

City of Valentine
Regular Council Meeting
City Library Meeting Room
Thursday, September 12, 2013
7:00 p.m.

A regular meeting of the City Council of the City of Valentine, Valentine, Nebraska was held September 12, 2013 at 7:00 p.m. in the Valentine 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.

The Council and those in attendance recited the pledge of allegiance.

Chairperson of the Council Nelsen opened the meeting with the following Council members in attendance: Arganbright, Ward, Kieborz, Sadi. Also in attendance was City Manager, Siewert, Suzy Beel, City Attorney and Deanna Schmit, City Clerk, recorded the minutes.

7:00 p.m. Pursuant to advertisement in the Midland News and Nebraska State Statutes Sections 13-501 to 13-512, a Public Hearing was opened to receive comments on the City of Valentine proposed **2013-2014** fiscal year budget

7:00 p.m: Pursuant to advertisement in the Midland News and Nebraska State Statutes Section 77-1601.02, a Public Hearing was opened to receive comments in setting the final tax request for fiscal year **2013-2014**

Councilmember Arganbright made the motion to approve the consent agenda items :#2 a) Regular Library Board Meeting Minutes of August 26, 2013; b) Regular Planning Commission Board Meeting Minutes of August 19, 2013; Regular Cemetery Board Meeting Minutes of August 5, 2013; #8 a) Regular Meeting Minutes of August 8, 2013; #4 July, 2013 Financial Reports; #5 August, 2013 Receipt Report; #6 August, 2013 Claims & Payroll. Councilmember Kieborz seconded the motion. Voting Aye: Ward, Kieborz, Nelsen, Arganbright, Sadi. Motion carried unanimously.

7:39 p.m. The public hearing for consideration of the proposed 2013-2014 fiscal year budget was closed.

Councilmember Nelsen made a motion, seconded by Kieborz, to adopt Ordinance No. 2013-2152M, an Ordinance of the City of Valentine, Cherry County, Nebraska, to adopt the budget statement to be termed the Annual Appropriation Bill for the fiscal year beginning October 1, 2013 through September 30, 2014. Voting Aye: Kieborz, Nelsen, Arganbright, Sadi, Ward. Motion carried unanimously.

7:43 p.m. The public hearing for consideration of setting the final tax request for fiscal year 2013-2014 was closed.

Councilmember Nelsen made the motion, seconded by Arganbright, to adopt Resolution No. 0912131 set the property tax request for fiscal year 2013-2014 in the amount of \$448,889.66. Voting aye: Nelsen, Arganbright, Sadi, Ward, Kieborz. Motion carried unanimously.

Councilmember Arganbright made the motion, seconded by Nelsen, to adopt Resolution No. 0912132 increasing the budgeted restricted funds for Fiscal Year 2013-2014 by an additional one percent (1%) as provided by Neb. Rev. Stat 13-519. Voting aye: Arganbright, Sadi, Ward, Kieborz, Nelsen. Motion carried unanimously.

7:10 p.m. Pursuant to posted notice, a special meeting of the Community Development Agency of the City of Valentine was opened.

7:15 p.m. Pursuant to advertisement in Valentine Midland News, a public hearing for the purpose of the obtaining public comment prior to considering KTJ231, LLC (Shopko) proposed amendment to the general redevelopment plan including certain redevelopment projects, in an area of the City that has previously been declared blighted and substandard and in need of redevelopment pursuant to the Community Development Law.

Councilmember Kieborz, sitting as Community Agency member, made a motion, seconded by Nelsen, to adopt Resolution No. 0912133 recommending an amendment to the redevelopment plan of the City of Valentine including a redevelopment contract; approving a redevelopment project of the City of Valentine; approving a cost benefit analysis for such project; giving notice of intent to enter into a redevelopment contract for KTJ 231, LLC (Shopko Project). Voting aye: Ward, Kieborz, Nelsen, Sadi. Abstain: Arganbright. Motion carried four with one abstention.

There being no further business before the Community Development Agency the special meeting was declared adjourned at 8:03 p.m.

8:04 p.m. The public hearing to consider the KTJ231, LLC (Shopko) proposed amendment to the general redevelopment plan was closed.

Councilmember Nelsen made a motion, seconded by Kieborz, to adopt Resolution number 0912134 A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF VALENTINE, NEBRASKA, APPROVING AN AMENDMENT TO THE GENERAL REDEVELOPMENT PLAN FOR A REDEVELOPMENT AREA, INCLUDING A REDEVELOPMENT CONTRACT; APPROVING CERTAIN REDEVELOPMENT PROJECTS WITHIN A REDEVELOPMENT AREA; APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECTS; AND APPROVING RELATED MATTERS. Voting aye: Sadi, Ward, Kieborz, Nelsen. Abstain: Arganbright. Motion carried four with one abstention.

