

MINUTE RECORD
GIBBON CITY COUNCIL
APRIL 18, 2016

The Gibbon City Council, Buffalo County, Nebraska met in an open public session at 7:00 p.m. at City Hall on Monday, April 18, 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 at 7:00 p.m. 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.

Submittal of Requests for Future Items: None
Reserve Time to Speak on Agenda Items: No one

Presentations and Proclamations:

Buffalo County Sheriff Department—Contract Law Enforcement Report: Captain Anderson was unable to attend. Sergeant Ristine was present to answer any questions from the Mayor and Council Members. They have been working on special ordinance violations. They will be patrolling on bikes more since the weather is getting warmer.

Treatment Plant and Water Report—Matt Smallcomb: Matt reviewed the Report with the Mayor and Council Members. We have finished blower #3 and #4 and had the cold alignment test done on both blowers. HOA finished setting up the VFD for blower #4. We are pumping water off the north sludge lagoon. Mayo's Electric is working on the electrical components in the gas building. Basin #2 is being prepared to be brought back on line. We have been having issues with the inlet valve for blower #1 and #2. Mellen Associates and HOA are looking into it. We may have to replace the actuators, and repair the cables that hold the mixer in basin #1. Johnson Service patched the 8" sewer line on Scout Street. We camera inspected the 12" sewer main west of Kwik Stop. The water leak on Pine Ave. south of 8th Street was repaired. We completed 8 locates and installed 6 water meters. We are not in compliance with our ammonia levels. We have been in violation for the past 3 weeks.

City Administrator Report—Chris Rector: We have hired Blake Lambert for another employee for the WWTP. He will begin on May 1, 2016. All of the manholes have been cleaned, and the storm sewer flushed. The Heritage Center has been listed on the National Register of Historic Places. We want to thank the Heritage Center Board for all the work they have done. Philip Carkoski Construction has been working on the banks of the lagoon at the WWTP. We have bought 3 pickups, 1 for the WWTP, 1 for the Cemetery, and 1 for the Park Department. Each of the vehicles has 100,000 miles on them. We are moving forward with the bidding process for the cover at the WWTP.

City Attorney Report—Barry Hemmerling: We are dealing with People Service and several issues they did not finish. The DEQ is not happy with the People Service reports that were required to be submitted for the City of Gibbon. People Service says their contract is finished and it is not their problem, so we are having a dispute with them. They were to have submitted an access plan and an operating plan. We have been in communication with the DEQ and we are working with them to get these reports finished. We have held the last payment to People Service to help recover some of the cost we are incurring during this process. We are going to purchase about \$6,000 worth of equipment from People Service. I am still working on the Paving Assessments for Pawnee & 7th Street.

City Treasurers Report—Tonniges & Associates: They were unable to attend the meeting.

Public Hearing On General Redevelopment Plan: A motion was made by Derrick Clevenger to open the Hearing on the General Redevelopment Plan at 7:26 p.m., seconded by Albert Krueger.

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

Nay votes: None Motion carried.

Darren Robinson explained the Redevelopment process we have been going through. Hanna:Keelan provided the Redevelopment Plan for the City of Gibbon. Ron Robinson asked for a synopsis of the process. A CDA (Community Development Agency) was developed, a blight study was submitted to the Planning Commission and approved, and approved by CDA and City Council. Tonight we are setting up the mechanism to move forward on any project which would be submitted to the City.

A motion was made by Kevin Hynes to close the hearing at 7:32 p.m., seconded by Leon Stall.

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

Nay votes: None Motion carried.

Ordinance: None

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

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

Nay votes: None Motion carried.

