

City of Valentine
Special Council Meeting
Monday, July 27, 2009
City Library Meeting Room
7:00 p.m.

NOTICE OF MEETING IS HEREBY GIVEN, That a Special meeting of the Valentine City Council will be held on Monday, July 27, 2009 at 7:00 p.m. at the City Library Meeting Room at 324 N Main Street. This meeting will be open to the public. An agenda is on file at the office of the City Clerk at 323 N Main Street, Valentine, Nebraska.

I hereby certify that the above notice was posted in the following locations on July 24, 2009 at 9:00 a.m.:

City Hall Door
City Library Door
County Office Door

Deanna M. Schmit
City Clerk

City of Valentine
Special Council Meeting
Monday, July 27, 2009
City Library Meeting Room
7:00 p.m.

AGENDA

Pledge of Allegiance

A copy of the open meetings act is posted on the back wall of the meeting room.

1. Meeting called to order.

7:00 p.m. PUBLIC HEARING Pursuant to notice in the Midland News, a Public Hearing will be held to receive comments concerning an application to the Department of Economic Development for a Nebraska Affordable Housing Program Grant.

2. REVIEW /DISCUSSION/ACTION Resolution authorizing chief elected official to sign an application for the Nebraska Affordable Housing Program Grant.

3. REVIEW/DISCUSSION/ACTION Select housing specialist and lead based paint specialized services provider for owner-occupied housing rehabilitation program subject to grant approval

4. REVIEW/DISCUSSION/ACTION Resolution to evaluate accessibility in the City for people with disabilities and develop a plan pursuant to section 504 of the Rehabilitation Act of 1973

5. REVIEW/DISCUSSION/ACTION Appoint union negotiation committee

6. REVIEW/DISCUSSION/ACTION Request by Bobby Carr, for addition to his liquor license #C-78898 for The Bunkhouse Restaurant and Saloon for a 30' by 23' beer garden at 109 E Hwy 20

7. REVIEW/DISCUSSION/ACTION Request by George Sherman, for addition to his liquor license #C-54635 for Corner Bar for a 20' by 25' "On the Roof" beer garden at 160 N Main St

8. Meeting adjourned

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

We, the undersigned members of the Valentine City Council, Valentine, Nebraska, hereby acknowledge receipt of advanced notice of a meeting of said body and the agenda of such meeting held at 7:00 P.M. on July 27, 2009 at the City Library Meeting Room.

City of Valentine
Special Council Meeting
City Library Meeting Room
Monday, July 27, 2009
7:00 p.m.

A special meeting of the Valentine City Council of Valentine, Nebraska was held July 27, 2009 at 7:00 p.m. in the Valentine City Library Meeting Room, the same notice of meeting given according to law and being posted in three public locations on July 24, 2009. 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.

The Pledge of Allegiance was recited.

Chairman Kluender, presided at the meeting with the following members in attendance: Petersen, Nelsen, Neujahr, and Wescott,. Also in attendance were City Manager Siewert and City Clerk Schmit recording the minutes.

Pursuant to advertisement in the Midland News a Public Hearing was opened at 7:00 p.m. to receive comments concerning an application to the Department of Economic Development for a Nebraska Affordable Housing Program Grant.

Judy Petersen, with Central Nebraska Housing Developers, explained that the grant application was about 95% finished and that this hearing was required as part of that application so that people would have an opportunity to voice any opinions they might have or to ask questions regarding the housing grant. The grant application is for \$254,000.00 which will be allotted to a minimum of eight houses with a maximum of \$25,000.00 per house. A town hall meeting has been held which was attended by several people. Their comments will be attached to the grant application. People are chosen through the application process by a first ready/first eligible procedure. Applications are reviewed and approved by a numbering system and are then presented to the council for approval. The city issues payment of the approved amount and that money is then drawn down from the grant proceeds. Councilman Kluender asked what happens if an applicant is approved, receives the money, does the repair or upgrades and then lets the property decline. Ms. Petersen explained that there is a clause in the deed of trust pertaining to that event and states that the property must be properly maintained. Councilmember Wescott asked what could be done with this money. Ms. Petersen explained that the house must be in repairable condition and must be sound enough to last another ten to twenty years. Structural improvements, removal of lead-based paint and other priority items would be of first consideration. Councilmember Nelsen asked about the fees attached to the grant. It was explained that \$12,000.00 of the money was set aside specifically for lead-based paint testing and monitoring and that \$42,000.00 was set aside for administration of the grant and grant funds. Bob Hudecek asked if the funds were only available to houses within the city limits. Ms. Petersen replied that yes they were.

Councilman Kluender declared the public hearings closed at 7:22 p.m.

Councilmember Neujahr made a motion, seconded by Petersen, authorizing the chief elected official to sign an application for the Nebraska Affordable Housing Program Grant. Voting Aye: Wescott, Petersen, Neujahr. Voting no: Nelsen, Kluender. Motion carried three to two.

Councilmember Neujahr made a motion, seconded by Petersen, to select Community Development Services LLC as the housing specialist and lead based paint specialized services provider for the owner-occupied housing rehabilitation program, subject to grant approval. Voting Aye: Petersen, Neujahr, Wescott. Abstain: Nelsen. Voting no: Kluender. Motion carried three to one with one abstention.

Councilmember Nelsen made a motion, seconded by Wescott, to adopt a resolution to evaluate accessibility in the City for people with disabilities and develop a plan pursuant to section 504 of the Rehabilitation Act of 1973. Voting Aye: Nelsen, Neujahr, Wescott, Petersen. Voting no: Kluender. Motion carried four to one.

Councilmember Nelsen made a motion, seconded by Neujahr, to appoint Rowdy Kluender and Neil Wescott to

the union negotiation committee. Voting Aye: Kluender, Neujahr, Wescott, Petersen, Nelsen. Motion carried unanimously.

Councilmember Wescott made a motion, seconded by Nelsen to approve the request by Bobby Carr, for addition to his liquor license #C-78898 for The Bunkhouse Restaurant and Saloon for a 30' by 23' beer garden at 109 E Hwy 20. Voting Aye: Neujahr, Wescott, Nelsen, Kluender. Voting no: Petersen. Motion carried four to one.

Councilmember Nelsen made a motion, seconded by Wescott to approve the request by George Sherman, for addition to his liquor license #C-54635 for Corner Bar for a 20' by 25' "On the Roof" beer garden at 160 N Main St. Voting Aye: Neujahr, Kluender, Nelsen, Wescott. Voting no: Petersen. Motion carried four to one.

With no further business before the Council, Councilmember Nelsen made the motion, second by Wescott, to adjourn at 7:27 p.m.

President of the Council

I, the undersigned Clerk of the City of Valentine, 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 written and made available July 28, 2009.

Deanna M. Schmit, Clerk