

MINUTE RECORD
GIBBON CITY COUNCIL
Monday, April 19, 2021

The Gibbon City Council, Buffalo County, Nebraska met in open public session at 7:00 p.m. at City Hall on Monday, April 19, 2021. Notice of the meeting was given in The Shelton Clipper on April 15, 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: Present
Present: 4: Absent: 0

Submittal of Requests for Future Items: None

Reserve Time to Speak on Agenda Items: Ron Robinson

Presentations and Proclamations:

Buffalo County Sheriff Department— Sargent Hall—Sargent Hall reported there was nothing significant as calls were normal for this time of year. The train derailment was the major incident in the city. There were about 30 cars derailed and over 40 cars with damage. Fortunately, there were no injuries and the cars derailed were on rail road right of way.

Mayor Report—Deb VanMatre: Mayor VanMatre gave an update on the Strategic Action Plan. She began with the Fire Hall/City Hall/Community Room project. The RFPs are due on April 26th. The next step is for the scoring committee to meet to review and make recommendations to the council. The Mayor recommended the scoring committee be herself, Councilman Burmood, City Administrator Homan, Performance Criteria Developer Dana Peterson, GVFD representative Kyle Bond and community representative Greg Brodine. Once the scoring is done a recommendation will be made to the Council on which firms should be invited to make a presentation. Following the presentations, the Council will determine which firm they want to negotiate a contract with. The asbestos inspection has been done on the Jarmin property. There is asbestos present, which will need to be taken care of prior to the burning/demolition of the house by the GVFD.

The cemetery directory update was given by Pamela Rasmussen. The directory has been ordered and it will be 12 to 16 weeks for delivery. It is a kiosk pedestal unit with touch screen and will have the ability to view information online. The fiber has been run to the maintenance building for the internet and the cemetery board is looking at different types of structures to put the kiosk in for some protection.

The well field planning update was given by Larry Homan. Olsson's have begun the water study. They are checking on geology to see if there is quality water. This is partially funded by a grant.

The Mayor informed those present about the American Rescue Plan Act funds. For the first time, all 19,000 municipal governments are entitled to a direct, noncompetitive federal formula grant from the U.S. Treasury Department. The estimated grant for the City of Gibbon is \$320,000. The City is still waiting on The Department of Treasury to provide guidance on the use of the funds, but according to one source it may be used to make necessary investments in water, sewer, or broadband infrastructure. We anticipate being able to use the funds toward our planned water and sewer upgrades and possibly toward the building project.

City Attorney –Barry Hemmerling: None

City Administrator—Larry Homan: Mr. Homan reported on the keno receipts for March which were \$5,410.87, up from February by \$824.32. The sales tax numbers for April 2021 were \$21,759.82, which were down from March 2021 by \$577.33, however, both are still showing an upward trend.

Mr. Homan reported that the building permits were up from March 2021 with four being approved compared to April 2021 with 15 being approved by the Planning Commission. This shows people are building or making improvements to their properties.

Mr. Homan has been working with the UPRR Public Relations and Claims Departments in regard to damage caused by their heavy equipment with the clean up crews from the derailment. Business owners have also been notified on how to file claims. The City's damage is primarily road and curb damage.

Mr. Homan reported on the Fire/City/Community Room project and indicated we will be looking at bonds to secure funding with favorable rates. Brad Slaughter will discuss this later in the meeting.

The Front Street lift station needs a total replacement, and we will be asking the Council to approve an ordinance approving the emergency purchase of parts and material for the repair and improvements. The sewer department had been anticipating the need for the improvement and already had Olsson's engineering portion done. We will need to move forward on the project sooner rather than later.

BC Estates building permits were approved by the Planning Commission and they will begin dirt work soon. Marc Willis has also sold a lot for a custom-built home.

The Planning Commission also recommended approval of the final plat of the Shiers Fourth subdivision.

