

MINUTE RECORD
GIBBON CITY COUNCIL
Monday, May 18, 2020

The Gibbon City Council, Buffalo County, Nebraska met in open public session at 7:00 p.m. at City Hall on Monday, May 18, 2020 along with three teleconferenced participants. Notice of the meeting was given in The Shelton Clipper on May 14, 2020 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 requested time to speak if he had questions on any agenda item.

Presentations and Proclamations:

Buffalo County Sheriff Department— Captain Bob Anderson: Via teleconference Captain Anderson reported on activity during the month of April, which was normal for Gibbon. They have seen more disturbances county wide with the COVID-19 circumstances. The “click it or ticket” campaign has begun. Captain Anderson is pleased with Gibbon’s social distancing during this time. Councilman Stall asked what the procedure is when there is a loud party complaint. Captain Anderson advised him to have the reporting person call dispatch to have a deputy sent to the disturbance. He said unless there is a complaint generally the deputies don’t go to the residence. Mayor VanMatre requested more residential patrol. Councilman Burmood let the Captain know of a couple areas in town that need extra patrol on traffic as they have continued speeding and traffic violations. Again, the Captain Anderson advised him to call dispatch when this occurs as in the event the deputy is on one side of town he can’t be where the violation may have occurred but can make contact with the subject.

Mayor Report—Deb VanMatre: The mayor reported that she and Chris have been working with Chad from Chief on options for the fire hall renovations and expansion. He has a much better grasp on our needs and utilization of the space. This would include moving the city hall, adding a community room and expansion of the fire hall. We have requested a meeting with the representatives with the fire department to review the options before moving forward with a public presentation. We should be able to continue moving forward over the next few months to be prepared to make application for a grant through the Nebraska Department of Economic Development’s Civic and Community Center Financing Fund. The mayor asked for one of the council members to participate on the committee for this project. Kevin Hynes had participated in the past. Councilman Stall agreed to participate on the committee.

The mayor updated the council on the effect on city operations and the steps the city has taken since early March with the COVID-19 pandemic on protecting the staff and the public. The opening of the swimming pool situation remains fluid, with the recommendation currently from Governor Ricketts to not open before July 15 if at all. Nebraska Department of Environment and Energy recommends pools remain closed or delay in opening until after state and local Directed Health Measures are lifted. Our insurance carrier does not recommend opening pools this year at all. If the school opens as usual, we could be open a month at the most. Also, unless the number changes, we would be limited to 10 people and would need to adhere to social distancing. The logistics of opening the pool would be difficult to adhere to. City Hall continues to participate in weekly calls with the League of Nebraska Municipalities and Governor Ricketts on the current state directives and recommendations, and with the White House Office of Intergovernmental Affairs with updates from most federal agencies, in addition to daily emailed updates. Mr. Robinson asked questions on the City’s agreement with Two Rivers Public Health Department. He was advised Two Rivers must follow the direction of Nebraska Health and Human Services and Governor Ricketts. This agreement may be terminated at any time. It was clarified that Directive Health Measures are enforceable by law and recommendations are not. The City is following the Nebraska Health Directives.

Mayor VanMatre discussed the flood mitigation and drainage. The City of Gibbon experienced two unique and unprecedented flood events in 2019. There seems to be a sense among some citizens that we have not done anything to address the issues within our jurisdiction to mitigate the potential damage from future events. Be assured that we have and continue to do so. Each community is different in topography

and in the effect the location and flow of the river has in a high rain or runoff event. Following the flood events, we met with affected property owners, attended planning sessions with the other agencies, applied for grant funding, and authorized the fire department to work with landowners in clearing the river. In preparation for spring and summer rain events, we have cleaned ditches and culverts, jetted and vacuumed storm sewers, removed log jams in the river, and hired a contractor to clear downed trees. We continue to communicate with our Buffalo County Commissioner on clearing ditches east of town off Pawnee Road. They are finally working with landowners and are making some progress. We provided them with information on a CDBG grant which could be used to help fund this endeavor. We have asked UPRR to address the drainage east on Highway 30, and while they were to have hired an engineer, they have since declined to make any improvements, even if we were to cost share. These are short term actions, however long-term planning is in progress, specifically with the NRD and the USACE, with the potential for future flood control projects to be proposed. However, these are years long undertakings, and in no way a quick fix. While there are limits on what we can do outside of our jurisdiction, having experienced last year's flood events, we are prepared to take immediate action to assist in the movement water out of town as quickly as possible.

Chris and Susan will begin working on the budget process. They will provide the most up-to-date current and projected numbers. We anticipate the budget to be similar to this year, with the goal being to continue to maintain or increase our cash reserve, especially due to the unknowns with COVID-19 going forward at this point.

City Attorney Report—Barry Hemmerling: Barry gave the council an update on the City Code Book. He discussed the procedure on abatement of nuisance and unsafe buildings. The council can direct the City Administrator to demolish the unsafe building and all costs are assessed back to the property owner to be collected. There is no time line for the city to demolish and no bid needed to hire a contractor to demolish the building.

City Administrator Report—Chris Rector: Chris reported on city operations. There was no report on Keno as there was no play for last month. Sales tax for April 2020 was \$21,474.86 compared to April 2019 at \$17,597.10.

The parks department have rebuilt Legion baseball fields three and four. They just need to top dress to finish. At this time, the Governor has opened baseball and softball for practice beginning June 1st and for games on June 18th. The Governor and League of Municipalities have recommended that we require coaches and the Ball Association to sign waivers acknowledging the City is not responsible if the kids playing baseball or softball get sick from the Corona Virus. We have signed a contract with a painter to have the old bus barn building painted at Rosen Park. The cemetery has a familiar face working this summer as Mike Stalder has come back to help for the summer on a part time basis. No work has been done on the fence yet, but it will be installed soon.

