

Special Council Meeting and Budget Work  
Session  
Thursday, August 21, 2025 7:00 PM  
City Hall  
1029 Court Street  
Gibbon, NE 68840

1. Opening Procedures

- 1.1. Call to Order

- 1.2. Pledge of Allegiance

- 1.3. Announcement of Open Meetings Act

This is an open meeting of the Gibbon City Council. The City of Gibbon abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed on the south wall of the Council Chambers as required by state law.

The City Council may vote to go into closed session on any agenda item as allowed by state law.

- 1.4. Roll Call

2. Submittal of Requests for Future Items

Individuals who have items for City Council consideration should complete the Request for Future Agenda items form available from the City Clerk or on the City of Gibbon website. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

3. Reserve Time to Speak on Agenda Items

There will be time to speak on agenda items at the time of discussion prior to any action taken.

4. Public Hearing

- 4.1. Public Hearing for Community Development Block Grant Application

The purpose of the Public Hearing is to hear support, opposition, criticism, suggestions or observations to consider on the Community Development Block Grant Application.

5. Resolution and Motions

5.1. Resolution No. 2025-15 Authorizing Chief Elected Official to Sign an Application for CDBG Funds

6. Presentations

6.1. Presentation and Review of the proposed Budget Expenditures for Fiscal Year 2025-2026

7. Other Items

7.1. Council Second Budget Work Session will be on Monday, August 25, 2025, at 5:30 p.m. if needed.

7.2. Next Regular Council Meeting will be on Monday, September 15, 2025, at 7:00 p.m.

8. Adjourn

# **CITY OF GIBBON, NEBRASKA**

**Community Development Block Grant**

**Public Viewing Document**

**for an application**

**to the Nebraska Dept. of Economic Development**

**for Planning Grant Funds**

**August 2025**

## **NOTICE OF PUBLIC HEARING ON AN APPLICATION FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

NOTICE IS HEREBY GIVEN that on Thursday, August 21st, 2025, in the Gibbon City Council Chambers, the City Council of the City of Gibbon, Nebraska, will hold a public hearing concerning an application to the Nebraska Department of Economic Development for a Community Development Block Grant (CDBG). This grant is available to local governments for community/ economic development activities.

The City of Gibbon is requesting CDBG funds to undertake and create a long-range comprehensive master plan. The process will include public participation, updates to existing zoning ordinances, an update to the City's 2016 Blight and Substandard Study and other items pertinent to planning for the future of Gibbon. The City last completed a comprehensive plan in 2016. Now is an appropriate time to create a new master plan for the City's future and growth as much has been accomplished since 2016.

The total estimated project cost is \$63,000.00, with total CDBG funding in the amount of \$53,000.00. The CDBG total includes \$50,000.00 for proposed planning activities and \$3,000.00 for General Administration. The City of Gibbon is prepared to provide 20% match funding of \$10,000.00 from City reserves. The project activities include:

- Project Activity #20A – Planning Activities to create a long-range Comprehensive master plan for the City of Gibbon - \$50,000
- Project Activity #21A – General Administration activities related to the administration of the project - \$3,000

All funds will be utilized for the National Objective of LMI to benefit low- and moderate-income people as 51% of Gibbon residents are considered to be LMI. There will be no persons displaced as a result of CDBG activities. The City has an adopted plan for minimizing displacement and assistance as a result of CDBG activities.

The grant application will be available for public inspection at the Gibbon City offices, 1029 Court Street, Gibbon, Nebraska. All interested parties are invited to attend this public hearing, at which time you will have an opportunity to be heard regarding the grant application. Written and oral testimony will also be accepted at the public hearing scheduled for 7:00 pm, Thursday, August 21, 2025, at the City offices located at 1029 Court Street, Gibbon, Nebraska. Written comments addressed to Matt Smallcomb, City Administrator, at 1029 Court Street will be accepted if received on or before August 21, 2025.

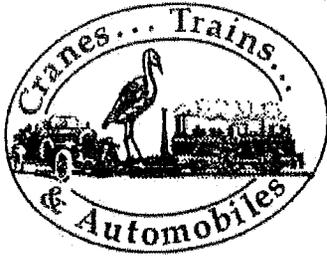
Individuals requiring physical or sensory accommodations, including interpreter service, Braille, large print, or recorded materials, please contact Matt Smallcomb, 1029 Court Street, Gibbon, Nebraska (308.468.6118) no later than Thursday, August 20th, 2025. Accommodations will be made for persons with disabilities and non-English speaking individuals provided that a three-day notice is received by the City Administrator, Matt Smallcomb.

Leon Stall, Mayor

**City of Gibbon - 2025 Planning Grant Budget**

<b>Project Costs and Activity Codes</b>	<b>CDBG</b>	<b>Match (20%)*</b>	<b>Total</b>
Planning - #20A	\$ 50,000.00	\$ 10,000.00	\$ 60,000.00
General Administration - #21A	\$ 3,000.00	\$ -	\$ 3,000.00
<b>Total Project Costs</b>	<b>\$ 53,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 63,000.00</b>

\*Match required of City



# City of Gibbon

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**RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL  
TO SIGN AN APPLICATION FOR CDBG FUNDS  
RESOLUTION 2025-15**

Whereas, the City of Gibbon, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as amended for Small Cities Community Development Block Grant Program, and,

Whereas, the City of Gibbon, Nebraska, has obtained its citizens' comments on community development and housing needs; and has conducted public hearing(s) upon the proposed application and received favorable public comment respecting the application which for an amount of \$53,000 for a planning grant study to undertake the process of and completion of a comprehensive plan (including but not limited to zoning ordinances update, blight and substandard study updates) and,

NOW, THEREFORE, BE IT RESOLVED BY

The City Council of the City of Gibbon, that the Mayor be authorized and directed to proceed with the formulation of any and all contracts, documents or other memoranda between the City of Gibbon, Nebraska and the Nebraska Department of Economic Development so as to effect acceptance of the grant application.

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Chief Elected Official Signature

Leon Stall, Mayor

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Chief Elected Official Printed Name, Title

8.21.25

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Date