

MINUTE RECORD  
GIBBON CITY COUNCIL MEETING  
FEBRUARY 16, 2016

The Gibbon City Council, Buffalo County, Nebraska met in an open public session at 7:00 p.m. at City Hall on Tuesday, February 16, 2016. The meeting was changed due to the observance of Presidents' Day on Monday, February 15, 2016. The Mayor, Council Members and the public were advised of the notice. No additional items were added to the meeting during the twenty-four hours immediately preceding the meeting.

Mayor Deb VanMatre called the meeting to order. The Pledge of Allegiance was recited. Mayor VanMatre advised every one of the Open Meetings Notice posted on the north wall of the Council Chambers. The City of Gibbon abides by the Open Meetings Act in conducting business.

Roll call was taken: Council Members present were; Derrick Clevenger, Kevin Hynes, Albert Krueger, and Leon Stall.

Absent: No one

A motion was made by Kevin Hynes to approve the order of the items on the agenda, seconded by Leon Stall.

Yea votes: Leon Stall, Albert Krueger, Kevin Hynes, Derrick Clevenger

Nay votes: None      Motion carried.

Submittal of Requests for Future Items: None

Reserve Time to Speak on Agenda Items: Dr. Sell requested time to speak on the blighted area.

Presentations and Proclamations:

Proclamation—National FBLA-PBL Week: Mayor VaMatre read the Proclamation for National FBLA-PBL Week. WHEREAS, Future Business Leaders of America-Phi Beta Lambda is a nonprofit educational organization whose first chapter was established in Johnson City, Tennessee, in 1942; and WHEREAS, this organization has grown now to encompass over 250,000 members and advisers nationwide in middle schools, high schools, colleges, universities, career and technical schools, and private business schools; and Whereas, FBLA-PBL is a professional business organization dedicated to bringing business and education together in a positive working relationship through innovative leadership and career development programs; and WHEREAS, members perform community service activities and strive to build a student's understanding of the realities of the modern business world; and WHEREAS, FBLA teaches high school students basic business and leadership principles; and PBL helps university, college, technical, and business school students to make the transition from school to work; NOW, THEREFORE, I, Mayor of the City of Gibbon, do hereby proclaim the second week in February, as National FBLA-PBL Week in the State of Nebraska and the City of Gibbon.

Proclamation—National FCCLA Week: Mayor VanMatre read the proclamation for National FCCLA Week. WHEREAS, Family Career and Community Leaders of America, the national nonprofit family-focused student organization for Family and Consumer Sciences students through grade 12, helps youth assume their roles in society through Family and Consumer Sciences education in areas of personal growth, family life, vocational preparation, college readiness, leadership, and community involvement; and WHEREAS, the organization extends classroom learning through chapter projects that develop leadership and initiative and helps young men and women learn how to plan, make decisions, and carry out and evaluate programs of action as they work with other youth and adults in their school and community; and

WHEREAS, Family, Career and Community Leaders of America offers members an opportunity to work together for common purposes for the improvement of themselves, their families, and their communities; and

WHEREAS, The week of February 7 through 13, 2016, has been designated NATIONAL FCCLA WEEK with the theme "EMPOWER".

NOW, THEREFORE,

I Deborah VanMatre, hereby proclaim the week beginning February 7<sup>th</sup> as NATIONAL FCCLA WEEK in Gibbon and urge all citizens to acquaint themselves with the activities and values of Family, Career and Community Leaders of America, to show interest in it, and to give help and encouragement to the young men and women who are working to achieve knowledge and experience that will help prepare them for future responsibilities as active and concerned adult members of society.

Brad Slaughter—Ameritas—Bond Financing: Discussed refinancing the 2011 outstanding water bonds which are currently at 3.86%. If the City of Gibbon would refinance the water bonds and add the paving costs to combine for a 15 year financing the rate would be 2.21%. That would be approximately a \$36,000 savings. The City of Gibbon would get around \$1500 back at closing. The Mayor and Council advised Brad to proceed with the refinancing of bonds and we would act on it at the March Council Meeting.

