

City of Valentine  
Regular Council Meeting  
Mid Plains Community College  
Thursday, March 18, 2021  
7:00 p.m.

A regular meeting of the City Council of the City of Valentine, Nebraska was held March 18, 2021 at 7:00 p.m. in the Mid Plains Community College, 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.

Council President Kyle Arganbright opened the meeting with the following Council members in attendance: Ross Brockley, Dave Otradovsky, Neil Wescott, Kalli Kieborz. Also in attendance were City Manager Shane Siewert, City Attorney Suzy Beel 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 February 22, 2021, #2b) Regular Airport Advisory Board meeting minutes of February 17, 2021, #2c) Planning Commission meeting minutes of March 15, 2021; #3a) Regular City Council Meeting minutes of February 11, 2021; #4) January, 2021 Financial Reports; #5) February, 2021 Receipt Report; #6) February, 2021 Claims & Payroll. Councilmember Kieborz seconded the motion. Voting yes: Otradovsky, Kieborz, Wescott, Arganbright, Brockley. Motion carried unanimously.

Michael Hoback with AMGL presented the 2019-2020 audit report.

7:05 p.m. PUBLIC HEARING Pursuant to notice in the Valentine Midland News, a public hearing was opened to consider making topless dancing a special use in the C-2 (Business) district and to provide for conditions.

*Council President, Kyle Arganbright, removed himself from the council table and entered the public area during the meeting of the Community Development Agency of the City of Valentine due to conflict of interest.*

7:10 p.m. Council Vice President, Kieborz, opened the meeting of the Community Development Agency of the City of Valentine.

*Councilmember Kieborz made a motion, seconded by Otradovsky, to adopt Resolution CDA0318211 recommending approval of a Valentine Highways 20 and 83 Infrastructure Project Redevelopment Plan for the City of Valentine, Nebraska; Approval of a cost Benefit Analysis; and Approval of Related Actions. Voting yes: Otradovsky, Kieborz, Brockley. Voting no: Wescott. Motion carried four to one.*

7:30 p.m. The meeting of the Community Development Agency was placed in recess by Council Vice-President Kieborz.

Council President Arganbright resumed conducting the regular meeting of the city council.

7:30 p.m. PUBLIC HEARING Pursuant to notice in the Valentine Midland News, a public hearing was opened to consider a redevelopment plan for the real estate described in this notice, pursuant to the Nebraska Community Development Law.

Public comment was presented concerning the ordinances being considered to provide topless dancing in the C-2 (Business) district.

8:24 p.m. Public Hearing concerning topless dancing was closed.

Councilmember Wescott made a motion, seconded by Brockley, to suspend the three reading rule for Ordinance No. 2021-2244M. Voting yes: Kieborz, Wescott, Brockley. Voting no: Arganbright, Otradovsky Motion failed.

Ordinance No. 2021-2244M 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 FOR TOPLESS DANCING ADULT ENTERTAINMENT SHALL BE ALLOWED WITH A SPECIAL PERMIT IN THE C-2 DISTRICT was read by title (first reading).

Councilmember Wescott made a motion, seconded by Brockley, to suspend the three reading rule for Ordinance No. 2021-2245M. Voting yes: Wescott, , Brockley, Kieborz. Voting no: Arganbright, Otradovsky Motion failed.

Ordinance No. 2021-2245M AN ORDINANCE OF THE CITY OF VALENTINE, NEBRASKA AMENDING CHAPTER 19, SECTION 19.17 OF THE VALENTINE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE CITY OF VALENTINE, NEBRASKA, ORDINANCE NO. 2016-2200M, BY ADDING SECTION 19.17 (e) PROVIDING FOR ADDITIONAL CONDITION FOR SPECIAL USE PERMITS ISSUED FOR TOPLESS DANCING IN THE C-2 DISTRICT was read by title (first reading).

Councilmember Wescott made a motion, seconded by Brockley, to suspend the three reading rule for Ordinance No. 2021-2246M. Voting yes: Brockley, Kieborz, Wescott, Voting no: Arganbright, Otradovsky. Motion failed.

Ordinance No. 2021-2246M AN ORDINANCE OF THE CITY OF VALENTINE, NEBRASKA AMENDING CHAPTER 110, SECTION 110.30 OF THE MUNICIPAL CODE OF THE CITY OF VALENTINE, NEBRASKA, ORDINANCE NO. 2016-2200M, BY ADDING CHAPTER 110 BUSINESS LICENSING SECTION 110.30-110.39 TO PROVIDE FOR THE LICENSING OF BUSINESSES THAT PROVIDE TOPLESS DANCING was read by title (first reading).

Councilmember Wescott made a motion, seconded by Arganbright, to suspend the three reading rule for Ordinance No. 2021-2247M. Voting yes: Otradovsky, Brockley, Kieborz, Wescott, Arganbright. Motion carried unanimously.