The Buffalo County Economic Development is wanting to construct a home with the procurement of a buildable lot.

The property located at 210 Murnen has been purchased by Greenbrick LLC. We are waiting on legal paperwork to finalize the timeline with the new owner to have the property cleaned up. This was formerly the Tom Sommerfeld property that was in the process of abatement.

Mr. Homan informed the Mayor and Council that recently there was a building permit in a flood plain and the City doesn't currently have a fee for the permit and process. There will be a motion later in the meeting to set this fee.

Mr. Homan reported the golf course is open and is being well utilized by patrons. The clubhouse is managed by Denise Catlin and currently the groundskeeping is being done by a team of City employees and volunteers.

The swimming pool is expected to be opened Memorial Day weekend with Abby Christensen as the pool manager. They will be hiring lifeguards next week and will get their certifications.

The Cemetery Board approved new signage at their last meeting.

City-wide spring cleanup will be May 1, 2021 from 8:00 a.m. to 3:00 p.m.

City Treasurer—Susan Tonniges: Susan reported on the financials and went over the fund report. She has created a new fund number 21 to track the Fire/City/Community Hall project transactions. There is also an area for donations for special projects.

Proclamation—A Proclamation Honoring the 150th Anniversary of the Arrival of the Soldier's Free Homestead Colony and Declaring April 7, 2021 to be "Gibbon Day" in Gibbon, Nebraska—
The Mayor formalized the proclamation previously signed.

A Proclamation honoring the 150th anniversary of the arrival of the Soldier's Free Homestead Colony, and declaring April 7, 2021 to be "Gibbon Day", in Gibbon, Nebraska.

WHEREAS, on July 10, 1865, the first rail of the Union Pacific Railroad was laid in Nebraska, and

WHEREAS, by 1866 the rails had reached Buffalo County and a siding was made for the work train just east of the present sight of Gibbon, and

WHEREAS, this siding was called "Gibbon Switch", in honor of General John Gibbon, who had participated in many campaigns of the Civil War, and who was placed in command at Fort Kearny, and

WHEREAS, the Union Pacific Railroad entered into an agreement with Colonel John Thorp of West Farmington, Ohio, to locate a colony on homesteads in Buffalo County, and

WHEREAS, on Friday, April 7, 1871, at 2:00 p.m., the Soldier's Free Homestead Colony, consisting of families from New Hampshire, Massachusetts, Connecticut, New York, Delaware, Virginia, Pennsylvania, Ohio, Indiana, Michigan, Illinois, Wisconsin, Tennessee, Missouri, and Arkansas, arrived at Gibbon Switch, and

WHEREAS, due to the grit, determination, and entrepreneurial spirit of the colonists, their families and the many others who followed over the past 150 years, Gibbon Switch has grown into a city of almost 2,000 residents who continue to work together to sustain a caring, inclusive community, proud to embrace, support, respect and celebrate each other,

NOW, THEREFORE, I, Deborah VanMatre, Mayor of the City of Gibbon, do hereby proclaim April 7, 2021 as "Gibbon Day" and 2021 a year of celebration of Gibbon's sesquicentennial.

Piper Sandler & Co.—General Obligation Municipal Building Bonds—Brad Slaughter—Mr. Slaughter went over the current rates and costs and the effect if the rates went up a half percent. Later in the meeting there will be an ordinance for the Council to consider authorizing the issuance of general obligation bonds.

Public Hearing:

Public Hearing on Preliminary Plat & Final Plat Shiers Estates Fourth Subdivision:

A motion was made by Leon Stall to open the hearing at 7:51 p.m., seconded by Derrick Clevenger.

Leon Stall: Yea; Derrick Clevenger: Yea; Jeff Burmood: Yea; Bob Krier: Yea

Yea: 4; Nay: 0. Motion carried.