Buffalo County Sheriff Department—Contract Law Enforcement Report: Captain Anderson reviewed the monthly activity report. During the month of January we worked on parking violations. We need to know how to deal with towing vehicles for snow removal. We need an Ordinance concerning the most efficient way to handle towing, storage, and releasing vehicle. I will work with Chris and Barry on the best way to deal with towing issues. We will check with other communities to see the details they include in their Ordinances.

People Service—Treatment Plant and Water Report—Matt Smallcomb: We had a good month, no major break downs. The VFD #3 has been reinstalled and is now in operation. The DO probes have been calibrated. Both blowers #3 & #4 are now installed. We have to perform an alignment check before we start them up. The DMR's for the last quarter of 2015 have been completed. The coupler on #1 blower has been replaced.

Water Report: We repaired 6" water main leak on 1<sup>st</sup> and Williams. We have had problems with the control panel in the 7<sup>th</sup> Street lift station. Both pumps in the Front Street lift station have been pulled and cleaned. Three water meters were installed. We completed 8 locates.

City Administrator Report—Chris Rector: The email has not been working correctly, they are coming in batches. Linda Nickel will be retiring from the Library in May. The Library Board has recommended hiring Missy Onate as the new Librarian. The snow removal went pretty well, we had a few small break downs. We are in the process of purchasing items from People Service when their contract is finished. We have no hires for the WWTP, but we have received several applications.

City Attorney Report—Barry Hemmerling: Barry discussed the pool project payment with the Mayor and Council. Miller & Associates sent information about the final payment application that Hausmann had submitted and the amount of liquidated damages. We have documented there were 166 days between the contractual substantial completion date of April 15, 2014 and the actual substantial completion date of September 29, 2014. Miller & Associates took off 29 days for weather. The Hausmann requested final payment of \$177,359.04. The amount proposed to pay Hausmann for final payment of the construction of the pool was \$75,000 including the warranties as previously agreed. The City Attorney will draft the proper legal papers.

City Treasurers Report—Tonniges & Associates: Mr. Tonniges introduced Beth and Ashley from Tonniges & Associates who will be doing the duties of the City Treasurer. They plan to keep the reports the same as Judy's reports. The only change they have now is we accept credit cards for payments. They advised the Mayor and Council to contact them at any time if they had questions.

McDermott & Miller—Brooke Miller—Audit Report: Brook reviewed the 2014-2015 City of Gibbon audit report with the Mayor and Council. The City of Gibbon maintains thirteen individual government funds. Six of the funds individually comprise the general governmental fund; six of the funds are special revenue funds; and one fund is a debt service fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, street fund, pool fund, parks fund, and bond and interest fund, all of which are considered major funds. Everything looked good.

Public Hearing--Hearing For Blight and Substandard Declaration: A motion was made by Leon Stall at 7:42 p.m. to open the Hearing For Blight and Substandard Declaration, seconded by Derrick Clevenger. Yea votes: Kevin Hynes, Albert Krueger, Leon Stall, Derrick Clevenger  
Nay votes: None Motion carried.

Darren Robinson with the Buffalo County Economic Development Council was present to answer any questions about the proposed blighted area. He said he does not see anything wrong with declaring this area blighted. Darren would recommend this project. It will not increase taxes. It will help infrastructure and the possibility of getting more interest from businesses to come to Gibbon. Several residents offered their concern and wanted more information on the process. A motion was made by Derrick Clevenger to close the hearing at 8:00 p.m., seconded by Kevin Hynes.  
Yea votes: Derrick Clevenger, Kevin Hynes, Albert Krueger, Leon Stall  
Nay votes: None Motion carried.

Ordinance: None

Consent Agenda: A motion was made by Albert Krueger to approve the Consent Agenda, seconded by Kevin Hynes.

Yea votes: Leon Stall, Derrick Clevenger, Kevin Hynes, Albert Krueger

Nay votes: None Motion carried.

