

City of Valentine  
Regular Council Meeting  
City Library Meeting Room  
Thursday, April 13, 2023  
6:00 p.m.

A regular meeting of the City Council of the City of Valentine, Nebraska was held April 13, 2023 at 6:00 p.m. in the City Library Meeting Room, the same notice of meeting was given according to law. All of the proceedings hereafter shown were taken while the meeting was open to the public. A public information council agenda packet was available at the public information table. Notice of the Open Meetings Act was provided as required by law.

Council President Kyle Arganbright opened the meeting with the following Council members in attendance: Ross Brockley, Brad Arnold, Neil Wescott, Kalli Kieborz. Also in attendance were City Manager Shane Siewert and City Clerk Deanna Schmit who recorded the minutes.

Councilmember Wescott made a motion to approve consent agenda items: #2a) Regular Library Board meeting minutes of March 27, 2023; #2b) Golf Course Board meeting minutes of February 13, 2023, March 13, 2023 and Special meeting minutes of March 31, 2023; #2c) Cemetery Board meeting minutes of March 2, 2023; #2d) Special Airport Advisory Board meeting minutes of March 9, 2023; #2e) Planning Commission meeting minutes of April 3, 2023; #3a) Regular City Council meeting minutes of March 9, 2023; #4) February, 2023 Financial Reports; #5) March, 2023 Receipt Report; #6) March, 2023 Claims & Payroll. Councilmember Kieborz seconded the motion. Voting yes: Arnold, Kieborz, Wescott, Arganbright, Brockley. Motion carried unanimously.

No action taken concerning animal laws in the City of Valentine including vaccination requirements, city licenses and the amount of animals allowed per household.

6:05 p.m. PUBLIC HEARING: Pursuant to notice in the Valentine Midland News, a public hearing was opened to consider defining short term rental and making short term rental a permitted use in the TA, R-1, R-2, R-3 and R-MH zoning district and a permitted by Special Use Permit in the C-1 zoning district and to consider visibility requirements at alley approaches.

6:56 p.m. Public hearing closed.

Councilmember Wescott made a motion, seconded by Brockley, to authorize advertising for grazing Parcel A for a three year term excluding the allowable area needed for sludge spreading with a minimum bid of \$20.00 per acre and for Parcel B & C with a one year term and a minimum bid of \$20.00 per acre. Voting yes: Kieborz, Wescott, Arganbright, Arnold, Brockley. Motion carried unanimously.

Councilmember Wescott made a motion, seconded by Brockley, to approve the request for a \$25,000.00 grant from Economic Development funds to Valentine Children and Families Coalition to give grants to qualifying early childhood development businesses for qualifying purposes. Voting yes: Wescott, Arganbright, Arnold, Brockley, Kieborz. Motion carried unanimously.

Councilmember Arganbright made a motion, seconded by Arnold, to go into closed session for the protection of the public interest to have a strategy session regarding potential real estate option/purchase of property for a wellness center. Voting yes: Arganbright, Arnold, Brockley, Kieborz, Wescott. Motion carried unanimously.

Arganbright restated the purpose of the closed session and closed session was entered at 7:40 p.m.

Closed session adjourned at 7:49 p.m.

Councilmember Arnold made a motion, seconded by Brockley, to authorize Kyle Arganbright as City Council President to pursue an option to purchase property for a period of 90 days to see if a joint project with Cherry County is feasible. Voting yes: Arnold, Brockley, Kieborz, Wescott, Arganbright. Motion carried unanimously.

Councilmember Wescott made a motion, seconded by Kieborz, to appoint a committee of Kyle Arganbright and Brad Arnold and authorize them to select an architect for a wellness/event center feasibility study for up to \$20,000.00. Voting yes: Arnold, Arganbright, Wescott, Kieborz, Brockley. Motion carried unanimously.

Councilmember Wescott made a motion, seconded by Arganbright, to approve the recommendation by the Airport Advisory Board to spend at least \$13,539.00 to move the fuel farm and dispensers. Voting yes: Wescott, Brockley, Arganbright, Kieborz, Arnold. Motion carried unanimously.

Councilmember Arganbright made a motion, seconded by Brockley, to appoint Mike McCauley to the golf board through March 2026. Voting yes: Kieborz, Arnold, Wescott, Brockley, Arganbright. Motion carried unanimously.

