

MINUTE RECORD  
GIBBON CITY COUNCIL MEETING  
MONDAY, JULY 19, 2010  
7:00 P.M.

The City Council of Gibbon, Buffalo County, Nebraska met in an open public session at 7:00 p.m. at City Hall on July 19, 2010. The Mayor, Council Members and the public were advised of the notice. No additional items were added to the agenda during the twenty-four hours immediately preceding the meeting.

Present: Mayor Corey Snell  
Council Members: Albert Krueger, Kevin Hynes, Pam Godberson, Charlie Baldwin  
Absent: No one

Mayor Snell advised everyone of the Open Meetings Notice posted in the back of the room. The City of Gibbon abides by the Open Meetings Act in conducting business.

The minutes of the June meeting were reviewed. Motion made by Baldwin to approve the minutes as printed, seconded by Godberson.  
Yea votes: Godberson, Hynes, Baldwin, Krueger  
Nay votes: None

The Claims for the month of July were reviewed. Motion made by Krueger to approve the payment of the claims, seconded by Hynes.  
Yea votes: Baldwin, Krueger, Godberson, Hynes  
Nay votes: None

Motion made by Baldwin to approve the agenda as printed, seconded by Krueger.  
Yea votes: Hynes, Godberson, Krueger, Baldwin  
Nay votes: None

Treasurers Report was given by Judy Mead. Motion made by Hynes to approve the report, seconded by Godberson.  
Yea votes: Krueger, Baldwin, Hynes, Godberson  
Nay votes: None

Treatment Plant Report was given by Clint Smith. There were no permit violations in the month of June. The dried sludge has been hauled out of the south sludge lagoon to the Jim Smallcomb farms. They will begin drying the center lagoon next. Met with officials from Olsson Associates to set up flow meter and sampler to test the incoming wastewater from the city. They are monitoring to make sure the city loadings are within normal limits. Also met with an engineer from Olsson Associates to discuss different ideas of upgrading the Front Street lift station as they have continued to have problems with the lift station. After receiving several false alarms for high levels they contacted TMS to help diagnose the problem. Their findings were bad wires that had shorted in the conduit leading to the pump and alarm control panel. Had Mayo Electric pull new wires and the lift station alarm is back in normal operation. Well #5 has been repaired and is now operational. Motion made by Baldwin to approve the report, seconded by Hynes.  
Yea votes: Baldwin, Krueger, Godberson, Hynes.  
Nay votes: None

Buffalo County Sheriff Department Report was given by Captain Anderson. Reviewed the monthly activity which was nothing out of the ordinary. There were some arrests made in Kearney County and as more investigation occurs they believe they may be related to local incidents. Have been watching the parks due to some reported vandalism.

The Maintenance Report was given by Dan Sell. The various departments reviewed were: Water—repaired 3 water meters, 2 shutoffs and a fire hydrant on 3<sup>rd</sup> Street; Sewer—repaired sewer main by Highway 30, and man holes on River, 7<sup>th</sup> and Pine Streets; Streets—repaired curbs on LaBarre, 4<sup>th</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, and Court Streets, speed limit sign on 7<sup>th</sup> Street, cold patched streets, mowing, weed eating and spraying weeds, painted curbs and handicap stalls, graded streets, graveled 1<sup>st</sup>, 2<sup>nd</sup> 3<sup>rd</sup> and Front Street; Miscellaneous—put up flags for 4<sup>th</sup> of July, changed banners downtown, cleanup after the 4<sup>th</sup>, routine maintenance at the Library, City Hall, shop and pool, worked on weed sprayer, 2504 and bush hog, mosquito control and cleaned out grass bunks. Dan also let the board know that there would be a man here to look at the street sweeper. Motion made by Krueger to approve the report, seconded by Godberson.  
Yea votes: Krueger, Godberson, Hynes, Baldwin  
Nay votes: None

Planning Commission Report was reviewed. Motion made by Krueger to approve the report, seconded by Hynes.  
Yea votes: Hynes, Baldwin, Godberson, Krueger  
Nay votes: None

Building Permits:

2010-20: Elmer & Karen Schroer-20' x 12' Deck-103 Center Street. Motion made by Krueger to approve the permit, seconded by Baldwin.

Yea votes: Baldwin, Godberson, Krueger, Hynes

Nay votes: None

2010-21: Doug Cook-28' x 24' garage and breezeway-314 Garfield Street. Motion by Godberson to approve the permit, seconded by Baldwin.