The items listed in the Consent Agenda were:

Minutes of the January 19, 2016 City Council Meeting

Claims for the month of February

Treasurers Report

Treatment Plant Report & Water Report

Buffalo County Sheriff Department Report

GVFD Report

Planning Commission Report

Building Permit—2016-03: Patti Summers—108 West Ave.—Carport & Garage (Pending the distance from the alley to the carport is changed to 10')

Gibbon Community Center Report

Library Report

Audit Report For Year 2014-2015

Proclamation: National FBPA-PBL Week

Proclamation: National FCCLA Week

GVFD Application: Alvaro M. Nunez

Resolutions and Motions:

Resolution #2016-03—Planning Commission Recommendation For Blight and Substandard Study: The Mayor and Council acknowledged that Resolution 2016-03 was approved by the Planning Commission according to law.

Resolution No. 2016-03: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GIBBON, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO A BLIGHT AND SUBSTANDARD STUDY FOR AN AREA IN THE CITY PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT. Whereas, the Mayor and City Council of the City of Gibbon, Nebraska (the "City") by its Ordinance created the Community Development Agency of the City of Gibbon, Nebraska (the "Agency" pursuant to Sections 18-2101 through 18-2153, Revised Statutes of Nebraska, as amended (the "Act")); Whereas, the City has submitted the question of whether an area within the zoning jurisdiction of the City is blighted and

substandard for purposes of review and recommendation pursuant to Section 18-2109 of the Act. NOW, THEREFORE, BE IT RESOLVED BY THE PLANING COMMISSION OF THE CITY OF GIBBON, NEBRASKA, AS FOLLOWS: RESOLVED, that the Planning Commission hereby makes the following findings with respect to whether the area described on attached Exhibit "A" should be declared blighted and substandard under the Nebraska Community Development Law: 1. The Planning Commission has reviewed the area shown on attached Exhibit "A"; and 2. The Planning Commission confirms that the area described in Exhibit "A" meets the definition of blighted and substandard as set forth in the Act;and 3. The Planning Commission hereby recommends that the City approve and adopt the findings herein, approve and adopt the Blight and Substandard Determination Study prepared by Hanna:Keelan Associates,P.C. for the City, and declare that the area legally described in Exhibit "A" an area within the corporate limits of the City, be deemed "blighted and substandard" as defined by Neb. Rev. Stat 18-2103 of the Act and in need of redevelopment; and 4. The Planning Commission makes no other recommendation with regard to such study. RESOLVED FURTHER, that any Resolution passed and approved prior to the passage, approval and publication of this Resolution which is in conflict with the terms and provisions of this Resolution is hereby repealed. This Resolution shall take effect and be in full force and effect from and after its passage, approval and publication as required by law. The provisions of this Resolution is hereby repealed. This Resolution shall take effect and be in full force and effect from and after its passage, approval and publication as required by law. The provisions of this Resolution are separable, and invalidity of any phrase, clause or part of this resolution shall not affect the validity or effectiveness of the remainder of this Resolution. PASSED AND APPROVED by the Plannning Commission of the City of Gibbon, Nebraska, this 8th day of February 2016.The Mayor and Council acknowledged that Resolution 2016-03 was approved by the Planning Commission according to law.

Resolution #2016-04—Declaring A Certain Area of The City of Gibbon To Be Blighted and Substandard and in Need Of Redevelopment: A motion was made by Kevin Hynes to approve Resolution #2016-04, seconded by Leon Stall.

Yea votes: Derrick Clevenger, Kevin Hynes, Albert Krueger, Leon Stall

Nay votes: None Motion carried.

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GIBBON, NEBRASKA DECLARING A CERTAIN AREA OF THE CITY TO BE BLIGHTED AND SUBSTANDARD AND IN NEED OF REDEVELOPMENT PURSUANT TO THE COMMUNITY DEVELOPMENT LAW, CHAPTER 18, ARTICLE 21, REISSUE REVISED STATUTES OF NEBRASKA, AS AMENDED

WHEREAS, it is necessary, desirable, advisable, and in the best interests of the City of Gibbon, Nebraska (the "City"), for the City to undertake and carry out redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, Section 18-2109 of the Act requires that, prior to the preparation by the Community Development Agency of the City of a redevelopment plan for a redevelopment project, the Mayor and Council shall, by resolution, declare the area to be blighted and substandard; and