Councilmember Wescott made a motion, seconded by Arnold, to adopt Resolution 0512221 updating the Cemetery Columbarium Niche fee on the Schedule of Fees. Voting yes: Arganbright, Kieborz, Arnold, Wescott, Brockley. Motion carried unanimously.

Councilmember Kieborz made a motion, seconded by Brockley, to approve the request by ALLO to assign pole rental agreement to wholly owned subsidiary ALLO Asset Entity 1, LLC. Voting yes: Arnold, Kieborz, Wescott, Arganbright, Brockley. Motion carried unanimously.

Councilmember Arganbright made a motion, seconded by Kieborz, to adopt Resolution No. 0413231 adopting electrical interconnection standards, procedures, agreements, charges and fees. Voting yes: Kieborz, Wescott, Arganbright, Arnold, Brockley. Motion carried unanimously.

Councilmember Kieborz made a motion, seconded by Wescott, to suspend the three reading rule for Ordinance No. 2023-2271M. Voting yes: Wescott, Arganbright, Arnold, Kieborz. Voting no: Brockley. Motion carried four to one.

Councilmember Kieborz made a motion, seconded by Wescott, to adopt ORDINANCE NO. 2023-2271M AN ORDINANCE OF THE CITY OF VALENTINE, NEBRASKA ADDING ARTICLE 3, SECTION 3.04 (j) OF THE VALENTINE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE CITY OF VALENTINE, NEBRASKA, ORDINANCE NO. 2016-2200M, BY ADDING SECTION 3.04(j) TO ADD THE DEFINITION OF SHORT-TERM RENTAL; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR PUBLICATION OF THIS; AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND TAKE EFFECT. Voting yes: Arganbright, Arnold, Brockley, Kieborz, Wescott. Motion carried unanimously.

Councilmember Kieborz made a motion, seconded by Arganbright, to amend Ordinance No. 2023-2272M by removing permitted by a special use permit in the c-1 district. Voting yes: Arnold, Brockley, Kieborz, Wescott, Arganbright. Motion carried unanimously.

Councilmember Arganbright made a motion, seconded by Kieborz, to suspend the three reading rule for Ordinance No. 2023-2272M. Voting yes: Arganbright, Wescott, Kieborz, Brockley. Voting no: Arnold. Motion carried four to one.

Councilmember Kieborz made a motion, seconded by Wescott, to adopt amended ORDINANCE NO. 2023-2272M AN ORDINANCE OF THE CITY OF VALENTINE, NEBRASKA AMENDING ARTICLE 4, TABLE 4.4 OF THE VALENTINE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE CITY OF VALENTINE, NEBRASKA, ORDINANCE NO. 2016-2200M, BY AMENDING TABLE 4.4 TO PROVIDE THAT SHORT TERM RENTAL SHALL BE PERMITTED IN THE FOLLOWING DISTRICTS: TA, R-1, R-2, R-3, AND R-MH; TO PROVIDE FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; TO PROVIDE FOR PUBLICATION OF THIS; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND TAKE EFFECT. Voting yes: Wescott, Brockley, Arganbright, Kieborz, Arnold. Motion carried unanimously.

First reading of ORDINANCE NO. 2023-2273M AN ORDINANCE OF THE CITY OF VALENTINE, NEBRASKA AMENDING ARTICLE 18, SECTION 18.07 OF THE VALENTINE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE CITY OF VALENTINE, NEBRASKA, ORDINANCE NO. 2016-2200M, BY AMENDING SECTION 18.07(f) TO ADD PROVISIONS RELATING TO VISION CLEARANCE ZONES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR PUBLICATION OF THIS; AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND TAKE EFFECT was had.

No action taken concerning Interceptor sewer and water main project funding.

No action taken concerning banking review and procedures.

There being no further business before the council, Council Vice-Chairperson Kieborz declared the Valentine City Council meeting adjourned at 9:01 p.m.

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President of Council

I, the undersigned City Clerk of Valentine, Nebraska, hereby certify that all of the subjects including the foregoing proceedings were contained in the agenda for the meeting; kept continually current and available for public inspection in the office of the City Clerk; that such subjects were published in the Midland Newspaper; that said minutes were made available on April 14, 2023.

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Deanna Schmit, City Clerk

A complete version of the minutes may be viewed at the office of the City Clerk, 323 N Main Street, Valentine, Nebraska during normal business hours.

Deanna Schmit  
City Clerk