

CITY OF VALLEY  
PUBLIC HEARING  
August 14, 2012

The hearing was called to order at 7:00 p.m. Present were Mayor Caffey, Council members Lewis, Marshall, Stanzel & Ueckert.

Mayor Caffey stated a copy of the open meetings act is located in the frame on the north wall of the council chamber. Those wishing to address items are asked to come to the podium, state name & address for the record & limit remarks to three minutes.

The purpose of the hearing is to receive comments on a proposed redevelopment plan for purposes of the Community Development Law.

Mike Bacon special council for the Community Development Agency explained that Menard is requesting a redevelopment agreement for approximately \$924,000.00. Upon completion of this phase \$4.2 million will be added to valuation. The first agreement was for ten years & Menard's is not asking for more time. The cost benefit analysis is part of the redevelopment contract. There will be no impact for the school & police department. The big component will be to extend the rail spur to the rolled steel plant. More jobs will be added.

Scott Muttelman, 5101 Menard Drive Eau Claire, Wisconsin, stated Menard is very happy with their relationship with the City. This is a big team project.

The hearing was adjourned at 7:13 p.m.

VALLEY CITY COUNCIL  
MINUTES  
August 14, 2012

Mayor Caffey called the meeting to order at 7:16 p.m. Present were mayor Caffey; council members Lewis, Stanzel, Marshall, Ueckert, attorney Farnham, clerk Suhr.

City attorney Farnham led the pledge of allegiance. Proof of publication was on the council desk & posted in the city office window.

Mayor Caffey stated a copy of the open meetings act is located in the frame on the north wall of the council chamber & 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.

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

Marshall moved to approve the consent agenda. Ueckert seconded. All in favor, motion carried. Consent agenda items were: Accept 7/10 public hearing, minutes & treasurer's report. Approve bills paid during the month, July payroll \$44,385.40/IRA \$741.82, June Keno receipts \$522.34. PeopleService, Inc. report, 5/10 Library Board and 7/17 Planning Commission minutes. Recommend approval of special designated liquor license for Little Chief, Inc. DBA Denny's Liquor for an event to be held August 18, 2012 at Twin Rivers Community Center, 6100 Twin Rivers Circle from 2 p.m. to 12 a.m. Approve bills and additional bills presented for payment. **Supplies:** Ace 225.56; Alamar

3223.96; Arps 1027.00; AquaChem 5803.13; Bauer 1394.00; Barnes & Noble 445.51; Center Pt 335.52; Dick's 87.07; Emb Conn 15.50; Fastenal 271.86; Flags USA 406.00; Hornaday 356.70; J Deere 297.03; Kirby 272.07; Larue 45.26; Lib Jrnl 101.99; Martin Marietta 247.21; Mastercard 897.73; Midwest Sales 255.96; Monke 190.10; Menards 441.91; OfficeNet 622.55; Petty Cash 66.90; Pub Print 711.00; Rob's Oil 3122.25; Sherwin 181.01; Shell 752.80, 1965.30; United Rental 1965.30; Val Pharm 18.27; Wayne Mfg 1320.00; wrk 26396.97; US Post 341.36; **Services:** Aflac 298.35; AIG 660.21; Black Hills 128.11, 123.31; Bob's Radiator 135.00; Black Max 48000.00; B Simpson Elec 1700.00; Critter Control 289.00; Cedar Const 2000.00; Cox 394.58; DCPG 623.47; ETS 1780.00; Ervin 233.14; Everett's 245.90; J Farnham 13388.55; Follett 87.50; Fremont 13766.31; Gregurich Plumb 925.00; Harrington 5089.61; LNM 6014.00; Matzen 650.00; Norfolk Lib 25.00; NE Lib 10.00; NCS 152.31; O & P 7361.46; Omaha 463.53; OPPD 10102.07; PeopleService 11734.00; Pratt Pest 50.00; Papillion San 289.70; Peters & Assoc 26000.00; Century Link 86.52; RP Speed 55.00; Verizon 344.63, 341.93; WindowPro 20.00; YMCA 2171.25; P Chalmers 169.00; Rehab Systems 11400.00; Auto Systems 6667.71; **Taxes:** Fed 9859.08; NE 1372.23, 705.00; **Wages:** 44385.40; FNB 741.82; **Reimburse/Refund:** 3 Points 8170.89; Mallard Lake 5689.20; C Bushong 140.50; M Caffey 198.00; S Isom 11.55; NHHS 18.91; M Brokaw 50.00; R Marsey, J Morgan 150.00.