Councilmember Ward made a motion, seconded by Sadi, to adopt Resolution number 0912135 A RESOLUTION AUTHORIZING THE ISSUANCE OF A TAX INCREMENT REVENUE NOTE (Shopko Project), SERIES 2013, OF THE CITY OF VALENTINE, NEBRASKA, FOR THE PURPOSE OF PAYING CERTAIN PROJECT COSTS IN CONNECTION WITH A REDEVELOPMENT PROJECT; PRESCRIBING THE FORM AND DETAILS OF SAID NOTE AND THE COVENANTS AND AGREEMENTS MADE BY THE CITY OF VALENTINE, NEBRASKA TO FACILITATE AND PROTECT THE PAYMENT THEREOF; AND PRESCRIBING OTHER MATTERS RELATING THERETO. Voting aye: Sadi, Nelsen, Kieborz, Ward. Abstain: Arganbright. Motion carried four with one abstention.

Councilmember Nelsen made a motion, seconded by Ward, to approve the request for alcohol permit at City Park Pavilion on September 13, 2013 for employee picnic. Voting aye: Nelsen, Ward, Arganbright, Kieborz, Sadi. Motion carried unanimously.

Councilmember Arganbright made a motion, seconded by Ward, to approve the request by Margo Haskell for alcohol permit at City Park Pavilion on September 20, 2013. Voting aye: Kieborz, Sadi, Nelsen, Ward, Arganbright. Motion carried unanimously.

Councilmember Nelsen made a motion, seconded by Arganbright, to adopt Resolution No. 0912138 approving request to hold Bull Bash on February 15th on Main Street from between B Street and Fourth Street and Third Street from Main Street to Hall Street and accepting responsibility for highway during that time. Voting aye: Arganbright, Kieborz, Sadi, Nelsen, Ward. Motion carried unanimously.

Councilmember Ward made a motion, seconded by Kieborz, to approve the request by Katie Rhodes

and Jason Vaisvilas for the city to supply water to their building site near the Mill Pond outside the corporate limits. Voting Aye: Ward, Kieborz, Nelsen, Arganbright, Sadi. Motion carried unanimously.

No action was taken on the proposal from Eric Johnson from Bluestem Sandhills, LLC to build a wind generator to provide power to Valentine.

Councilmember Arganbright made a motion, seconded by Ward, to approve the Economic Development program loans to Alan and Colleen Gibson in the amounts of \$30,000.00 at 4% for ten years for purchase of building and \$52,500.00 at 4% for five years for purchase of inventory for Pronto Parts Store. Voting Aye: Kieborz, Nelsen, Arganbright, Sadi, Ward. Motion carried unanimously.

Councilmember Nelsen made a motion, seconded by Arganbright, to adopt Resolution No. 0912136 authorizing the City of Valentine to execute an agreement with the State of Nebraska, Department of Roads for Project No. STP-BH-12-2(104) improving highway no. 12 from Green Street east. Voting aye: Nelsen, Arganbright, Sadi, Ward, Kieborz. Motion carried unanimously.

Councilmember Ward made a motion, seconded by Nelsen, to adopt the Resolution requesting assessment funds from the Cherry County Treasurer. Voting aye: Arganbright, Sadi, Ward, Kieborz, Nelsen. Motion carried unanimously.

Councilmember Arganbright made a motion, seconded by Nelsen, to adopt Resolution No. 0912137 accepting responsibility for highway during the Homecoming Parade on October 4, 2013 beginning at 2:30 p.m. Voting aye: Sadi, Ward, Kieborz, Nelsen, Arganbright. Motion carried unanimously.

Councilmember Nelsen made a motion, seconded by Kieborz, to approve the Agreement for professional services for landfill permit renewal 2013. Voting aye: Sadi, Arganbright, Nelsen, Kieborz, Ward. Motion carried unanimously.

Councilmember Kieborz made a motion, seconded by Nelsen, to reappoint Blaine Benson to the Planning Commission. Voting aye: Nelsen, Ward, Arganbright, Kieborz, Sadi. Motion carried unanimously.

Councilmember Arganbright made a motion, seconded by Kieborz, to approve the cost of living increases for non-union employees. Voting aye: Kieborz, Sadi, Nelsen, Ward, Arganbright. Motion carried unanimously.

Discussion was held concerning the consideration of remodeling garage at city hall to make room for business incubator in main building.

There being no further business before the council, Council Chairperson Nelsen declared the meeting adjourned at 9:29 p.m.

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 September 13, 2013.

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