



DRAFT

City Council Regular Meeting

Minutes

Monday, April 15, 2024 at 7:00 pm

Meeting Location

715 Front Street, Gibbon, Nebraska

1. Opening Procedures

a. Call to Order

Minutes:

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.

b. Pledge of Allegiance

c. Announcement of Open Meetings Act

d. Roll Call

Minutes:

Leon Stall: Present; Derrick Clevenger: Present; Kevin Kraenow: Present; Bob Krier: Absent

2. Submittal of Requests for Future Items

Minutes:

None

3. Reserve Time to Speak on Agenda Items

Minutes:

None

4. Presentations and Proclamations

a. Buffalo County Sheriff's Department--Contract Law Enforcement

Minutes:

Buffalo County Sheriff's Department—Sergeant Bradley Hall: Sergeant Hall reviewed the monthly report. The CSO officer was busy with parking violations.

b. Mayor Report--Deb VanMatre

Minutes:

Mayor VanMatre reported the council held several work planning sessions and the final strategic plan will be presented at the May council meeting.

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c. City Administrator Report--Matt Smallcomb

Minutes:

Mr. Smallcomb provided the monthly operations report. He indicated the fence at Rosen Park will be completed this week and the new bleachers have been delivered. Two bids were received for the resurfacing of the walking track. The bid from Werner Construction is recommended for approval. The annual Tax Increment Finance report was provided on the two current projects. The community center lease agreement and park use agreement have been completed and are ready for council approval. The planned date to move to the new city hall is May 17th, which is just prior to the May council meeting. The current building will be listed for sale on Friday.

d. City Attorney Report--Barry Hemmerling

Minutes:

No report

e. City Treasurer Report--Susan Tonniges

Minutes:

Ms. Tonniges indicated the city financials are in good standing.

f. Nebraska Public Power District--Stan Clouse

Minutes:

Mr. Clouse introduced Grant Flamig. Mr. Flamig is our new account representative.

5. Public Hearing

Minutes:

Change of Zoning Use from TA-1 District to C-1 District A motion was made by Leon Stall to open the hearing at 7:15 p.m., seconded by Derrick Clevenger. Leon Stall: Yea; Derrick Clevenger: Yea; Kevin Kraenow: Yea; Bob Krier: Absent Yea: 3; Nay: 0; Absent: 1. Motion carried. The purpose of the hearing was to hear support, opposition, criticism, suggestions or observations from the public in regard to Across the Creek Farms' application for Change of Zoning use from Agricultural TA-1 to Highway Commercial C-1 for a 3.0-acre tract of land located at Highway 30 and Gibbon Road. The mayor asked if there were any comments. There were none. Leon Stall moved to close the hearing at 7:16 p.m., seconded by Derrick Clevenger. Leon Stall: Yea; Derrick Clevenger: Yea; Kevin Kraenow: Yea; Bob Krier: Absent Yea: 3; Nay: 0; Absent: 1. Motion carried.

Vote results:

Ayes: 3 / Nays: 0

a. Change of Zoning Use from TA-1 District to C-1 District

6. Ordinances

a. Ordinance No. 677 Increasing Municipal Water Rates--Second Reading

Minutes:

Ordinance No. 677 Increasing Municipal Water Rates Ordinance No. 677 now came up for second reading. Ordinance No. 677 entitled AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA INCREASING MUNICIPAL WATER RATES A motion to

approve Ordinance No. 677 was made by Leon Stall, seconded by Derrick Clevenger to approve on the second reading. Leon Stall: Yea; Derrick Clevenger: Yea; Kevin Kraenow: Yea; Bob Krier: Absent Yea: 3; Nay: 0; Absent: 1. Motion carried. Whereupon the Mayor declared Ordinance No. 677 approved on its second reading.

Vote results:

Ayes: 3 / Nays: 0

b. Ordinance No. 678 Increasing Municipal Sewer Rates--Second Reading

Minutes:

Ordinance No. 678 Increasing Municipal Sewer Rates Ordinance No. 678 now came up for second reading. Ordinance No. 678 entitled AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA INCREASING MUNICIPAL SEWER RATES A motion to approve Ordinance No. 678 was made by Leon Stall, seconded by Derrick Clevenger to approve on the second reading. Leon Stall: Yea; Derrick Clevenger: Yea; Kevin Kraenow: Yea; Bob Krier: Absent Yea: 3; Nay: 0; Absent: 1. Motion carried. Whereupon the Mayor declared Ordinance No. 678 approved on its second reading.

Vote results:

Ayes: 3 / Nays: 0

c. Ordinance No. 679 Changing the Zoning of a Tract of Land Located at Hwy. 30 and Gibbon Road in Buffalo County, Nebraska from TA-2 to C-1-- First Reading

Minutes:

Ordinance No. 679 Changing the Zoning of a Tract of Land Located at Highway 30 and Gibbon Road in Buffalo County, Nebraska from TA-2 to C-1 Council Member Leon Stall introduced Ordinance No. 679 entitled: AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, CHANGING THE ZOING OF A TRACT OF LAND LOCATED AT HWY. 30 AND GIBBON ROAD IN BUFFALO COUNTY, NEBRASKA FROM TA-2 TO C-1. Ordinance No. 679 was read by title only. A motion was made by Kevin Kraenow to approve Ordinance No. 679 on its first reading, seconded by Derrick Clevenger. Kevin Kraenow: Yea; Derrick Clevenger: Yea; Leon Stall: Yea; Bob Krier: Absent Mayor VanMatre declared said Ordinance No. 679 approved on its first reading.

Vote results:

Ayes: 3 / Nays: 0

7. Consent Agenda

Minutes:

A motion was made by Derrick Clevenger to approve the Consent Agenda, seconded by Kevin Kraenow. Derrick Clevenger: Yea; Kevin Kraenow: Yea; Leon Stall: Yea; Bob Krier: Absent Yea: 3; Nay: 0; Absent: 1. Motion carried.

Vote results:

Ayes: 3 / Nays: 0

a. Minutes of the March 25, 2024 Regular Council Meeting

b. Minutes of the April 3, 2024 Work Planning Session

c. Claims for the Month of April 2024

- d. Buffalo County Sherriff's Department Report
- e. Treasurers Report
- f. Planning Commission Report
- g. Building Permits
- h. Heritage Center Report
- i. Gibbon Volunteer Fire Department Report
- j. Library Report
- k. Reappointment to Cemetery Board

8. Resolution and Motions

- a. Consider at Motion to Approve Resolution No. 2024-04 Temporarily Closing Public Street for a Cinco De Mayo Event

Minutes:

A motion was made by Derrick Clevenger to approve Resolution No. 2024-04 Temporarily Closing Public Street for Cinco De Mayo Event, seconded by Leon Stall. Derrick Clevenger: Yea; Leon Stall: Yea; Kevin Kraenow: Yea; Bob Krier: Absent Yea: 3; Nay: 0; Absent: 1. Motion carried.

Vote results:

Ayes: 3 / Nays: 0

- b. Consider a Motion to Approve the Application for Animal Permit No. AP-2024-05--Kyle Swanson--219 Kelsey Street--Chickens

Minutes:

A motion was made by Kevin Kraenow to approve the application for Animal Permit No. AP-2024-05 for Kyle Swanson at 219 Kelsey Street for chickens, seconded by Leon Stall. Kevin Kraenow: Yea; Leon Stall: Yea; Derrick Clevenger: Yea: Bob Krier: Absent Yea: 3; Nay: 0; Absent: 1. Motion carried.

Vote results:

Ayes: 3 / Nays: 0

- c. Consider a Motion to Accept the Proposal from Werner Construction in the Amount of \$72,175 for the Rosen Park Track Walking Trail

Minutes:

A motion was made by Leon Stall to accept the proposal from Werner Construction in the amount of \$72,175 for the Rosen Park track walking trail, seconded by Derrick Clevenger. Leon Stall: Yea; Derrick Clevenger: Yea; Kevin Kraenow: Yea; Bob Krier: Absent Yea: 3; Nay: 0; Absent: 1. Motion carried.

Vote results:

Ayes: 3 / Nays: 0

- d. Consider a Motion to Approve the Gibbon Community Center Lease Agreement

Minutes:

A motion was made by Derrick Clevenger to approve the Gibbon Community Center Lease Agreement, seconded by Leon Stall. Derrick Clevenger: Yea; Leon Stall: Yea; Kevin Kraenow: Yea; Bob Krier: Absent Yea: 3; Nay: 0; Absent: 1. Motion carried.

Vote results:

Ayes: 3 / Nays: 0

e. Consider a Motion to Approve the Park Recreation Request & Non-Profit Community Center Use Agreement

Minutes:

A motion was made by Leon Stall to approve the Park Recreation Request and Non-Profit Community Center Use Agreement, seconded by Derrick Clevenger. Leon Stall: Yea; Derrick Clevenger: Yea; Kevin Kraenow: Yea; Bob Krier: Absent Yea: 3; Nay: 0; Absent: 1. Motion carried.

Vote results:

Ayes: 3 / Nays: 0

f. Consider a Motion to Approve the Issuance of a Special Designated License as Requested by Pistoleros Bar & Mexican Grill and Event Center for a Cinco De Mayo Event to be held on May 4, 2024

Minutes:

A motion was made by Derrick Clevenger to approve the Special Designated License as requested by Pistoleros Bar & Mexican Grill and Event Center for a Cinco De Mayo Event to be held on May 4, 2024, seconded by Kevin Kraenow. Discussion: Confirm that there will be a double fence for the outdoor area, other businesses are notified of the street closure and law enforcement is notified of the event. Derrick Clevenger: Yea; Kevin Kraenow; Yea; Leon Stall: Yea; Bob Krier: Absent Yea: 3; Nay: 0; Absent: 1. Motion carried.

Vote results:

Ayes: 3 / Nays: 0

9. Other Items

a. Next Regular City Council Meeting will be held on May 20, 2024 at 7:00 p.m.

Minutes:

The next regular City Council meeting will be held on Monday May 20, 2024, at 7:00 p.m. at the new City Hall located at 1029 Court Street.

10. Adjourn

Minutes:

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

Mayor VanMatre adjourned the meeting at 7:29 p.m.

Vote results:

Ayes: 3 / Nays: 0