The purpose of the hearing is to hear support, opposition, criticism, suggestions or observations from the public on the Shiers Estates Fourth Subdivision. David Shiers and Trenton Snow were present for any questions. The Mayor asked if there were any comments. Leon Stall stated his appreciation for moving forward making more lots available for people to build near Gibbon.

Leon Stall moved to close the hearing at 7:54 p.m., seconded by Derrick Clevenger.

Leon Stall: Yea; Derrick Clevenger: Yea; Jeff Burmood: Yea; Bob Krier: Yea

Yea: 4; Nay: 0. Motion carried.

Consent Agenda:

A motion was made by Derrick Clevenger to approve the Consent Agenda, seconded by Jeff Burmood

Derrick Clevenger: Yea; Jeff Burmood: Yea; Leon Stall: Yea; Bob Krier: Yea

Yea: 4; Nay: 0; Motion carried.

The items approved in the Consent Agenda are as follows:

Minutes of the Marcy 15, 2021 Council Meeting

Claims for the month of April

Buffalo County Sheriff Department Report

Waste Water Treatment Plant Report

Treasurers Report

Gibbon Volunteer Fire Department Reports

Planning Commission Report

Building Permit 2021-05—Dustin Pracht—202 Woodland Driver--Fence

Building Permit 2021-06—Paul Reinertson—510 LaBarre Street--Fence

Building Permit 2021-07—Willis Construction LLC—Lot 1 BC Estates—Single Family Home

Building Permit 2021-08—Willis Construction LLC—Lot 2 BC Estates—Single Family Home

Building Permit 2021-09—Willis Construction LLC—Lot 3 BC Estates—Single Family Home

Building Permit 2021-10—Willis Construction LLC—Lot 4 BC Estates—Single Family Home

Building Permit 2021-11—Willis Construction LLC—Lot 5 BC Estates—Single Family Home

Building Permit 2021-12—Willis Construction LLC—Lot 8 BC Estates—Single Family Home

Building Permit 2021-13—Willis Construction LLC—Lot 9 BC Estates—Single Family Home

Building Permit 2021-14—Willis Construction LLC—Lot 10 BC Estates—Single Family Home

Building Permit 2021-15—Steven Yockey—703 Drew Lane—Pergola

Building Permit 2021-16—Kris & Pam Warrington—1103 River Street—Patio Awning

Building Permit 2021-17—Andrea Slagle & Matthew Kromer—310 West Avenue—Fence

Building Permit 2021-18—Tracy & Wanda Sulmon—45665 67th Road—Single Family Home

Building Permit 2021-19—Brian & Stephanie Leisinger—108 West Avenue—Fence

Cemetery Report

Library Report

Heritage Center Report

GVFD Membership Application—Robert Trujillo

Fireworks Application—Stacy Rockefeller—720 6th Street

Permit AP-2021-02—Temporary Use Animal Permit—Ron Robinson—800 Hershey Street--
Chickens

Resolutions and Motions:

Resolution No. 2021-05—Resolution of the City of Gibbon, Buffalo County, Nebraska to
Approve the Preliminary Plat for the Shiers Estates Fourth Subdivision

RESOLUTION OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA to approve the
preliminary plat for the Shiers Estates Fourth.

WHEREAS, the owner of:

A part of the North ½ of the Northwest ¼ of Section 23, Township 9 North, Range 14
West of the Sixth Principal Meridian, Buffalo County, Nebraska, and

Has submitted a preliminary plat for the creation of Shiers Estates Fourth and the
Planning Commission has recommended said preliminary plat be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GIBBON,
NEBRASKA, that the preliminary plat for Shiers Estates Fourth be approved and that the owner
proceed with the preparation of the final plat.

A motion was made by Jeff Burmood to approve Resolution #2021-05, seconded by Leon
Stall.

Jeff Burmood: Yea; Leon Stall: Yea; Bob Krier: Yea; Derrick Clevenger: Yea;

Yea: 4; Nay: 0. Motion carried.