WHEREAS, on Tuesday, February 16, 2016, at 7:00 p.m., the Mayor and Council of the City held a public hearing (the "Public Hearing") in the Council Room at the Gibbon City Hall, 715 Front Street in the City, to determine whether that certain area more fully described below (the "Redevelopment Area") should be declared blighted and substandard and in need of redevelopment as required by the Act; and

WHEREAS, notice of the Public Hearing was published in The Gibbon Reporter, a legal newspaper of general circulation in the City, on January 28, 2016, and February 4, 2016, which notice described the time, date, place and purpose of the Public Hearing and the legal description of the Redevelopment Area; the last publication of such notice being at least ten days prior to the time of the Public Hearing; and

WHEREAS, on or before February 4, 2016, such date being at least 10 days prior to the time of the Public Hearing, the City mailed notice of the Public Hearing by United States Certified Mail, return receipt requested, sufficient postage affixed, to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the Redevelopment Area and to

the president or chairperson of the governing body of each county, school district, community college, educational service unit, and natural resources district with real property in the Redevelopment Area, which notice included the time, date, place, and purpose of the Public Hearing and included a map of sufficient size to show the Redevelopment Area; and

WHEREAS, the Public Hearing was conducted and all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as blighted and substandard and in need of redevelopment, and the Mayor and Council reviewed and discussed a Redevelopment Area Substandard/Blight Survey (the "Blight Study") prepared by Hanna Keelan Associates; and

WHEREAS, the Mayor and Council submitted the question of whether the Redevelopment Area was blighted and substandard and in need of redevelopment to the Planning Commission of the City for its review and recommendation on January 19, 2016; and

WHEREAS, the Planning Commission reviewed the Redevelopment Area and the Blight Study on February 8, 2016 and made its recommendation and the Mayor and Council reviewed and discussed the recommendation received from the Planning Commission; and

WHEREAS, the Mayor and Council desire to determine whether the Redevelopment Area is blighted and substandard and in need of redevelopment in accordance with the Act.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GIBBON, NEBRASKA AS FOLLOWS:

Section 1. The Redevelopment Area is hereby declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in Section 18-2103(10) of the Act, as described and set forth in the Blight Study. The Redevelopment Area is more particularly described as follows, to wit:

The following additions/tracts located in the City of Gibbon, Buffalo County, Nebraska:

Original Town Addition:

All of the following Blocks: 1 through 4.

Fifth Addition:

All of the following Blocks: 1 through 4.

Gilmore's Addition:

Block 1: Lots 5 through 8.

Cook's Addition:

Block 2: Lots 5-8.

Irregular Tracts of Land:

Several tracts of land located between Gibbon Road and Lawn Avenue, from 2nd Street north to the Union Pacific Railroad right-of-way, associated with the Cargill grain elevator facility.

Part of Tax Lot #10:

- Parcel #640011080.
- Elmer Rosen Memorial Park, Track & Field north of 4th Street - 760130477.

Part of Section 14-9-14 (west of Gibbon Road and south of Union Pacific Railroad):

- Parcel #640011260.
- Parcel #640011300.
- Parcel #660144110.
- Parcel #660144105.

Part of Section 13-9-14 (Pt. of Tax Lot 9, north of Highway 30)

- Parcel #660124000.

Part of Section 13-9-14:

- Several unreferenced parcels located within the Corporate Limits of Gibbon, generally between west Corporate Limit Line and Scout Street, along the north side of Highway 30.
  - Parcel #640009000.
  - Parcel #640009100.
  - Parcel #640009010.
- Unreferenced parcels of the Kwik Shop located along the north side of Highway 30, between Scout Street and Center Avenue.

Davis Addition:

- All of Block 1.

Hites Addition:

- Block 4, Lots 1 and 2, and part of 3.

6th Addition:

- All of Blocks 1 and 2.
- Block 3, Lots 6-8, part of 9, and all of Lots 10-12.
- Block 4, Lots 6, part of 7 and Section 13-9-14 part of Tax Lot 24.