Yea votes: Godberson, Krueger, Hynes, Baldwin

Nay votes: None

2010-22: Lynn Slack—24' x 40' cattery—610 Court Street. Motion by Krueger to deny the permit, seconded by Baldwin.

Yea votes: Krueger, Baldwin, Hynes, Godberson

Nay votes: None

2010-23: Cargill Inc.—ground storage—46750 70<sup>th</sup> Road. Motion by Krueger to approve the permit, seconded by Hynes.

Yea votes: Hynes, Krueger, Godberson, Baldwin

Nay votes: None

The hour being 7:33 p.m. motion by Krueger to open the hearing for the Final Plat Slater Subdivision, seconded by Baldwin.

Yea votes: Baldwin, Godberson, Krueger, Hynes

Nay votes: None

The purpose of the hearing is to inform the citizens of the suggested Slater Subdivision and allow all persons interested to be heard.

Motion made by Krueger to close the hearing, seconded by Baldwin.

Yea votes: Hynes, Baldwin, Godberson, Krueger

Nay votes: None

Gibbon Community Center Report, Library Report and Cemetery Board Minutes were reviewed. Motion made by Baldwin to approve the reports, seconded by Hynes.

Yea votes: Krueger, Hynes, Godberson, Baldwin

Nay votes: None

Discussion and Action Items:

Darren Robinson—Director Buffalo County Economic Development Council—Darren introduced himself as he has only been with the Development Council for a few months. He came onboard half way through the Mid West Meat Packing Facility's phase one and commended Chris Rector on the help on making it a successful start for them. He also let the council know that he has purposed the land east of town with rail access to the State Department of Economic Development for future development. He believes with Cap and Trade the rail service will become a very important part of Economic Development. Darren looks forward to working with the City of Gibbon.

Ordinance No. 549: AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, APPROVING THE FINAL PLAT OF SLATER SUBDIVISION. Suspending rules to read and pass ordinance in one meeting. Adoption of Ordinance No. 549. Council member Krueger introduced Ordinance No. 549. Council Member Baldwin moved that statutory rule requiring reading on three different days be suspended. Second Hynes.

Yea votes: Hynes, Krueger, Baldwin, Godberson

Nay votes: None

City Clerk declared motion adopted by majority vote of Council and Statutory rule suspended for consideration of said ordinance. Council Member Krueger moved for final passage. Second Baldwin.

Mayor asks, "Shall Ordinance No. 549 be passes and adopted?"

Yea votes: Baldwin, Godberson, Hynes, Krueger

Nay votes: None

Mayor declared Ordinance No. 549 adopted and signed name in presence of council and Clerk who attests same. Approved.

Charlotte Burr—Library Board: Mayor Snell nominated Charlotte Burr for the Library Board. Motion made by Godberson to approve the appointment of Charlotte Burr to the Library Board, seconded by Baldwin.

Yea votes: Baldwin, Hynes, Krueger, Godberson

Nay votes: None

GVFD membership application—Shawn Aunkst: Motion by Krueger to approve the application for membership to GVFD, seconded by Hynes.

Yea votes: Godberson, Hynes, Krueger, Baldwin

Nay votes: None

Mayor Comments: Thanks to the City crews who got the city prepared for the Fourth of July and for coming together after the recent wind storm.

After some discussion about the school crossing lights it was decided they would go on Drew Lane which was the original plan. Asked Bill Kroll if he would entertain the idea to meet with city officials to discuss future development in Krolls subdivision.

Attorney comments: None

Council Comments:

Godberson: Have we had a response from letter sent regarding Zoning Regulations that needed to be enforced.

Krueger: Noticed the pool survey had been sent out.

Baldwin: Presented pictures of nuisance properties that need action on.

Hynes: Thanked the crews also for the appearance of the City for the Fourth. Thanked the Parks department for the help on the ball fields for the ball tournament the Ball Association held. They were all in good shape.

Administration Comments: None

Citizens Comments:

Ron Robinson: Wanted to know the status on the fluoridation of the water. Chris Rector let him know the design is not yet complete and should be presented at the next council meeting.

Motion made by Baldwin to adjourn the meeting, seconded by Hynes.

Yea votes: Godberson, Hynes, Krueger, Baldwin

Nay votes: None

Mayor Snell adjourned the meeting at 8:14 p.m.

