

**MINUTE RECORD**  
**GIBBON CITY COUNCIL**  
**Monday, May 16, 2022**

The Gibbon City Council, Buffalo County, Nebraska met in open public session at 7:00 p.m. at City Hall on Monday, May 16, 2022. Notice of the meeting was given in The Shelton Clipper on May 12, 2022 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: Steve Codner

**Presentations and Proclamations:**

Buffalo County Sheriff Department—Deputy Captain Anderson: Captain Anderson commented on being blessed to work with Gibbon Public Schools and working together with them. He reported the department is fully staffed, however, they may hire another if approved by county board. Captain Anderson reached out to the CSO to make sure he is working closely with city office staff during this time of transition of the vacant administrator position. He will be getting busy with nuisance properties and lawn/weed control. The department will be gearing up for the nicer weather which usually becomes their busy season with schools out and more people out.

Mayor Report—Deb VanMatre: The Mayor reported the sale of four items that are excess property and eight items that need disposed of that have no value. The four items will be sold by sealed bid once the resolution is passed. The items to be disposed will be taken to Andersen's and will require a destruction receipt.

The Mayor discussed potential utilization of budgeted Keno funds. There has been up to \$30,000 budgeted this fiscal year. Playground equipment at Davis Park, shaded areas at the swimming pool and the start of the walking trail through Davis Park are some of the options being considered.

The city is working with the CSO on nuisance properties and parking ordinance violations. There were several properties out of compliance with the new parking ordinance. A letter will be sent with information on the ordinance and giving them 60 days to come into compliance.

The Mayor reviewed the temporary use animal permits. The purpose of the permits allows the city to know where animals are located and if there are any complaints, we know who to contact. The permits can be revoked at any time and must be renewed annually. The city currently has three permits and have no problems or complaints with current or previous permits.

The Mayor reviewed the timeline of the Fire Hall/City Hall/Community Center project from initial planning in 2019 to current date. The bond which was passed for \$2.5 million in November 2020 no longer covers the original building plan. The cost of construction has escalated and the same conceptual plan which was estimated at less than \$2.5 million came in at an estimated cost of \$3.1 million last fall. We worked with BD Construction/Wilkens Architecture on alternate options to consider. An updated plan was presented in January, and an application for a Civic and Community Center Financing Fund grant was submitted. We were

notified at the end of March that we did not receive a grant, and at the same time learned the estimated cost of construction had increased another 30% since January. The city was approached by the owners of Buffalo Chipz about a possible purchase. Initially the city was not interested, however, with the increased cost of construction it was determined the city should at least look at the building. The Mayor and Larry Homan met with the owners and toured the building. Councilman Jeff Burmood also looked at the property along with the mayor. The building is over 10,000 square feet, is already constructed with new HVAC, new windows, rest rooms in compliance with ADA. In addition, the back room could be used for the community room with minimal renovations. If the city were to purchase the building, the cost would be less than \$50 per square foot, solve known parking issues with the initial plan and would not limit future use and expansion of the fire hall. With this option for the city hall/community room, we could then move forward with a 4,500 square foot addition to the east of the current fire hall as planned, to include the bays and fire hall with hardened space. It would not include a training room. The west side of the original building would not be demolished and would be available for future renovation for the training room, etc.

Mayor VanMatre reviewed the current construction bond and real estate improvement funds and other funding sources available for the fire hall expansion and the purchase of Buffalo Chipz. She explained the process of the proposed purchase of the real property located at 1029 Court Street aka Buffalo Chipz. The city has not purchased the property, the council has not acted on the purchase, and if they do approve the proposed purchase, there must be a hearing and remonstrance notice published. The council will be asked to approve proceeding with the purchase contingent upon no remonstrance and final council approval. If the proposed purchase is approved, a hearing will be held at the June 11<sup>th</sup> regular council meeting. Voters will have 30 days from publication to file a remonstrance objecting to the purchase. If 15% or more sign a petition objecting to the purchase, an election would need to be held to approve the purchase. The council could act on the final approval at the July 13<sup>th</sup> council meeting if there is no remonstrance, with the city taking possession on August 1, 2022.

Citizen's negative comments regarding the mayor's report included the misunderstanding that the city had already purchased the property, lack of communication on the purchase, taking private property off the tax rolls, not what the voters approved as all was to be done at the current fire hall. Other comments acknowledged the increased construction costs, council role in making the best decisions for the city, and in determining the best utilization of funds for the project.

City Treasurer Report—Susan Tonniges: Susan reported on the financials. We are seven months into this fiscal year and there is nothing out of ordinary to report. She will be getting a copy of the audit report for review and then it will be sent in. We will also begin working on the new budget.

