

**MINUTE RECORD**  
**GIBBON CITY COUNCIL**  
**Monday, October 18, 2021**

The Gibbon City Council, Buffalo County, Nebraska met in open public session at 7:00 p.m. at City Hall on Monday, October 18, 2021. Notice of the meeting was given in The Shelton Clipper on October 14, 2021 and by posting at Gibbon City Hall, Gibbon Post Office and Gibbon Exchange Bank.

Mayor Deb VanMatre called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. The Open Meetings Notice is posted on the north wall of the Council Chambers. The City of Gibbon abides by the Open Meetings Act in conducting business.

Roll Call: Jeff Burmood: Present  
Bob Krier: Present  
Leon Stall: Present  
Derrick Clevenger: Absent  
Present: 3: Absent: 1

Submittal of Requests for Future Items: None

Reserve Time to Speak on Agenda Items: Ron Robinson

Presentations and Proclamations:

Matt Smallcomb, Utility Supervisor, introduced Reece Ureste the new employee at the water & waste water plant. Reece lives south of town with his wife and three children.

Buffalo County Sheriff Department—Captain Anderson: Captain Anderson reported September was a normal month. With the transition from summer to fall there had been several folks out in the community with nice weather and school activities. There have been numerous vehicles tagged and there had been a good response complying. Captain Anderson gave appreciation to Gibbon Volunteer Fire Department and their response to the recent fire with fatality. The Department is fortunate to have Fire Marshall, Marty Neilan on the department and here locally. Things have been going well since the school opened with no major issues.

Mayor Report—Deb VanMatre: Mayor VanMatre reported on the Fire Hall/City Hall/Community Room project that with increased construction costs, the initial estimate for the building project is substantially over the projected \$2.5 million. Prior to moving forward with a final plan, we will continue to seek additional grants and partners. Current identified savings would affect additions to the bays and meeting space for the fire department. A recommendation will be made to the council before the end of the year. She also reported on the progress of the Central Platte NRD's Wood River Watershed Improvement Project, which is being conducted in response to the 2019 floods. One plan that has been identified is for the construction of levees in areas around the city. The next step is to conduct field work to determine the feasibility of a project, which will require permission from property owners in the identified areas.

City Administrator—Larry Homan: Mr. Homan reported hiring Ricky Tammell for our Recreation Department. This fills a vacancy after revamping the organization. We just have one vacancy remaining for a utility worker at this time. Kenos numbers were at \$3,791.77 up \$1,793.82 from 2020. Sales Tax number for September was \$37,090.44 up \$12,509.90 from last year. There were eight building permits and one sign permit this month. The Jarmin house did not sell via auction or outright. We will plan to move forward to demolish after asbestos abatement. The asbestos abatement estimates for the Fire Hall is \$16,000. We continue to work on additional courses of action with the increased expense of the building project. The Front Street lift station project is underway and the expected completion date is the end of October. The Niles Street water main replacement is underway. The old main line had many

bandage repairs and required replacement. A new fire hydrant was also added. Crews poured concrete at the Heritage Center for displays on the east side of the building. The Fox building roof repairs and clean up is underway. Mr. Homan reported he has been going through nuisance properties, policies on food vendors, sidewalk installation, curb cuts and sub-division regulations. BC Estates has one family occupying one of the new homes. There is a potential substandard measurement on the width of the street. The golf course will be closing for the season, however, the clubhouse will be available to rent for private events during the winter months. The municipal pool has been winterized, cleaned and prepared for paint next spring. The Riverside Cemetery event, Beyond the Grave, was a success. Crews are getting ready to relocate the maintenance building at the cemetery. The office staff has focused on procedural improvements. We're completing the transition from Budget 2021 to 2022. There will be some ordinance recommendations after comparison of the old vs new ordinance book. The Fall clean-up day will be this Saturday, October 23.

City Attorney—Barry Hemmerling: Mr. Hemmerling went over the revised proposed ordinance on restriction of RV and trailer parking. Advised Council to get with Larry on any changes they would like to have and he will have them at the next regular council meeting.