Discussion on the Lease Agreement with Lambert's Family Pharmacy. Abbey Lambert was
present to discuss the agreement. After much discussion, the Mayor chose to have a
meeting with Mrs. Lambert to review the lease and rent amount. No action was taken.

A motion was made by Leon Stall to approve the Temporary Construction Easement with
2B Legacy, LLC, seconded by Derrick Clevenger.

Leon Stall: Yea; Derrick Clevenger: Yea; Bob Krier: Yea; Jeff Burmood: Abstain with conflict
Yea: 3; Nay: 0; Abstain: 1. Motion carried.

A motion was made by Leon Stall to approve the RFP Scoring Committee for the Design/Build Fire Hall/City Hall/Community Room Project, seconded by Bob Krier.

Leon Stall: Yea; Bob Krier: Yea; Jeff Burmood: Yea; Derrick Clevenger: Yea
Yea: 4; Nay: 0. Motion carried.

A motion was made by Derrick Clevenger to approve a Flood Plain Building Permit Application Fee of \$50.00, seconded by Leon Stall.

Derrick Clevenger: Yea; Leon Stall: Yea; Bob Krier: Yea; Jeff Burmood: Yea
Yea: 4; Nay: 0. Motion carried.

Ordinances:

Ordinance No. 622 Increase Water Rates

Ordinance No. 622 now came up for third and final reading. Ordinance No. 622 AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA INCREASING MUNICIPAL WATER RATES

Motion was made by Derrick Clevenger and seconded by Bob Krier to approve Ordinance No. 622 on its third and final reading. The Mayor then stated the question: "Shall Ordinance No. 622 be passed and adopted?"

Derrick Clevenger: Yea; Bob Krier: Yea; Jeff Burmood: Yea; Leon Stall

Yea: 4; Nay: 0 Motion carried.

Mayor declared said Ordinance No. 622 adopted on its third and final reading.

Ordinance No. 623 Increase Sewer Rates

Ordinance No. 623 now came up for third and final reading. Ordinance No. 623 AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA INCREASING MUNICIPAL SEWER RATES

Motion was made by Jeff Burmood and seconded by Derrick Clevenger to approve Ordinance No. 623 on its third and final reading. The Mayor then stated the question: "Shall Ordinance No. 623 be passed and adopted?"

Jeff Burmood: Yea; Derrick Clevenger: Yea; Leon Stall: Yea; Bob Krier: Yea

Yea: 4; Nay: 0 Motion carried.

Mayor declared said Ordinance No. 623 adopted on its third and final reading.

Ordinance No. 625 Final Plat of Shiers Estates Fourth Subdivision

Council Member Derrick Clevenger introduced Ordinance No. 625 entitled:

AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, APPROVING THE FINAL PLAT OF SHIERS ESTATES FOURTH and moved that the statutory rule requiring reading on three different days be suspended. Council Member Bob Krier seconded the motion to suspend the rule.

Derrick Clevenger: Yea; Bob Krier: Yea; Leon Stall: Yes; Jeff Burmood: Yea

Yea: 4; Nay: 0 Motion carried.

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

Said Ordinance No. 625 was then read by title AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, APPROVING THE FINAL PLAT OF SHIERS ESTATES FOURTH and thereafter Council Member Jeff Burmood moved for final passage of the Ordinance, which motion was seconded by Council Member Leon Stall. The Mayor then stated the question "Shall Ordinance No. 625 be passed and adopted?"