#### Consent Agenda:

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

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

The items approved in the Consent Agenda are as follows:

Minutes of the April 18, 2022 Council Meeting

Claims for the Month of May

Buffalo County Sheriff Department Report

Treasurers Report

Planning Commission Report

Building Permit 2022-13—Cargill, Inc.—46750 70<sup>th</sup> Road—Concrete Pad

Building Permit 2022-14—Elizabeth Casasio—45655 69<sup>th</sup> Road—Single Family Home

Building Permit 2022-15—Steve & Julie Hessler—45665 69<sup>th</sup> Road—Accessory Building

Building Permit 2022-16—Gibbon Baptist Church—705 Court Street—Accessory Building

Building Permit 2022-17—Tyler Hothan—611 2<sup>nd</sup> Street—Accessory Building

Library Report

Cemetery Board Report

Resolutions and Motions:

A motion was made by Leon Stall to approve Resolution No. 2022-03 to adopt the most recent and FEMA approved version of the Central Platte Natural Resources District Multi-Jurisdictional Hazard Mitigation Plan Update in its entirety, seconded by Jeff Burmood.

Resolution No. 2022-03

WHEREAS, the Federal Disaster Mitigation Act of 2000 was signed in to law on October 30, 2000, placing new emphasis on state and local mitigation planning for natural hazards and requiring communities to adopt a hazard mitigation action plan to be eligible for pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, a Multi-Jurisdictional Hazard Mitigation Plan was prepared by the Central Platte Natural Resources District, with assistance from JEO Consulting Group, Inc.; and

WHEREAS, the purpose of the mitigation plan was to lessen the effects of disasters by increasing the disaster resistance of the counties and participating jurisdictions located within the planning boundary by identifying the hazards that affect the City of Gibbon and prioritize mitigation strategies to reduce potential loss of life and property damage from those hazards; and

WHEREAS, FEMA regulations require documentation that the plan has been formally adopted by the governing body of the City of Gibbon in the form of a resolution and further requesting approval of the plan at the Federal Level; and

NOW, THEREFORE, the governing body of the City of Gibbon does herewith adopt the most recent and FEMA approved version of the Central Platte Natural Resources District Multi-Jurisdictional Hazard Mitigation Plan Update in its entirety

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

Yea: 4; Nay: 0. Motion carried.

A motion was made by Derrick Clevenger to approve the Resolution No. 2022-04 To Direct the Sale of Excess Equipment, seconded by Leon Stall.

Resolution No. 2022-04

RESOLUTION OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, to direct the sale of unused equipment.

WHEREAS, the City desires to dispose of one pickup, two mowers and one sprayer and believes the fair market value of each item to be less than \$5,000.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA that the City shall sell a 2008 Ford F-150 Pickup, a Ransomes Fairway Mower, a Groundsmaster 328D Toro Mower and a 3-Point PTO Driven Sprayer, each of which has a fair market value of less than \$5,000. Such sale shall be by sealed bid, for cash, and the last day to submit a sealed bid to the City Clerk shall be June 10, 2022. Each item shall be on a separate bid. Said property shall be sold "as is" with no warranties. Notice of the sale shall be posted in three (3) prominent places within the City for a period of not less than seven (7) days prior to the last day to submit a sealed bid.

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

Yea: 4; Nay: 0. Motion carried.

A motion was made by Leon Stall to Propose the Purchase of Real Property located at 1029 Court Street, also known as Buffalo Chipz, and to authorize the execution of the Real Estate Purchase Agreement, in the amount of \$500,000, contingent on no remonstrance petition being filed objecting to the purchase and final approval by the City Council, seconded by Jeff Burmood.

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

Yea: 3; Nay: 1. Motion carried.

A motion was made by Leon Stall to approve the option presented for the Fire Hall project, with a construction cost of \$2.0 million, to include the 4,540 square foot addition to the east, with

bays, fire hall and hardened space, not to include the demolition of the west side, seconded by Derrick Clevenger.

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

A motion was made by Leon Stall to approve the Temporary Use Animal Permit No. 2022-03 of Dustin Eutsler—414 3<sup>rd</sup> Street for chickens, seconded by Derrick Clevenger.

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

A motion was made by Leon Stall to approve the Temporary Use Animal Permit No. 2022-04 of Noah Obermiller---105 May Avenue for chickens, seconded by Derrick Clevenger.

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

A motion was made by Leon stall to approve the Temporary Use Animal Permit No. 2022-05 of Wes Plummer—208 3<sup>rd</sup> Street for chickens, seconded by Derrick Clevenger.

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

A motion was made by Leon Stall to approve the change of the July regular council meeting from Monday, July 18, 2022 to Monday, July 11, 2022 at 7:00 p.m., seconded by Jeff Burmood.

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

Other Items:

The next regular Council meeting will be on Monday, June 13, 2022 at 7:00 p.m. at City Hall.

Adjourn:

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

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

Mayor VanMatre adjourned the meeting at 8:17 p.m.

Pamela Rasmussen



City Clerk

Deborah VanMatre



Mayor

SEAL

