

CITY OF VALLEY  
PUBLIC HEARINGS  
November 10, 2015

The hearings were called to order at 7:00 p.m. Present were Mayor Smith, Council members Bevington, Lewis, Stanzel, Ueckert.

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

Mayor Smith opened the hearing for public input & comment on the conditional use permit application for storage units on Lot 2 Polly's Subdivision to Jared Walvoord, Walvoord Enterprises.

Building official Michael Burns reported the area is just under 2.5 acres for storage of campers, boats & cubicles. It is located just west of Valley Marine, with the entrance located along Twin Rivers Circle. No utilities are required & the plan meets setback & screening requirements. The planning commission recommended approval with conditions as listed.

There were no additional comments or written objections.

The hearing was closed at 7:01 p.m.

Mayor Smith opened the hearing for public input & comment to consider proposed changes to Zoning Regulations sections 2.03, 5.07.06, 508.06 and 509.06.

Mr. Burns explained if there is a lot bounded by streets making it have three front yards, it would be unbuildable due to setback requirements. Planner Keith Marvin suggested adding a triple frontage lot to the zoning definitions & regulations giving the building official the latitude to determine front & side yards. The Planning Commission recommended approval of the changes.

There were no comments or questions.

The hearing was closed at 7:04 p.m.

The public hearings were adjourned at 7:04 p.m.

REGULAR MEETING  
November 10, 2015

Mayor Smith called the meeting to order at 7:04 p.m. Present were mayor Smith; council members Bevington, Lewis, Stanzel, Ueckert, city attorney Farnham, clerk Suhr.

Proof of publication was on the council desk.

City attorney Jeff Farnham led the Pledge of Allegiance.

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.

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

There were no visitors or correspondence.

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

Bevington moved to remove approval of payment of Valley Corporation bills from the consent agenda. Lewis seconded. All in favor, motion carried

Stanzel moved to approve payment of Valley Corporation bills, for \$1451.30. Lewis seconded. Stanzel, Ueckert & Lewis voted YES. NO; no one. ABSTAIN; Bevington. Motion carried.

Lewis moved to approve the consent agenda. Stanzel seconded. All in favor, motion carried. Consent agenda items were: accept 10/13 meeting & 10/27 public hearing minutes, treasurer's report, October payroll, September Keno \$2,371.12, PeopleService report, 10/14 Cemetery Board, 10/20 Planning Commission minutes & October library statistical reports. Approve bills paid during the month & bills & additional bills presented for payment **Supplies:** Arps 1424.00; Baker & Taylor 700.02; Cengage 72.43; Center Pt 118.15; Demco 220.77; Dollar Gen 60.15; Gerhold 440.00; HD Supply 1446.73; JD Financial 2575.34 JR. Library 879.00; Kirby 209.13; Larue 42.39; Learning HQ 19.95; Lyman Richey 1062.80; Lowe's 637.50; Menards 252.54; NMC 5500.00; NE Equip 870.00; OfficeNet 758.83; Petty Cash 30.00; Pop Subscript 240.00; Rob's Oil 1029.50; Shell 1362.09; Staples 17.10; Sirchie 178.63; Tran IA 59250.00; U S Bank 74.00; United Seeds 201.00; Winnelson 45.38; Tradewell 1750.00; USPS 406.87; **Services:** Aflac 465.92; AMI 1460.00; ASFPM 280.00; BCBS 6056.05; BHE 255.85; Bil-Den 205.00; Credit Bureau Serv 270.04; Crouch 12500.00; Cox 449.13; Data Tech 449.48; DCPG 216.35; Dgls Cnty 15.00, 1055.06; J Farnham 2937.98; FSB 5962.50; FNB 5962.50; Fremont Util 29764.70; GWHA 150.00; LincFin 574.71; D Matzen 710.70; Marvin Planning 2615.00; NE Sweep 2202.46; NCS 864.03; O & P 7231.80; OCC 480.00; OPPD 14512.79; PeopleService 21842.00; Papillion San 276.82; RDN Concrete 500.00; 3 Rvrs Library 5.00; Verizon 266.11; West Detail 60.00; Window Pro 20.00; **Taxes:** Fed 6009.09; State 763.50, Unemploy 109.19; Dept Rev 1610.00; **Wages:** 76021.06; IRA 1130.46; **Reimburse/Refund:** DC West 1765.00; 3 Pts Lake 475.90; Mallard 19319.90; C Bushong 134.45; S Isom 64.98; M Mielak, S McDaniel, J Walvoord, N Nichols, T Scott, N McCollum, M Shields, Malibu, Home Co, A Callaway, Ideal Design, E Hayes, K Bousquet 150.00; DCHA 799.23.