Part of Section 13-9-14:

- Part of Tract "B" in Tax Lot 18 (generally including the Gibbon Packing Plant).  
Including Parcel 64014000 and unreferenced parcels associated with its parking lot.

Three vacant tracts of land generally located to the east of Pawnee Street, south of the Union Pacific Railroad:

- Parcel #700280000.
- Parcel #700281000.
- Parcel #700282000.

NOTE: To the extent the following tracts are not included in the above-described legal descriptions, the following tracts are also included:

TRACT 1

A tract of land located in the SW 1/4 of Section 13, T.9N., R.14W. of the 6th P.M., Buffalo County, Nebraska, also being a part of Tax Lot 10, being more particularly described as follows:  
Considering the west line of the S 1/2 of the SW 1/4 of said Section 13 as assumed bearing S00°06'04"W and with all bearings contained herein relative thereto: Commencing at the NW corner of the S 1/2 of the SW 1/4 of said Section 13; thence S00°06'04"W on the west line of the S 1/2 of said SW 1/4, 7.46 feet to the Point of Beginning; thence N70°07'47"E leaving said west line, 35.13 feet to a point on the easterly right-of-way line of Gibbon Road; thence N70°07'47"E leaving said road right-of-way and on the southerly right-of-way line of the Union Pacific Rail Road, 778.30 feet; thence N70°06'42"E continuing on said rail road right-of-way line, 799.28 feet to the NE corner of Lot 8, Block 2, Cook's Addition to the City of Gibbon, Nebraska; thence S00°07'26"E on the east line of Lots 5, 6, 7 and 8, Block 2 of said Cook's Addition, 438.15 feet; thence N89°49'34"W on the north line of the south 100 feet of said Lot 5 and its westerly extension thereof, 164.70 feet to the centerline of vacated Lawn Avenue; thence S00°26'22"E on said centerline, 12.64 feet; thence S89°39'03"W 442.18 feet to the east line of Tax Lot 10; thence S00°01'16"W on said east line, 122.39 feet; thence N89°51'00"W 44.71 feet; thence S89°57'02"W 150.49 feet; thence S89°58'17"W 187.21 feet; thence S00°07'51"W 98.88 feet; thence S53°56'28"W 258.13 feet; thence S89°57'32"W 154.85 feet; thence N35°50'46"W 187.46 feet; thence S89°37'17"W 21.90 feet to a point on the easterly right-of-way line of said Gibbon Road; thence S89°37'17"W leaving said right-of-way line, 33.00 feet to a point on the west line of the S 1/2 of said SW 1/4; thence N00°06'04"E on said west line, 126.44 feet to the Point of Beginning. The above described tract contains 11.01 acres, more or less, and is subject to all easements and rights-of-way now on record.

TRACT 2

A tract of land located in the SW 1/4 of Section 13, T.9N., R.14W. of the 6th P.M., Buffalo County, Nebraska, also being a part of Tax Lot 10, being more particularly described as follows:  
Considering the west line of the S 1/2 of the SW 1/4 of said Section 13 as assumed bearing S00°06'04"W and with all bearings contained herein relative thereto: Commencing at the NW corner of the S 1/2 of the SW 1/4 of said Section 13; thence S00°06'04"W on the west line of the S 1/2 of said SW 1/4, 133.90 feet; thence N89°37'17"E leaving said west line, 54.90 feet; thence S35°50'46"E 187.46 feet; thence N89°57'32"E 154.85 feet; thence N53°56'28"E 258.13 feet to the Point of Beginning; thence N00°07'51"E 98.88 feet; thence N89°58'17"E 187.21 feet; thence N89°57'02"E 150.49 feet; thence S89°51'00"E 44.71 feet to a point on the east line of Tax Lot 10; thence S75°29'45"W leaving said east line, 395.23 feet to the Point of Beginning. The above described tract contains 0.43 acres, more or less, and is subject to all easements and right-of-way now on record.