The items approved in the Consent Agenda are as follows:

Minutes of the March 21, 2016 City Council Meeting and April 13th Special Meeting

Claims for the month of April

Treasurers Report

Treatment Plant and Water Report

Buffalo County Sheriff Department Report

GVFD Report

Planning Commission Report

Building Permits: #2016-10—Claudia Rodriguez—Fence—304 3rd Street

#2016-11—Clevenger Farm Products—Car Wash—1031 Court Street

#2016-12—Neal Jurgens—Garage—602 5th Street

#2016-13—Brad Samuelson—Pole Barn—406 Court Street

#2016-14—Kris & Pam Warrington—Fence—1103 River Street

#2016-15—Tim & Stephanie Vogt—Garage—1003 10th Street

#2016-16—Jeff Montgomery—Fence—610 Drew Lane

Gibbon Community Center Report

Library Report

Fireworks Application—Robert & Lisa Morris—203 1st Street

Reappointment—Jennifer Samuelson—Board of Adjustments

Reappointment—Cory Smallcomb—Planning Commission

Reappointment—Steven Ackley—Planning Commission & Board of Adjustments

Appointment—Zach Clevenger—Board of Adjustments

Appointment—Jeff Burmood—Board of Adjustments

Resolutions and Motions:

Resolution 2016-09—Adopting General Redevelopment Plan: A motion was passed by Albert Krueger to approve Resolution 2016-09, seconded by Leon Stall.

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

Nay votes: None Motion carried.

RESOLUTION NO. 2016-09: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, ADOPTING A REDEVELOPMENT PLAN PURSUANT TO NEB. REV. STAT. 18-2116 BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF GIBBON, NEBRASKA, AS FOLLOWS:

WHEREAS, the City Council of the City of Gibbon ("City Council") is in receipt of written recommendations from the Planning Commission of the City of Gibbon, Nebraska ("Planning Commission") and the Community Development Agency of the City of Gibbon, Nebraska ("Agency"), recommending that the City Council approve and adopt a Redevelopment Plan ("Plan") in furtherance of

the purposes and pursuant to the provisions of Sections 18-2101 to 18-2154, Reissue Revised Statutes of Nebraska, 1943, as amended (collectively, the "Act"), said Plan having been prepared by Hanna:Keelan Associates, P.C., a copy being attached to this Resolution as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, the City Council, pursuant to Neb. Rev. Stat. 18-2116, was presented with and held a public hearing on the Plan after providing notice in accordance with Neb. Rev. Stat. 18-2115; and WHEREAS, the City Council, after considering the recommendations of the Planning Commission and the Agency and after a public hearing whereby the City Council found that the Plan is feasible and in conformity with the City of Gibbon's General Comprehensive Development Plan and that the Plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law, and that financing of any projects under the Plan would use, in part, tax increment financing, decided to approve and adopt the Plan.

NOW, THEREFORE be it resolved by the City Council of the City of Gibbon, Nebraska, that:

1. The recitals and findings set forth above be incorporated herein; and
2. The City Council hereby approves and adopts the Redevelopment Plan prepared by Hanna:Keelan Associates, P.C., for the City of Gibbon, Nebraska, pursuant to Neb. Rev. Stat. 18-2116.

IN WITNESS WHEREOF, the City Council of the City of Gibbon, Nebraska, has passed and adopted this Resolution on the 18th day of April, 2016.

Cable Franchise Agreement—Charter: We review this agreement every 10 years with a 5 year option. The City is paid a 5% franchise fee annually. The City could set standards for Charter which they would have to comply with such a staying on the right of way, having easement, and not laying the line on top of the ground. A motion was made by Leon Stall to accept the Franchise Agreement with Charter, seconded by Kevin Hynes.

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

Nay votes: None Motion carried.

Requests and Referrals: None

Other Items: The next Regular Council Meeting will be held on Monday, May 16, 2016 at 7:00 p.m. at City Hall.

A motion was made by Leon Stall to adjourn the meeting, seconded by Derrick Clevenger.

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

Nay votes: None Motion carried.

Mayor VanMatre adjourned the meeting at 7:40 p.m.

Vickie Power

Vickie Power
City Clerk

Chris Rector

[Signature]
City Administrator

Deb VanMatre

[Signature]
Mayor