Jeff Burmood: Yea; Leon Stall: Yea; Bob Krier: Yea; Derrick Clevenger: Yes

Yea: 4; Nay: 0 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. 626 Authorizing the issuance of General Obligation Bonds

Council Member Leon Stall introduced Ordinance No. 626 entitled:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION MUNICIPAL BUILDING BONDS OF THE CITY OF GIBBON, NEBRASKA, IN ONE OR MORE SERIES, IN THE COMBINED PRINCIPAL AMOUNT OF NOT TO EXCEED TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000) ISSUED FOR THE PURPOSE OF CONSTRUCTING MUNICIPAL BUILDING IMPROVEMENTS IN AND FOR THE CITY; PRESCRIBING THE FORM OF SAID BONDS; PROVIDING FOR A SINKING FUND AND FOR THE COLLECTION OF TAXES TO PAY SAID BONDS; PROVIDING FOR THE SALE OF THE BONDS; AUTHORIZING THE DELIVERY OF THE BONDS TO THE PURCHASER; PROVIDING FOR THE DISPOSITION OF THE BOND PROCEEDS AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM and moved that the statutory rule requiring reading on three different days be suspended. Council Member Bob Krier seconded the motion to suspend the rule.

Leon Stall: Yea; Bob Krier: Yea; Jeff Burmood: Yea; Derrick Clevenger: Yea
Yea: 4; Nay: 0 Motion carried.

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

Said Ordinance No. 626 was then read by title AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION MUNICIPAL BUILDING BONDS OF THE CITY OF GIBBON, NEBRASKA, IN ONE OR MORE SERIES, IN THE COMBINED PRINCIPAL AMOUNT OF NOT TO EXCEED TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000) ISSUED FOR THE PURPOSE OF CONSTRUCTING MUNICIPAL BUILDING IMPROVEMENTS IN AND FOR THE CITY; PRESCRIBING THE FORM OF SAID BONDS; PROVIDING FOR A SINKING FUND AND FOR THE COLLECTION OF TAXES TO PAY SAID BONDS; PROVIDING FOR THE SALE OF THE BONDS; AUTHORIZING THE DELIVERY OF THE BONDS TO THE PURCHASER; PROVIDING FOR THE DISPOSITION OF THE BOND PROCEEDS AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM 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. 626 be passed and adopted?"

Leon Stall: Yea; Derrick Clevenger: Yes; Jeff Burmood: Yea; Bob Krier: Yea
Yea: 4; Nay: 0 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. 627 Approving Emergency Purchase of Parts and Materials

Council Member Leon Stall introduced Ordinance No. 627 entitled:

AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA APPROVING THE EMERGENCY PURCHASE OF PARTS AND MATERIALS FOR THE REPAIR AND IMPROVEMENT OF THE SEWER LIFT STATION ON FRONT STREET and moved that the statutory rule requiring reading on three different days be suspended. Council Member Jeff Burmood seconded the motion to suspend the rule.

Leon Stall: Yes; Jeff Burmood: Yea; Derrick Clevenger: Yea; Bob Krier: Yea
Yea: 4; Nay: 0 Motion carried.

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

Said Ordinance No. 627 was then read by title AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA APPROVING THE EMERGENCY PURCHASE OF PARTS AND MATERIALS FOR THE REPAIR AND IMPROVEMENT OF THE SEWER LIFT STATION ON FRONT STREET and thereafter Council Member Bob Krier 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. 627 be passed and adopted?"

Bob Krier: Yea; Derrick Clevenger: Yes; Leon Stall: Yea; Jeff Burmood: Yea

Yea: 4; Nay: 0 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.

Other Items:

The next regular Council Meeting will be on Monday, May 17, 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; Derrick Clevenger: Yea; Bob Krier: Yea;

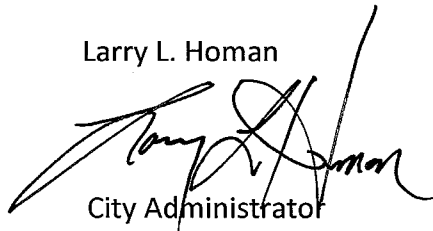
Yea: 4; Nay: 0 Motion carried.

Mayor VanMatre adjourned the meeting at 8:38 p.m.

Pamela Rasmussen

Larry L. Homan

Deborah VanMatre



City Clerk

City Administrator

Mayor

SEAL