Councilmember Wescott made a motion, seconded by Arganbright, to adopt Ordinance 2021-2247M AN ORDINANCE OF THE CITY OF VALENTINE, NEBRASKA, PROVIDING FOR THE VACATION OF A PORTION OF VIVIAN STREET WITHIN THE CITY LIMITS OF VALENTINE, NEBRASKA; PROVIDING THAT ANY EXISTING EASEMENTS FOR UTILITIES ALREADY LOCATED IN SAID STREET SHALL NOT BE NULLIFIED; PROVIDING FOR THE RESERVATION OF A UTILITY EASEMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR PUBLICATION OF THIS ORDINANCE; AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND TAKE EFFECT. Voting yes: Otradovsky, Arganbright, Wescott, Kieborz, Brockley. Motion carried unanimously.

8:37 p.m. Public Hearing concerning the redevelopment plan for the real estate was closed.

Council President, Kyle Arganbright, removed himself from the council table and entered the public area during the meeting of the Community Development Agency of the City of Valentine due to conflict of interest.

Council Vice-President, Kalli Kieborz, presided.

Councilmember Kieborz made a motion, seconded by Otradovsky, to adopt Resolution 0318211 Resolution of the Mayor and City Council of the City of Valentine, Nebraska, approving a Redevelopment Plan; Approving a Redevelopment Project; and Approving of Related Actions. Voting yes: Brockley, Arganbright, Kieborz, Otradovsky. Voting no: Wescott. Motion carried three to one.

Council President Arganbright resumed conducting the regular meeting of the city council.

Councilmember Wescott made a motion, seconded by Kieborz, to approve the recommendation from Olsson to award Runway 3/21 reconstruction contract to Paulsen, Inc. Voting yes: Kieborz, Otradovsky, Wescott, Brockley, Arganbright. Motion carried unanimously.

Councilmember Wescott made a motion, seconded by Kieborz, to adopt Resolution No. 0318212 providing for execution of an Agency Agreement with the Department of Transportation, Aeronautics Division for Grant No. 3-31-0084-014-2021 for the purpose of obtaining a Coronavirus Response and Relief Supplemental Appropriations Act (CRRSA) grant to be used of any lawful purpose for which airports are currently able to use their funds. Voting yes: Arganbright, Kieborz, Otradovsky, Wescott, Brockley. Motion carried unanimously.

Councilmember Kieborz made a motion, seconded by Wescott, to approve the quote from Electric Pump for replacement of waste water treatment plant's UV Disinfection system. Voting yes: Otradovsky, Kieborz, Wescott, Arganbright, Brockley. Motion carried unanimously.

Councilmember Wescott made a motion, seconded by Otradovsky, to accept the bid to purchase from Tehrani Motor Co. a 2020 Ford F150 for \$31,000.00. Voting yes: Kieborz, Wescott, Arganbright, Otradovsky. Voting no: Brockley. Motion carried four to one.

Councilmember Arganbright made a motion, seconded by Kiebroz, to approve the recommendation by the economic development board to apply for \$500,000.00 in Nebraska Affordable Housing Trust Funds. Voting yes: Wescott, Arganbright, Otradovsky, Brockley, Kieborz. Motion carried unanimously.

Councilmember Otradovsky made a motion, seconded by Wescott, to reappoint Eric Wackler to the golf course board. Voting yes: Arganbright, Otradovsky, Brockley, Kieborz, Wescott. Motion carried unanimously.

Councilmember Arganbright made a motion, seconded by Kieborz, to approve the request to use economic development funds for participation in the Rural Fellows program to bring two interns to Valentine to work on projects such as a marketing plan, digital data gathering for economic development use, a community leadership program, and work on trails and parks program ideas for about 30 days this summer. Voting yes: Otradovsky, Brockley, Kieborz, Arganbright. Voting no: Wescott. Motion carried four to one.

Councilmember Wescott made a motion, seconded by Brockley, to approve the authorization to request bids for the construction of Phase 4 Municipal Solid Waste Landfill and Construction and Demolition Landfill. Voting yes: Otradovsky, Arganbright, Wescott, Kieborz, Brockley. Motion carried unanimously.

There being no further business before the council, Council Chairperson Arganbright declared the Valentine city council meeting adjourned at 9:07 p.m.

*Council President, Kyle Arganbright, removed himself from the council table and entered the public area during the meeting of the Community Development Agency of the City of Valentine due to conflict of interest.*

*9:07 p.m. Council Vice President, Kieborz re-opened the meeting of the Community Development Agency of the City of Valentine.*

*Councilmember Kieborz made a motion, seconded by Brockley, to adopt Resolution No. CDA0318212 approving signature of redevelopment contract and issuing TIF bond. Voting yes: Kieborz, Otradovsky, Brockley. Voting no: Wescott. Motion carried three to one.*

*9:09 p.m. The meeting of the Community Development Agency was adjourned by Council Vice-President Kieborz.*

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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 March 19, 2021.

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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