We are planning to have a redevelopment plan for the former nursing home property. The proposed new owner is putting an application together and will submit it to Darren at the Economic Development Council. We will need to have a CDA meeting before the council meeting next month to accept and approve the redevelopment plan and forward on to the city council. The EDC is also working on acquiring a lot in town to give to a builder who would be willing to build a house to required specs for workforce housing. Darren is also working with a company to locate their business in Gibbon. We have a commitment from a landowner and Chief Construction is working on a design and layout for the lot and building. The building would be between 5,000 and 10,000 square foot and employee 25 to 30 people. The EDC is willing to provide some development funds and they would also require TIF.

Mapping is complete for the gWorks program and now training needs to be scheduled. The backhoe was delivered. We had applied for a grant, which was not received, however we had budgeted for this purchase.

Code enforcement has been taking place but on a limited basis as the Sheriff's Department has been limiting face to face contact. Letters were mailed to 32 residents for cars, trash, appliances, etc. in their yards which the CSO is following up on, in addition to tagging houses for length of grass in the yards. This is a constant process.

City Treasurer Report—Susan Tonniges: Susan reported on the monthly financial activities for the city. She went over the March and April reports. Nothing unusual sticks out. Susan also noted we have collected higher sales tax. The city is 58% into the fiscal year. She will begin working on the budget with Chris.

Ordinance:

Ordinance No. 615—Vacation of Subdivision

AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, VACATING LOT ONE (1), BLOCK THREE (3), SHIERS ESTATES SECOND, BUFFALO COUNTY, NEBRASKA.

Council Member Leon Stall introduced Ordinance No. 615 entitled: AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, VACATING LOT ONE (1), BLOCK THREE (3), SHIERS ESTATES SECOND, BUFFALO COUNTY, NEBRASKA.

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; Jeff Burmood: Yea; Bob Krier: Yea

Yea: 4; Nay: 0 Motion carried.

Said Ordinance No. 615 was then read by title 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 615 be passed and adopted?"

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

Yea: 4; Nay: 0 Motion carried.

The passage and adoption of said Ordinance having been concurred 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.

Consent Agenda:

A motion was made by Jeff Burmood to approve the Consent Agenda, seconded by Leon Stall.

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

Yea: 4 Nay: 0 Motion carried.

The items approved in the Consent Agenda are as follows:

Minutes of the April 20, 2020 Regular Council Meeting

Claims for the Month of May

Buffalo County Sheriff Department Report

Treatment Plant Report & Water Report

Treasurers Report

Planning Commission Report

Building Permit # 2020-09—Faith United Church Parsonage--507 Lawn Avenue--Fence

Building Permit # 2020-10—Buffalo Chipz—1029 Court Street—Fence

Building Permit # 2020-11—Brycen Gillming—705 Drew Lane—Accessory Building

Building Permit #2020-12—Heather Babbitt & Eric Schade—912 West Avenue—Fence

Building Permit #2020-13—Darrell Claypool—218 Center Street—Accessory Building

Building Permit #2020-14—Skip Walker—810 2nd Street—Fence & Decks

Building Permit #2020-15—Jesse Roberts—1002 Gresham Drive—Fence

Building Permit #2020-16—Robert Krier—1008 3rd Street—Accessory Building & Fence

Building Permit #2020-17—Gibbon Packing Plant—218 E Hwy 30—Water Storage Tank

Sign Permit #2020-02—MBW Daniels, LLC—707 Front Street-Sign

Library Report

Firework Application—Stacy Rockefeller—720 6th Street

Motions:

A motion was made by Leon Stall for the pool to remain closed for the 2020 season due to COVID-19, seconded by Bob Krier. Discussion included challenges in following the Directed Health Measures, and that our insurance carrier does not recommend opening. If the DHM were lifted on July 15 we would only be open about four weeks. Councilman Burmood stated not opening will create other issues such as residents getting pools of their own and not putting up a fence and not maintaining them causing mosquito problems.

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

Yea: 3; Nay: 0; Abstain: 1. Motion carried.

A motion was made by Leon Stall to deny the request for an extension of time to maintain property owned by Juan Rodriguez located at 108 LaBarre Street, seconded by Jeff Burmood.

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

Yea: 4; Nay: 0. Motion carried.

A motion was made by Leon Stall to move forward with abatement of unsafe property owned by Juan Rodriguez located at 108 LaBarre Street and proceed with the demolition of the building no sooner than two weeks after certified letter is received by the property owner, seconded by Derrick Clevenger.

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

A motion was made by Derrick Clevenger to move forward with abatement of unsafe property owned by Tom Sommerfeld located at 210 Murnen Avenue and proceed with the demolition of the building no sooner than two weeks after certified letter is received by the property owner, seconded by Jeff Burmood.

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

Requests and Referrals: None

Other Items:

Council Planning Sessions will be held on Monday, June 1, 2020 at 7:00 p.m., Wednesday, June 3, 2020 at 7:00 p.m. and Wednesday, June 10, 2020 at 7:00 p.m.

The next regular Council Meeting will be on Monday, June 15, 2020 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 8:45 p.m.

Pamela Rasmussen

Pamela Rasmussen

City Clerk

Chris Rector

Chris Rector

City Administrator

Deborah VanMatre

Deborah VanMatre

Mayor