Agenda item 8 - Wendy Deane was not present.

Council member Marshall introduced, read & moved for approval of Resolution No. 2012 -21, approving a redevelopment plan as contained in a redevelopment contract with Menard, Inc. Lewis seconded. All in favor, motion carried. A true, correct & complete copy is on file at city hall.

Council member Stanzel moved to suspend the rules for consideration of Ordinance No. 639 entitled: AN ORDINANCE OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA, RELATING TO THE SALARIES OF THE EMPLOYEES OF THE CITY OF VALLEY, NEBRASKA; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH. Marshall seconded. All in favor, motion carried.

Stanzel moved for final passage of the ordinance. Ueckert seconded. All in favor, motion carried. A true, correct & complete copy is on file at City Hall.

The City Engineer reported installation of the new sewer main is complete. He recommended approval of change order #1, council accept the project close out & payment request. He submitted Consent of Surety Company for final payment & contractor's affidavit of payment of debts and claims.

Marshall moved to approve Change Order #1 an increase of \$480.00 for 2012 Sanitary Sewer Improvements. Lewis seconded. All in favor, motion carried.

Ueckert moved to accept the engineer's recommendation for final close out & payment of 2012 Sanitary Sewer Improvements project. Marshall seconded. All in favor, motion carried.

Council member Lewis introduced, read & moved for approval of Resolution No. 2012-22, approval of final pay request to Valley Corporation for 2012 Sanitary Sewer

Improvements for \$48,028.22. Marshall seconded. All in favor, motion carried. A true, correct & complete copy is on file at city hall.

The engineer presented drawings & outlined the plan of action for the sewer relining & repair project. Marshall moved to direct the city engineer to proceed with phase 2, sanitary sewer repair. Stanzel seconded. All in favor, motion carried.

The engineer will prepare plans & specifications. Notice to contractors will be published, bids will be opened September 6 for council consideration September 11.

Mallard Lake Phase III is under construction. Phase IV consists of 14 lots in the southeast corner. The developer has asked the city to design, bid & oversee construction of infrastructure improvements. Water & sewer construction could conceivably begin this fall.

Mr. Olmsted explained the subdivision agreement will be in place beforehand. This action is actually going back to the original way of developments in cities. It puts the city in control of the process.

Stanzel moved to direct the city engineer & city attorney to draft an agreement with Mallard Lake. Lewis seconded. All in favor, motion carried.

The contractor is not sure of the restart date for the North Spruce Drainage project. This is a good time to clean up & seed. Casey's is close to being in place.

Mayor's Report: - D C West Homecoming parade is 9/7 at 1 p.m. The Mayne & Charles & Mayne & Vass intersections will be replaced this fiscal year. The generator has been ordered & will arrive in mid-September. The Mayor & police chief are taking proactive steps to address scooter safety. The contractor will repair the Meigs Street School Crossing signal when the parts arrive. An additional band has been added to re-secure the Spruce Street banners. Twin Rivers Y second annual Freedom run will be Sunday September 9 at 9 a.m. There will be a 5 K, 10 K & a one mile Family Fun Run. Concern has been expressed about parking on South Mayne Street in the event that a rescue vehicle would need to get through to Orchard Gardens. A council consideration & action item for the September meeting will be to prohibit parking on the west side of South Mayne Street south of Meigs Street.

Other items - D. C. West School begins 8/14. Planning Commission meets 8/ 21.

The meeting was adjourned at 7:55 p.m.

Mayor Mary Caffey

Clerk Joan Suhr