Vickie Power

Chris Rector

Corey Snell

City Clerk

City Administrator

Mayor

SEAL:

MINUTE RECORD  
GIBBON CITY COUNCIL  
SPECIAL MEETING & BUDGET WORK SESSION  
AUGUST 9, 2010  
8:30 A.M.

The City Council of Gibbon, Buffalo County, Nebraska met in Special Session at 8:30 a.m. on August 9, 2010 at City Hall. The Mayor, Council Members and the public were advised of the notice.

Present: Mayor Corey Snell  
Council Members: Pam Godberson, Charlie Baldwin, Kevin Hynes  
Absent: Albert Krueger (seated at 9:01 a.m.)

Mayor Snell advised everyone of the Open Meetings Notice posted in the back of the room. The City of Gibbon abides by the Open Meetings Act in conducting business.

Resolution #2010-04: State of Nebraska desires to make improvements on HWY 30 within the City Limits. Motion made by Hynes to approve Resolution #2010-04, seconded by Baldwin.

Yea votes: Godberson, Baldwin, Hynes

Nay votes: None

RESOLUTION No. 2010-04: Whereas, the State of Nebraska desires to make improvements on a portion of Highway 30 within the Corporate Limits of Gibbon under a highway improvement projected denoted as Project No. RD-30-4(1043), and

Whereas, this highway improvement project will also improve Municipal infrastructure at various locations within the project limits as shown in the agreement, and

Whereas the improvements to be completed within the municipal boundaries are adequately described in the agreement, and

Whereas the Municipality's responsibilities under this agreement are adequately described in the agreement and are understood by the municipality, and

Whereas, the City of Gibbon concurs to enter into this agreement with the State of Nebraska, Department of Roads, for said improvement,

Now, therefore, be it resolved, by the City Council of the City of Gibbon, that the Mayor is authorized by the City Council to execute this agreement with the State of Nebraska, Department of Roads for Project Number RD-30-4(1043).

Passed and approved this 9<sup>th</sup> day of August, 2010.

Resolution #2010-05: Agreement with Buffalo County Economic Council to provide security deposit for Midwest Meat Packing Plant. Motion made by Godberson to approve Resolution #2010-05, seconded by Hynes.

Yea votes: Hynes, Godberson, Baldwin

Nay votes: None

RESOLUTION NO. 2010-05: RESOLUTION OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, to guaranty a security deposit to Nebraska Public Power District for the benefit of the Buffalo County Economic Development Council and Midwest Meat Packing Facility, LLC.

WHEREAS, Nebraska Public Power District has required a security deposit from Midwest Meat Packing Facility, LLC; and,

WHEREAS, the Buffalo County Economic Development Council, in order to facilitate economic development in the City of Gibbon, Buffalo County, Nebraska, by letter dated June 22, 2010 has guaranteed the payment of the security deposit required of Midwest Meat Packing Facility, LLC by Nebraska Public Power District; and,

WHEREAS, the Buffalo County Economic Development Council has requested the City of Gibbon assume this obligation.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, that the City assume the obligation of the Buffalo County Economic Development Council to guaranty the payment of the security deposit by Midwest Meat Packing Facility, LLC to Nebraska Public Power District in an amount not to exceed \$18,000.00; further said security guaranty shall be provided only for the account of Midwest Meat Packing Facility, LLC; further, this guaranty shall be for a period of six (6) months ending on November 15, 2010; and either the City or the Council may ask for an account review by the Nebraska Public Power District prior to the termination of the six-month guaranty.

PASSED AND APPROVED this 9<sup>th</sup> day of August, 2010.

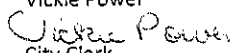
Worked on Budget for the year 2010-2011: Judy Mead the City Treasurer presented the budget. She reviewed the individual funds and line accounts with the Mayor and Council. They discussed any changes they would like to make to the budget. The Budget Hearing has been set for Monday, September 13, 2010 at 12:00 Noon at City Hall.

Motion was made by Baldwin to adjourn the meeting, seconded by Krueger.

Yea votes: Krueger, Baldwin, Godbersen, Hynes

Nay votes: None

Mayor Snell adjourned the meeting at 9:55 a.m.

Vickie Power  
  
City Clerk

Chris Rector  
City Administrator

Corey Snell  
Mayor

SEAL: