

**MINUTE RECORD**  
**GIBBON CITY COUNCIL**  
**Monday, September 18, 2023**

The Gibbon City Council, Buffalo County, Nebraska met in open public session at 7:00 p.m. at City Hall on Monday, September 18, 2023. Notice of the meeting was given in The Shelton Clipper on September 7, 2023, and September 14, 2023 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 west wall of the Council Chambers. The City of Gibbon abides by the Open Meetings Act in conducting business.

Roll Call: Leon Stall: Present  
Derrick Clevenger: Present  
Bob Krier: Present  
Kevin Kraenow: Present

Present: 4: Absent: 0

Submittal of Requests for Future Items: None

Reserve Time to Speak on Agenda Items: None

Presentations and Proclamations:

Buffalo County Sheriff's Department—Seargent Brad Hall: Seargent Hall went over the monthly reports. Nothing out of the ordinary for the month.

Mayor Report—Deb VanMatre: Mayor VanMatre informed the public and council about the proposed Ordinance to increase municipal garbage rates. This will be the first reading. Mid-Nebraska Disposal received notice from Grand Island landfill of a rate increase and we will increase our rates accordingly. The council will act on the budget and tax requests later in this meeting. The City will be required to participate in the Joint Public hearing scheduled with Buffalo County tomorrow night.

City Administrator Report—Matthew Smallcomb: Mr. Smallcomb asked if there were any questions on the operations report. There were none. Mr. Smallcomb updated the mayor and council on the waste gas building fire. We are working with Olsson's on the replacement. Multiple engineers have been on site along with insurance representatives. The equipment representative was also on site this week to help determine the cause of the fire. This will not be a fast process to fix. Citizens may notice an odor as the gases normally burnt off will need to be released from the covers. Mr. Smallcomb discussed the routine construction inspection of the fire hall addition and renovation by the State Fire Marshal. There were a few deficiencies and items of concern noted. Many of them will be repaired or replaced by the fire department. The major issue is a 1-hour fire rated barrier constructed in the existing general storage area. Wilkens & BD Construction are working on a plan for this and will be at the October meeting to discuss the options. They will also go over the progress of the addition and renovation.

City attorney Report—Barry Hemmerling: Mr. Hemmerling had nothing to report.

City Treasurer Report—Susan Tonniges: Ms. Tonniges attended the meeting via Zoom. Ms. Tonniges reviewed the monthly financials. There was nothing out of the ordinary to report.

Community Center & City Hall Bid Proposal--On Point Construction: Mr. Smallcomb went over the bid proposal with the mayor and council. There were two bids submitted. On Point Construction was low bid with the Community Center bid at \$494,532.00 and the City Hall bid at \$323,682.00. It is the architect, city engineer and city administrator's recommendation that the council approves the bid proposal.

Lease-Purchase Transaction with Bok Financial—Austin Partridge: Mr. Partridge went over the Lease-Purchase Transaction agreement not to exceed \$500,000. The proceeds will be used to pay the costs of the construction and installation of municipal building improvements.

**Ordinances:**

Ordinance No. 662 Authorizing and Approving a Lease-Purchase Transaction with Bok Financial. Thereafter council member Leon Stall introduced Ordinance No. 662 entitled:

AN ORDINANCE OF THE CITY OF GIBBON, NEBRASKA AUTHORIZING AND APPROVING A LEASE-PURCHASE TRANSACTION WITH BOK FINANCIAL, N.A., THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING, AND INSTALLING MUNICIPAL BUILDING IMPROVEMENTS WITHIN THE CITY; APPROVING THE ISSUANCE, SALE AND DELIVERY OF NOT TO EXCEED FIVE HUNDRED THOUSAND (\$500,000) IN PRINCIPAL AMOUNT OF CERTIFICATES OF PARTICIPATION IN SUCH LEASE; FIXING IN PART AND PROVIDING FOR THE FIXING IN PART OF CERTAIN PROVISIONS OF THE LEASE; AND RELATED MATTERS, and moved that the statutory rule requiring reading on three different days be suspended. Council member Derrick Clevenger seconded the motion to suspend the rule.

Leon Stall: Yea; Derrick Clevenger: Yea; Bob Krier: Yea; Kevin Kraenow: Yea  
Yea: 4; Nay: 0. Motion carried.

The motion to suspend the rule was adopted by the majority of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

Said Ordinance was then read by title ORDINANCE NO. 662 AN ORDINANCE OF THE CITY OF GIBBON, NEBRASKA AUTHORIZING AND APPROVING A LEASE-PURCHASE TRANSACTION WITH BOK FINANCIAL, N.A., THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING, AND INSTALLING MUNICIPAL BUILDING IMPROVEMENTS WITHIN THE CITY; APPROVING THE ISSUANCE, SALE AND DELIVERY OF NOT TO EXCEED FIVE HUNDRED THOUSAND (\$500,000) IN PRINCIPAL AMOUNT OF CERTIFICATES OF PARTICIPATION IN SUCH LEASE; FIXING IN PART AND PROVIDING FOR THE FIXING IN PART OF CERTAIN PROVISIONS OF THE LEASE; AND RELATED MATTERS AND THEREAFTER council member Leon stall moved for final passage of the Ordinance, which motion was seconded by council member Derrick Clevenger. The mayor then stated the question "Shall Ordinance No. 662 be passed and adopted?"

Leon Stall: Yea; Derrick Clevenger: Yea; Bob Krier: Nay; Kevin Kraenow: Yea  
Yea: 3; Nay: 1. Motion carried.

The passage and adoption of said Ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the Ordinance adopted and the Mayor in the presence of the Council signed and approved the Ordinance and the Clerk attested the passage and approval of the same and affixed her signature thereto and ordered the Ordinance to be published in pamphlet form as provided therein.

**Ordinance No. 663 Changing the Residential Rate for Collection of Garbage**

Council member Leon Stall introduced Ordinance No. 663 entitled: AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, AMENDING SECTION 51.04 OF THE CITY CODE OF ORDINANCES TO CHANGE THE RESIDENTIAL RATE FOR COLLECTION OF GARBAGE.

Ordinance No. 663 was read by title only. A motion was made by Bob Krier and seconded by Kevin Kraenow to approve Ordinance No. 663 on its first reading.

Bob Krier: Yea; Kevin Kraenow: Yea; Leon Stall: Yea; Derrick Clevenger: Yea  
Yea: 4; Nay: 0. Motion carried.

Mayor declared said Ordinance No. 663 approved on its first reading.

**Consent Agenda:**

A motion was made by Leon Stall to approve the Consent Agenda, seconded by Derrick Clevenger.

Leon Stall: Yea; Derrick Clevenger: Yea; Bob Krier: Yea; Kevin Kraenow: Yea  
Yea: 4; Nay: 0. Motion carried.

The items approved in the Consent Agenda were as follows:

Minutes of the August 21, 2023, Regular Council Meeting  
Minutes of the August 28, 2023, Council Budget Work Session  
Claims for the Month of September  
Buffalo County Sheriff Department Report  
Treasurers Report  
Cemetery Report  
Library Report  
Recreation Advisory Board Report  
Reappointment—Sharon Schukei—Library Board  
Reappointment—Dave Johnson—Gibbon Housing Agency (resident member)  
Appointment—Vicki Farrell—Cemetery Board

Resolutions and Motions:

Resolution No. 2023-15 Temporarily Closing a Public Street for Halloween Events  
A motion was made by Leon Stall to approve Resolution No. 2023-115 permitting the temporary closing of a public street for the Halloween Events, seconded by Bob Krier.  
RESOLUTION NO. 2023-15 RESOLUTION TEMPORARILY CLOSING PUBLIC STREET  
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GIBBON, NEBRASKA, that the following streets will be closed to vehicular traffic for Halloween events from 4:00 p.m. to 7:00 p.m. on October 31, 2023. LaBarre Street from Front Street to 2<sup>nd</sup> Street and 1<sup>st</sup> Street from LaBarre Street to Niles Street.

Leon Stall: Yea; Bob Krier: Yea; Derrick Clevenger: Yea; Kevin Kraenow: Yea  
Yea: 4; Nay: 0. Motion carried.

A motion was made by Bob Krier to approve an additional 1% increase in the allowable growth rate, seconded by Derrick Clevenger.

Bob Krier: Nay, Derrick Clevenger: Yea; Leon Stall: Yea; Kevin Kraenow: Yea.  
Yea: 3; Nay: 1. Motion carried.

A motion was made by Leon Stall to adopt the 2023-2024 budget, seconded by Derrick Clevenger.

Leon Stall: Yea; Derrick Clevenger: Yea; Kevin Kraenow: Yea; Bob Krier: Nay.  
Yea: 3; Nay: 1. Motion carried.

Resolution No. 2023-16

A motion was made by Leon Stall to approve Resolution No. 2023-16 Setting the Property Tax Request, seconded by Derrick Clevenger.

Resolution No. 2023-16 WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the City of Gibbon passes by a majority of vote a resolution or ordinance setting the tax request; and WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request; NOW, THEREFORE, the Governing Body of the City of Gibbon resolves that: 1. The 2023-2024 property tax request be set at: General Fund: \$489,268.24, Bond Fund: \$202,696.85. 2. The total assessed value of property differs from last year's total assessed value by 8.07 percent. 3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property would be 0.458045 per \$100 of assessed value. 4. The City of Gibbon proposes to adopt a property tax request that will cause its tax rate to be 0.495 per \$100 of assessed value. 5. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of Gibbon will increase last year's budget by 1.31 percent. 6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2023.

Leon Stall: Yea; Derrick Clevenger: Yea; Bob Krier: Nay; Kevin Kraenow: Yea  
Yea: 3; Nay: 1. Motion carried.

A motion was made by Derrick Clevenger to approve the Bid Proposal from On Point Construction for the renovation of the Community Center and City Hall, seconded by Leon Stall.

Derrick Clevenger: Yea; Leon Stall: Yea; Kevin Kraenow: Yea; Bob Krier: Yea  
Yea: 4; Nay: 0. Motion carried.

Other Items:

Buffalo County Joint Public Hearing will be held on Tuesday, September 19, 2023, at Buffalo County Extension building at the Fairgrounds at 6:30 p.m.

The next regular Council Meeting will be on Monday, October 16, 2023, at 7:00 p.m.

Adjourn:

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

Leon Stall: Yea; Derrick Clevenger: Yea; Kevin Kraenow: Yea; Bob Krier: Yea

Yea: 4; Nay: 0. Motion carried.

Mayor VanMatre adjourned the meeting at 7:43 p.m.

Pamela Rasmussen

Matthew Smallcomb

Deborah VanMatre



City Clerk

City Administrator

Mayor

SEAL