John Trecek of Ameritas Investment, noted the 1.85% maximum rate stated in ordinance no. 681 will allow for flexibility in the market & starts the 30 day clock on the notes in order the pay bills on the sanitary sewer & storm water sewer improvement project. The bond purchase agreement will be signed when the cap rates are set.

Council member Stanzel moved to suspend the rules for consideration of Ordinance No. 681 entitled: AN ORDINANCE PROVIDING FOR THE ISSUANCE OF SANITARY SEWER AND STORM WATER SEWER IMPROVEMENT BOND ANTICIPATION NOTES, SERIES 2015, IN THE AMOUNT OF ONE MILLION SEVEN HUNDRED THIRTY THOUSAND DOLLARS (\$1,730,000) FOR THE PURPOSE OF PAYING THE COSTS OF CONSTRUCTING SANITARY

SEWER AND STORM WATER SEWER IMPROVEMENTS WITHIN THE CITY OF VALLEY, NEBRASKA; AGREEING TO ISSUE BONDS TO PAY THE NOTES AND ACCRUED INTEREST AT MATURITY; PRESCRIBING THE FORM OF THE NOTES; AUTHORIZING THE SALE AND DELIVERY OF THE NOTES TO THE PURCHASER AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM. Bevington 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 Lewis moved to suspend the rules for consideration of Ordinance No. 682 entitled: AN ORDINANCE OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA TO AMEND EXISTING SECTIONS OF VALLEY ZONING REGULATIONS RELATING TO TRIPLE SIDED LOTS; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH. Bevington seconded. All in favor, motion carried.

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

Council member Ueckert introduced, read & moved for approval of Resolution No. 2015-51 to amend the Nebraska Community Energy Alliance interlocal agreement to create an Executive Board for the purpose of conducting routine business & authorizing Mayor Smith to execute the agreement on behalf of the City of Valley. Stanzel seconded. All in favor, motion carried. A true, correct & complete copy is on file at city hall.

Council member Bevington introduced, read & moved for acceptance of Resolution No. 2015-52 to authorize the building inspector to issue a conditional use permit to Jared Walwood, Walwood Enterprises to construct storage units on Lot 2, Polly's Subdivision as addressed in the public hearing. Lewis seconded. All in favor, motion carried. A true, correct & complete copy is on file at city hall.

The City Engineer reported the Storm Water District No. 2015-1 is off to a good start. Sanitary Sewer District No. 2015-1 is on hold until next spring. Bluewater lift stations are being energized & fired up. Several building permits have been issued. Pines HOA Water Extension District No. 2014-1 special assessments – The meters have been recalibrated to read in thousand gallons. The information he has is a mix match. He is reviewing utility billing records to compile & analyze the data for the assessments. There were no other/miscellaneous items.

The City Attorney reported the summons has been served for West Street damage claim. He is researching the notice requirements for the continued meeting of Board of Equalization for the Pines assessments. The subdivision agreement amendments for Bluewater will be on the December agenda and he is working on the Mallard Landing TIF bond.

Don Peters, architect for Valhaven renovation reviewed the project progress sheet. Abatement was delayed for one week due to illness. There are four sets of four rooms left to complete. He met with Eric the project manager who is confident they will finish ahead of schedule. Calabretto Building Group has submitted a request to reduce the retainage from 10% to 5%. Flooring & light fixtures are paid for & stored. The contractor is withholding 10% retainage from the subcontractors & they are asking to be paid in full for the contracts that are completed.

Council member Stanzel moved to deny pay request #19, \$73,547.10 to Calabretto Building Group for Valhaven Nursing Center renovation retainage reduction. Bevington seconded. All in favor, motion carried.

Mr. Olmsted suggested the request may be considered at a later date & in the meantime, Mr. Peters will request the contractor pay the subs retainage for completed contracts.

Mayor's Report – Christmas tree recycling in the park 12/26/15 – 1/10/16. Filing deadlines for 2016 primary & general elections are 2/16/16 for incumbents & 3/1/16 for non-incumbents. City Hall will be closed November 11 to commemorate Veterans Day. The parking lot has been poured & will be open to traffic on Monday. D C West Blue Ribbon Award ceremony is Friday at 1 p.m.

The playground equipment is in place. A street light is being installed with park benches & a concrete walkway to be added next spring. Street of Dreams kickoff is Thursday from 4:30 to 6:30 at Lanoha Nurseries. Olmsted & Perry and Farnham, Simpson & Associates have offered to host the annual employee appreciation dinner. Tentative dates – January 22 or 29. Location? The clerk will check with Farmer Brown's.

Kathy Hanus was present with a reminder & a flyer for the Thanksgiving meal for seniors 11/19, 11:30 a.m. at St. Johns, & a traditional Thanksgiving meal 11/26, 3 p.m. at United Faith Community Center.

The meeting was adjourned at 7:50 p.m.

Mayor Carroll L. Smith

Clerk Joan Suhr

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