Mr. Hemmerling went over the process on the non-compliance with subdivision regulation by B.C. Estates redevelopment project. The street is only 25 feet wide and the regulations are a minimum of 30 feet wide with 60 feet right of way. He will draft a letter and send by certified mail to Mr. Willis the developer.

#### Consent Agenda:

A motion was made by Leon Stall to approve the Consent Agenda excluding Building Permit 2021-46, seconded by Jeff Burmood.

Leon Stall: Yea; Jeff Burmood: Yea; Bob Krier: Yea  
Yea: 3; Nay: 0; Absent: 1 Motion carried.

The items approved in the Consent Agenda are as follows:

Minutes of the September 20, 2021 Council Meeting

Claims for the Month of October

Buffalo County Sheriff Department Report

Treatment Plant Report & Water Report

Gibbon Volunteer Fire Department Report

Planning Commission Report

Building Permit 2021-44—Jeff Burmood—1003 2<sup>nd</sup> Street—Concrete Drive Addition

Building Permit 2021-45—Bobbie Cline—815 2<sup>nd</sup> Street—Patio

Building Permit 2021-47—Greg Gearhart—603 West Avenue--Deck

Building Permit 2021-48—Daniel Cruzado-144 Filer Street--Driveway

Building Permit 2021-49—Dillon & Breanna Rose—909 West Avenue--Fence

Building Permit 2021-50—Gary & Cheryl Hughes—311 Lawn Avenue—Fence & Sidewalk replacement

Building Permit 2021-51—Steven Ackley—47725 56<sup>th</sup> Road—Accessory Building

Sign Permit 2021-02—Rise & Grind—721 Front Street—Steel Sign

Library Report

Cemetery Report

Reappointment of Jean Widdowson—Heritage Center Board

Reappointment of Dan Clevenger—Heritage Center Board

A motion was made by Leon Stall to approve Building Permit 2021-46—Fabian Pena—807 Lawn Avenue—Driveway, seconded by Bob Krier.

Leon Stall: Yea; Bob Krier: Yea; Jeff Burmood: Yea  
Yea: 3; Nay: 0; Absent: 1 Motion carried.

#### Resolutions and Motions:

A motion was made by Leon Stall to approve the Lease Agreement with Prairie Meadows Dental, PC dba Gibbon Family Dentistry, PC, seconded by Bob Krier

Leon Stall: Yea; Bob Krier: Yea; Jeff Burmood: Yea  
Yea: 3; Nay: 0; Absent: 1 Motion carried.

A motion was made by Leon Stall to approve the Lease Agreement with Lambert's Family Pharmacy, seconded by Bob Krier.

Leon Stall: Yea; Bob Krier: Yea; Jeff Burmood: Yea  
Yea: 3; Nay: 0; Absent: 1 Motion carried.

A motion was made by Bob Krier for the city to move forward with sidewalk installation on Lawn Avenue if property owners Bill & Sharon Kroll do not comply with submitted timeline by November 1, 2021, seconded by Jeff Burmood.

Bob Krier: Yea; Jeff Burmood: Yea; Leon Stall: Yea  
Yea: 3; Nay: 0; Absent: 1 Motion carried.

Other Items:

The next regular council meeting will be held on Monday, November 15, 2021 at 7:00 p.m.

Adjourn:

A motion was made by Leon Stall to adjourn the meeting, seconded by Jeff Burmood.

Leon Stall: Yea; Jeff Burmood: Yea; Bob Krier: Yea  
Yea: 3; Nay: 0; Absent: 1 Motion carried.

Mayor VanMatre adjourned the meeting at 8: 24 p.m.

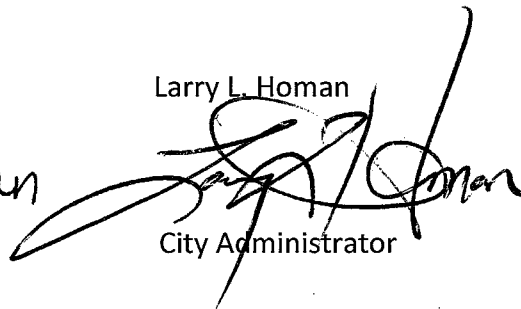
Pamela Rasmussen

Larry L. Homan

Deborah VanMatre



City Clerk



City Administrator



Mayor

SEAL