TRACT 3

A tract of land located in the SW 1/4 of Section 13, T.9N., R.14W. of the 6th P.M., Buffalo County, Nebraska, also being a part of Tax Lot 10, being more particularly described as follows:  
Considering the west line of the S 1/2 of the SW 1/4 of said Section 13 as assumed bearing S00°06'04"W and with all bearings contained herein relative thereto: Commencing at the NW corner of the S 1/2 of the SW 1/4 of said Section 13; thence S00°06'04"W on the west line of the S 1/2 of said SW 1/4, 133.90

feet to the Point of Beginning; thence N89°37'17"E leaving said west line, 33.00 feet to a point on the easterly right-of-way line of Gibbon Road; thence N89°37'17"E leaving said road right-of-way line, 21.90 feet; thence S35°50'46"E 187.46 feet; thence S89°57'32"W 131.95 feet to a point on the easterly right-of-way line of said Gibbon Road; thence S89°57'32"W leaving said right-of-way line, 33.00 feet to a point on the west line of the S 1/2 of said SW 1/4; thence N00°06'04"E on said west line, 151.71 feet to the Point of Beginning. The above described tract contains 0.38 acres, more or less, and is subject to all easements and right-of-way now on record.

TRACT 4

A tract of land located in the SW1/4 of Section 13, T9N, R14W, of the 6th P.M., Buffalo County, Nebraska, being more particularly described as follows: Considering the west line of the SW1/4 of said Section 13 as assumed bearing N00°06'04"E and with all bearings contained herein relative thereto: Point of Beginning being the NW corner of the S1/2 of the SW1/4 of said Section 13; thence N00°06'04"E on the west line of said SW1/4, 131.83 feet; thence N70°08'50"E leaving said west line, 1401.59 feet to a point on the northerly extension of the west line of vacated Lawn Avenue; thence S00°07'11"E on said northerly extended west line, 138.46 feet to a point on the southerly right-of-way line of the Union Pacific Railroad; thence S70°06'42"W on said right-of-way line, 588.93 feet; thence S70°07'47"W continuing on said right-of-way line, 813.43 feet to a point on the west line of said SW1/4; thence N00°06'04"E leaving said right-of-way line and on the west line of said SW1/4, 7.46 feet to the Point of Beginning. The above described tract contains 4.2 acres, more or less, and is subject to all easements and rights-of-way now on record or indicated on the attached plat.

Section 2. The Redevelopment Area is hereby further declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in the Act, including, without limitation, (a) one or more of the factors set forth in Section 18-2103(11)(a) of the Act and (b) at least one of the factors set forth in (i) through (iv) of Section 18-2103(11)(b) of the Act, as described and set forth in the Blight Study.

Section 3. The blighted and substandard conditions existing in the Redevelopment Area are beyond remedy and control solely through the regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Act, and the elimination of the blighted and substandard conditions under the authority of the Act is hereby found to be a public purpose and declared to be in the public interest.

Section 4. The Redevelopment Area is in need of redevelopment and is or will be an eligible site for a redevelopment project under the provisions of the Act at the time of the adoption of any redevelopment plan with respect thereto.

Section 5. This Resolution shall be published and shall take effect as provided by law

Hausmann Construction Proposed Settlement: A motion was made by Albert Krueger to approve the proposed payment of \$75,000 for final payment to Hausmann for pool project with existing warranties, seconded by Derrick Clevenger.

Yea votes: Albert Krueger, Derrick Clevenger, Leon Stall, Kevin Hynes

Nay votes: None Motion carried.

Request and Referrals: None

Other Items: The next Regular Council Meeting will be held on Monday, March 21, 2016 at City Hall.

A motion was made by Leon Stall to adjourn the meeting, seconded by Kevin Hynes.

Yea votes: Derrick Clevenger, Kevin Hynes, Albert Krueger, Leon Stall

Nay votes: None Motion carried.

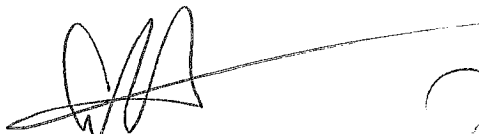
Mayor VanMatre adjourned the meeting at 8:09 p.m.

City Clerk

City Administrator

Mayor

*Vickie Power*  
Vickie Power



Chris Rector

*Deb VanMatre*  
Deb VanMatre

SEAL: