

VALLEY CITY COUNCIL
SPECIAL MEETING
August 6, 2019

Mayor Smith called the meeting to order at 7 p.m. Present were Mayor Smith; Council members Grove, Lewis, Stanzel & Ueckert, city attorney Jeff Farnham, Nate Taylor.

Mayor Smith stated the location of the open meetings act & that one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

Cheryl Eckerman led the Pledge of Allegiance.

Proof of publication was on the council table.

Lewis moved to approve the agenda. Grove seconded. All in favor, motion carried.

The purpose of the special meeting is to review budget requests for 2019-2020.

Water – Council members reviewed the memorandum from the city engineer w/cost estimates as a result of the July 31 tour of the water treatment plant. Mr. Olmsted listed several capital improvements & cost estimates he feels need to be addressed.

Council members reviewed & prioritized the engineer's recommendations. These improvements will be funded using sales tax revenues & transfer from capital facilities.

Wastewater – The request called for rehabilitating several manholes, Country Aire & Valmont lift stations & Gardiner Street rainwater pumping station; televising & lining sewer mains. A portion of these costs caused by floodwater will be funded by FEMA. Other items are, purchasing a hoist for the rainwater lift station on Meigs Street & replacing heaters at Byarsville & Meigs Street lift stations.

General - There were slight increases in personal services & operating expense to account for utilities, insurance & general cost increases. Supplies increased to include building code updates & a printer & tablet for the building inspector. Council consensus was to consider only cost of living raises for employees in order to keep the budget in check.

Mayor's Report – Don Bacon is hosting a town hall meeting tomorrow evening at 7 p.m. at the Fire Barn in Waterloo. Council member Grove is a moderator.

Valley Days celebration is set to go this upcoming weekend.

The Corps of Engineers is reviewing a request by Lyman-Richey to begin sand & gravel mining west of Valmont. The project will be done in 4 phases over 21 years.

The meeting was adjourned at 8:10 p.m.

Mayor Carroll L. Smith

Clerk Joan Suhr

CITY OF VALLEY
PUBLIC HEARINGS
August 13, 2019

Present were: Mayor Smith, Council members Grove, Linda Lewis, Mike Stanzel, Bryon Ueckert.

Mayor Smith noted the location of the open meetings act and stated those wishing to address public hearing items are asked to come to the podium, state name & address for the record.

REZONING REQUEST

Mayor Smith opened the hearing at 7 p.m. for public input & comment to consider the request of Russell R. Westergaard to rezone lot 10, Laverty's Addition, (410 West Reichmuth Road) from R-2 Residential to C-3 Highway Commercial.

Zoning Administrator Michael Burns reported this property is adjacent to commercial property on the west & the lots platted along North West Street will remain residential.

The Planning Commission held a public hearing July 16 & recommended approval of the rezoning request.

There were no questions or comments, the hearing was closed at 7:01 p.m.

CONDITIONAL USE PERMIT

Mayor Smith opened the hearing at 7:01 for public input to consider the request of Eric & Chelsie Washa for a conditional use permit for flex space, commercial building & outdoor parking on approximately 22 acres located in the SW ¼ Sec 4, T12N, R 10E, (northeast corner of 252nd Street & Maple Road).

Zoning Administrator Michael Burns reported the plan is for mini-type storage & approved outdoor storage.

The Planning Commission held a public hearing July 16 & recommended approval of the conditional use permit.

There were no questions or comments, the hearing was closed at 7:03 p.m.

FINAL PLAT GROUNDSCAPES

Mayor Smith opened the hearing at 7:03 for public input on the final plat of Groundscapes located in the West ½ of the SW ¼, SE ¼ and part of the SE ¼, SW ¼, All in Sec 32, T 16N, R 10E, (directly east of Legacy Valley).

Schemmer & Associates engineer Rob DuVall stated the plat consists of two sections. Section 1 contains 12.5 acres to be used for the landscaping business site. Plans call for the second lot to be used as a tree farm.

Zoning Administrator Michael Burns reported the paperwork is in order & fees have been paid.

The Planning Commission held a public hearing July 16 & recommended approval of the final plat.

There were no questions or comments, the hearing was closed & the hearings were adjourned at 7:05 p.m.

MINUTES
REGULAR MEETING
August 13, 2019

Mayor Smith called the meeting to order at 7 p.m. Present were mayor Smith; council members Grove, Lewis, Stanzel, Ueckert, city attorney Farnham, city clerk Suhr.

Mayor Smith noted the location of the open meetings act, & stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

Council member Grove led the Pledge of Allegiance.

Proof of publication was on the council desk.

Visitors and Correspondence –The Mayor invited anyone present who wished to address an agenda item and is not on the agenda to come forward at this time, noting they will have three minutes to speak

Stanzel moved to approve the agenda with one addition. Grove seconded. All in favor, motion carried.

Grove moved to approve the consent agenda. Lewis seconded. All in favor, motion carried. Consent agenda items were: Accept July 9 minutes; treasurer's report, July payroll, \$67,847.15/IRA \$963.34, July Keno receipts \$3,990.71, PeopleService report, May 9 Library board minutes, July statistical report, July 1 Board of Adjustment, July 16 Planning Commission & July 24 Cemetery Board minutes. Approve bills paid during the month & bills presented for payment. **Supplies:** Ace 402.12; ARPS 299.00 Aqua Chem 661.85; Bomgaars 32.99; Dick's 15.97; Dinkel 121.00; DollarGeneral 78.20; Gerhold 1105.25; Kirby Auto 217.14; Lowes 264.19; Martin Marietta 1158.33; Menards 524.95; OfficeNet 1206.02; Publication Printing 692.15; Sherwin Williams 4625.20; Tractor Supply 50.84 Two Rivers 390.54; United Seed 392.50; Wex 1676.29; **Services:** Aflac 736.68; Academy 100.00; All Star Plumbing 235.00; BCBS 10320.34; Cox 895.50; Bauer Built 69.00; Bellaire Nursery 500.00; Carsetnsen Construction 443,571.99, Cather & Sons \$83,844.35; Gazette 1082.73; U-Fill-It 3343.20; Elkhorn Auto 4925.00; Embr. Connection 139.00; DC Env 786.00; Everetts 1002.72; J Farnham 3180.00; FNB 1298.19; FSB 5962.50; F Nat.B 5962.50; First Wireless 560.00; Fremont Util 28929.94; Grand Island 600.00; Hayden 700.00; J.D. Car Wash 62.80; Jetters Plumbing 442.96; JP Chase 8801.78; John Deere 170.30; Jones Automotive 142.80; Justice Data 5000.00; Lien Pest Control 92.00; Linc Finan 767.12; Mastercard 98.28; M Matzen 776.60; Mellen 958.62; Natl Arbor Day Found. 15.00; NE Library Comm 500.00; NE Sweep 2314.53; O & P 20969.55; OPPD 14482.74; PeopleService 21733.00; Pap San 227.33; PowerTech 1779.51; Century Link 250.44; Trekk 25988.93; Twin Rivers Y 13055.14; Verizon 427.82; VRBA 6041.88; Widhelm 2700.00; Wildlife Learning Center 295.00; Window Pro 20.00; USPS 576.76; **Taxes:** Fed 16511.80; NE 2534.49; **Reimburse/Refund:** Add-Ventures 500.00; Big Red Lighting 118.00; Vencil 750.00; Eggen 100.00; Grimm 100.00; Hrbek 1000.00; Sheets 100.00; Smith 130.00; Willmer 55.63; Hull 138.60; Wilson 107.07; Maher 45.45; McIntyre 166.67; Bauer, Gould, Chaney, Stenka, Majestic, Hodgman, H. Hull, Fracell, Wynne, Preister, Hoich, Renz, Guitterres, Woodward, 150. each; Three Points Lake Development \$17022.79; Mallard Landing \$33,752.86.

Council member Ueckert introduced, read & moved for approval of Resolution No. 2019-28 to amend

the conditional use permit issued June 8, 2010 to KMG Partners, LLC. Item 2. Item 2 is amended to read, "No hauling to be done after 10:00 p.m., except in an emergency". Stanzel seconded. All in favor, motion carried. A true, correct & complete copy is on file at city hall.

Council member Stanzel introduced & moved to suspend the rules for consideration of Ordinance No.723 entitled: AN ORDINANCE AMENDING THE ZONING REGULATIONS OF VALLEY, DOUGLAS COUNTY, NEBRASKA, FINDING THE PROPOSED AMENDMENT WAS DULY SUBMITTED TO THE PLANNING BOARD OF VALLEY, DOUGLAS COUNTY, NEBRASKA, FOR IT'S RECOMMENDATION AND THAT SAID PLANNING BOARD RECOMMENDED THAT THE PROPOSED AMENDMENT BE ADOPTED; FINDING THAT NOTICE OF HEARING ON SUCH AMENDMENT WAS DULY GIVEN PRIOR TO THE HEARING AS PROVIDED BY LAW AND THAT SUCH PUBLIC HEARING WAS HAD THEREON; FINDING THAT THE ZONING MAP OF VALLEY, DOUGLAS COUNTY BE REZONED FROM R-2 RESIDENTIAL TO C-3 HIGHWAY COMMERCIAL: lot 10, Block 0, Laverty Addition, 410 West Reichmuth Road. Grove seconded All in favor, motion carried. .

Council member Stanzel moved for final passage. Lewis seconded. All in favor, motion carried. A true, correct & complete copy is on file at city hall.

Council member Grove introduced, read & moved for passage of Resolution No. 2019-29 to authorize the building official to issue a conditional use permit to Eric & Chelsie Washa to relocate Washa Landscaping, including flex space, commercial shop building & outdoor parking on part of the SW ¼ Sec 4, T12N, R10E of the 6th PM, (Northeast corner of 252nd & Maple Road). Ueckert seconded. All in favor, motion carried. A true, correct & complete copy is on file at city hall. .

Council member Stanzel introduced, read & moved for passage of Resolution No 2019-30 to authorize Mayor Smith to execute a subdivision agreement with Groundscapes, Inc., Lots 1 & 2. Grove seconded. All in favor, motion carried. A true, correct & complete copy is on file at city hall.

Council member Lewis introduced, read & moved for passage of Resolution No. 2019-31 to approve the final plat of Groundscapes Lot 1 & 2. Ueckert seconded. All in favor, motion carried. A true, correct & complete copy is on file at city hall.

Council member Grove introduced, read & moved for passage of Resolution No. 2019-32 to authorize Mayor Smith sign the Annual Certification of Program Compliance Nebraska Board of Public Roads Classifications & Standards 2019. Lewis seconded. All in favor, motion carried. A true, correct & complete copy is on file at city hall.

City Engineer – a. 2018 Water System Improvements (Ginger Cove / Ginger Woods). The project is virtually complete. The connection will take place in early September.

b. Valley Shores Pavement Resurfacing Paving District 2018-1. The final cost of the project is \$551,601.56, the assessment schedule is being drafted.

c. Flat Water Phase 1 – OPPD is ready to install power for the lift station & street lights. The engineer recommended approval of pay requests for Compass Utility & Olmsted & Perry.

Council member Grove introduced, read & moved for passage of Resolution No. 2019-33 to approve to developer payment of Compass Utility application for payment #6 for \$11,854.34, & payment to Olmsted & Perry for engineering services \$535.00 for Flatwater Lakes Phase I Paving. Ueckert seconded. All in favor, motion carried. A true, correct & complete copy is on file at city hall.

The contractor is waiting for the area on Scott Hill's property to dry out before bringing in material for the low spot.

d. Other-miscellaneous – Timber Shores is doing drainage survey work. Lyman Richey easement is in progress. Country Aire preliminary plat will be on the planning commission agenda August 20; Groundscapes water/sewer extensions work is in progress. Bob Hampton is ready to begin Flatwater Phase 2 & 3. Jim Olmsted is meeting with FEMA tomorrow. Mr. Olmsted thanked Mayor Smith & Mike Stanzel for attending the water treatment plant tour

City Attorney - De-annexation of part of Country Aire has been filed. The developer is working with the bond house on funding & the preliminary plat is ready for planning commission consideration.

Carstensen Construction has submitted five change order requests, the engineer has denied four. A meeting with the contractor is scheduled August 29 to discuss the items.

Valley Shores Assessments – Mr. Farnham outlined the steps for Valley Shores paving assessments.

Mayor's Report – Valley Days was a successful & enjoyable event. A big thank you to everyone for their dedication & hard work. The Car & Craft shows were cancelled due to rain & council was asked if there is a problem with having the car & craft show August 25. The Foundation will secure insurance & notify participants. Council consensus was to reschedule the events for August 25.

Safe Walks sidewalk is complete with the exception of clean up & sod installation.

There has been no progress on MXU & meter installation, plans are to get under way next week.

Special meeting August 27 with Kent Speicher to review the proposed 2019-2020 budget. The budget hearing will be September 10.

Valley Days wrap up meeting is August 20, 6 p.m.

D C West school begins August 21.

Twin Rivers YMCA Freedom Run is September 15

Addition to Agenda Scott Hill Drainage Issues – Mr. Hill was not present & this item was addressed in the city engineer's report.

The meeting was adjourned at 7:40 p.m.

Mayor Carroll L. Smith

City Clerk Joan Suhr

VALLEY CITY COUNCIL
SPECIAL MEETING
August 27, 2019

Mayor Smith called the meeting to order at 7 p.m. Present were Mayor Smith; Council members Grove, Lewis, Stanzel & Ueckert, city attorney Farnham

Mayor Smith stated the location of the open meetings act & that one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

Mayor Smith led the Pledge of Allegiance.

Proof of publication was on the council table.

Stanzel moved to approve the agenda. Grove seconded. All in favor, motion carried.

The purpose of the special meeting is to review budget requests for 2019-2020 with CPA Kent Speicher.

Mr. Speicher presented the proposed budget figures with his recommendation to raise the levy just under 1¢, to .330125. He cautioned that it is better to increase in small increments rather than take a large jump as happened several years ago. By maintaining the current levy the cash reserves will be significantly reduced this coming year. He recommended the cash reserve be maintained at 50% of the tax request.

The lid computation sheet showing unused budget authority, calculations of levies & allowable growth was reviewed. Valuation is \$346,378,700 that includes 4,733,100 allowable growth. The general levy will remain at .320000, however; the total levy will be .456449, due to increased bond payments.

Property tax allocations remained the same for funds with the exception of a 1% switch from streets to police department. The total budget numbers were reviewed and discussed, followed by a breakdown of each of the funds.

The city engineer suggested painting stripes on the apron at the Center & Meigs Street intersection to alert motorists that this is not a turning lane. Council consensus was to try the stripes to avert the possibility of an accident at that intersection.

Mayor's Report – Bob Hassebrook plans to attend the September 10 meeting to request parking be limited to one side of the street in the Pines subdivision. Locating cluster mail boxes on one side of the street & declaring snow emergencies was mentioned.

The mayor, engineer & clerk met w/Valmont last week. The road ditch on the north side of Highway 64 (Ida Street) going east from Valmont's south entrance needs to be cleared for drainage. The project may qualify for FEMA funding. Plans are to complete that project in conjunction with the Lyman Richey drainage east of the National Weather Service.

The FEMA claims for work completed to date may be submitted for reimbursement the end of this week. Jim Olmsted will meet with FEMA representative Kevin Blackwell on Thursday.

Kenny Grimm & Jim Olmsted inspected the bridge Valley recently inherited from the County at 252nd & Fort Street.

The water treatment plant gate is repaired.

Wayne George has begun curb & gutter work on West Valley Street, he will talk to Greg Perry regarding work on the flume.

Orchard Gardens has been sold to Dial Realty.

The rescheduled Car & Craft Show was well attended & the weather cooperated.

There will be a meeting w/Carstensen this Thursday to review change order requests for Ginger Cove/Ginger Woods water extension.

Chief Smith shared that one of his full time officers tested for Douglas County Sheriff position today.

The meeting was adjourned at 8:00 p.m.

Mayor Carroll L. Smith

Clerk Joan Suhr