, Mayor and City Council may give input and make special requests for certain actions or attention made to a certain situation.

Motion by Council Member Lally and seconded by Council Member Ross accept the MOU from the Sheriff's office and authorize Mayor Nelson to sign the documents. Mayor Nelson called for the vote. **"AYES": Lally, Ross, Main and Costa. "NAYS": None. Abstaining: None. Absent: None. Motion Carried.**

**4. Mayor Nelson – Community Room improvement** Mayor Nelson would like to take steps to get new quotes for repairing the building so that it is usable by the public. Discussion took place regarding obtaining bids and having a small committee lead the charge.

Motion by Council Member Lally and seconded by Council Member Ross to have Mayor Nelson and Council Member Costa be on the "building committee for the Community Room repair bids". Mayor Nelson called for the vote. **"AYES": Lally, Ross, Main and Costa. "NAYS": None. Abstaining: None. Absent: None. Motion Carried.**

**Caryle Covalt – Annual report for Library; splash pad update & Easter Egg hunt** Everyone reviewed the annual report and said it was okay. Council Member Costa asked about donations for the Easter Egg Hunt and Caryle suggested \$100 and let everyone know that the Hunt would be on April 4, 2026 this year. There is some money left that was raised during Tabor Days and they will buy some candy and little toys that fit in the eggs.

Motion by Council Member Lally and seconded by Council Member Main to give the library \$200 for the hunt. Mayor Nelson called for the vote. **"AYES": Lally, Ross, Main and Costa. "NAYS": None. Abstaining: None. Absent: None. Motion Carried.**

Caryle wants to make sure that everyone is okay with the splash pad project before she goes any further. She has heard that some people don't think it is a good idea. Caryle said she wasn't awarded a grant at this time, but she can do some more fundraising and re-apply. Council Member Costa indicated that Jordan is looking for grants as well. A meeting was held with Tony Kaufman and Amy Doll from Platte Valley Bank and they have lots of good ideas and said they would help us. The Clerk/Treasurer is going to check on insurance prices.

Motion by Council Member Ross and seconded by Council Member Costa to earmark \$20,000.00 from Keno and Downtown Redevelopment funds toward the project which will show Platte Valley Bank and the grant people that the City is investing in it as well. Mayor Nelson called for the vote. **"AYES": Lally, Ross, Main and Costa. "NAYS": None. Abstaining: None. Absent: None. Motion Carried.**

**5. Jim Ellison – Agreement with Easy Button (this will move to closed session)**

**6. Chris Lally – Quote for annual fertilizer purchase** Utility Superintendent asked the Council for the annual fertilizer for \$1336.00.

Motion by Council Member Ross and seconded by Council Member Costa to purchase the fertilizer for the year. Mayor Nelson called for the vote. **“AYES”:** Ross, Main and Costa. **“NAYS”:** None. **Abstaining Lally:** None. **Absent:** None. **Motion Carried.**

**BIDS/PROPOSALS:** None

**REPORTS:** None

**OPEN COMMENT: Discussion or action by Council regarding unscheduled business will not take place. This section is for citizen comment only.**

Seth Imus wanted to apologize for his frustration with the process of getting his business up and going, but he thanked the Clerk/Treasurer for all her help.

Lisa Betz-Marquez was in attendance and introduced herself and let the Council know she is running for County Commissioner against Mike Blue.

**CLOSED SESSION:** Mayor Nelson indicated that we needed to be in closed session for discussing an Agreement with Easy Button.

Clerk/Treasurer Lojka made a Motion to move into Closed Session to discuss a potential settlement amount with Easy Button and to seek legal advice and protect the public interest, which Motion was seconded by Council Member Costa. Mayor Nelson called for the vote. **“AYES”:** Lally, Ross, Main and Costa. **“NAYS”:** None. **Abstaining:** None. **Absent:** None. **Motion Carried.**

Council Member Lally made a Motion to move out of Closed Session, which Motion was seconded by Council Member Costa. Mayor Nelson called for the vote. **“AYES”:** Lally, Ross, Main and Costa. **“NAYS”:** None. **Abstaining:** None. **Absent:** None. **Motion Carried.**

Council Member Costa made a Motion to authorize the Mayor to sign the Agreement on behalf of the City, which Motion was seconded by Council Member Ross. Mayor Nelson called for the vote. **“AYES”:** Lally, Ross, Main and Costa. **“NAYS”:** None. **Abstaining:** None. **Absent:** None. **Motion Carried.**

Motion to Adjourn was made by Council Member Costa and seconded by Council Member Lally. Mayor Nelson called for the vote. **“AYES”:** Lally, Ross, Main and Costa. **“NAYS”:** None. **Abstaining:** None. **Absent:** None. **Motion Carried.**

**ADJOURN: 7:30 p.m.**

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**Carolyn Nelson, Mayor**

**ATTEST:**

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**Karen L. Lojka, City Clerk/Treasurer**