

AGENDA
VALLEY CITY COUNCIL
June 15, 2021 4:30 PM

Anyone desiring to speak on any item on the Agenda is invited to do so, but will be limited to three minutes. After being recognized by the Mayor, please state your name and address for the record. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting.

--A copy of the Open Meetings Act is located on the north wall of the Council Chamber--

The Mayor and Council reserve the right to adjourn into executive session on any agenda item per Nebraska Revised Statutes 84-1410.

One copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

1. CALL TO ORDER
2. PROOF OF PUBLICATION
3. CONSIDERATION OF PARTIAL VACATION OF THE L & J SUBDIVISION FINAL PLAT - OUTLOT B
4. DISCUSSION RELATING TO FUTURE LAND USE MAP AND RE-ZONING REQUESTS
5. ADJOURNMENT

limited liability company may be organized under the laws of the State of Nebraska. The LLC was filed with the State of Nebraska April 27 2021. Organizer Name: Benjamin Giebler.

May 26, June 2 & 9 - 22 Ins

NOTICE OF ORGANIZATION OF I-80 DAWGS, LLC

Notice is hereby given that I-80 awgs, LLC has been organized under the laws of the State of Nebraska. The designated office of the Company is 344 North 35th Ave, Omaha, NE 68123. The registered agent of the Company is Chris Morris, 344 North 35th Ave, Omaha, NE 68123. The general nature of the business will be to engage in the transaction of any lawful business, for which a limited liability company may be organized under the laws of the State of Nebraska.

June 2, 9 & 16 - 19 Ins

NOTICE OF ORGANIZATION OF JAHN, LLC,

Notice is hereby given that Jahn, LLC, Nebraska Limited Liability Company, is being organized under the laws of the State of Nebraska, with its initial designated office at 18707 Oak Plaza, APT 515 Omaha, NE 68130. The initial agent for service of process of the Company is Daniel Jahn, 18707 Oak Plaza, APT 515 Omaha, NE 68130.

May 19, 26 & June 2- 15 Ins

NOTICE OF ORGANIZATION OF LADYBABYKARE'S LLC

Notice is hereby given that LadybabyKare's LLC has been organized under the laws of the State of Nebraska. The designated office of the Company is 2219 BINNEY STREET, OMAHA, NEBRASKA 68110. The registered agent of the Company is Lucanica Gore, 2219 BINNEY STREET, OMAHA, NEBRASKA 68110. The general nature of the business will be to engage in the transaction of any or all lawful business, for which a limited liability company may be organized under the laws of the State of Nebraska. The purpose of the business is daycare. The LLC was filed with the State of Nebraska April 22 2021. Organizer Name: Lucanica Gore.

May 26, June 2 & 9 - 23 Ins

NOTICE OF ORGANIZATION OF RIECKEN CREATIONS LLC

Notice is hereby given that Riecken Creations LLC has been organized under the laws of the State of Nebraska. The designated office of the Company is 2614 North Main Street, Elkhorn, NE 68022. The registered agent of the Company is Registered Agents Inc., 530 S. 13th St., E 100, Lincoln, NE 68508. The general nature of the business will be to engage in the transaction of any or all lawful business, for which a limited liability company may be organized under the laws of the State of Nebraska.

June 2, 9 & 16 - 19 Ins

NOTICE OF ORGANIZATION OF PROPAGRANDE DESIGN AND MARKETING AGENCY LLC

Notice is hereby given that PROPAGRANDE DESIGN AND MARKETING AGENCY LLC has been organized under the laws of the State of Nebraska. The designated office of the Company is 600 SOUTH 27TH STREET APT 614, PO BOX 563, OMAHA, NE 68101. The registered agent of the Company is NEBRASKA REGISTERED AGENT LLC, 530 S. 13TH ST., SUITE 100, LINCOLN, NE 68508. The general nature of the business will be to engage in the transaction of any or all lawful business, for which a limited liability company may be organized under the laws of the State of Nebraska.

May 19, 26 & June 2- 23 Ins

NOTICE OF ORGANIZATION OF R&R RENOVATIONS LLC

Notice is hereby given that R&R Renovations LLC has been organized under the laws of the State of Nebraska. The designated office of the Company is 6920 BETH AVE, PAPPILLION, NEBRASKA 68133. The registered agent of the Company is Louie Castillo, 10094 FIELDCREST DR, OMAHA, NEBRASKA 68114. The general nature of the business will be to engage in the transaction of any or all lawful business, for which a limited liability company may be organized under the laws of the State of Nebraska. The purpose of the business is flooring, Paint. The LLC was filed with the State of Nebraska April 23 2021. Organizer Name: Alysha Ford.

June 2, 9 & 16 - 23 Ins

NOTICE OF ORGANIZATION OF RTS GROUP, LLC

Notice is hereby given that RTS Group LLC a Nebraska Limited Liability Company, has been organized under the laws of the state of Nebraska, with its initial designated office at 2210 S 218th St., Elkhorn, NE 68022. The initial agent for service of process of the Company is Brent Robinson, 2210 S 218th St., Elkhorn, NE 68022.

May 19, 26 & June 2- 15 Ins

NOTICE OF ORGANIZATION OF SCOTT DESIGNER HOMES LLC

Notice is hereby given that Scott Designer Homes LLC has been organized under the laws of the State of Nebraska. The designated office of the Company is 322 N 248th Cir., Waterloo, NE 68069. The registered agent of the Company is USCA, Inc., 1603 Farnam Street, Omaha, NE 68102. The general nature of the business will be to engage in the transaction of any or all lawful business, for which a limited liability company may be organized under the laws of the State of Nebraska.

June 2, 9 & 16 - 19 Ins

Notice is hereby given that The Recreational Therapist LLC has been organized under the laws of the State of Nebraska. The designated office of the Company is 18715 Mason St., Elkhorn, NE 68022. The registered agent of the Company is USCA, Inc., 1603 Farnam Street, Omaha, NE, 68102. The general nature of the business will be to engage in the transaction of any or all lawful business, for which a limited liability company may be organized under the laws of the State of Nebraska.

June 2, 9 & 16 - 20 Ins

NOTICE OF ORGANIZATION OF TIGER CAPITAL LLC

Notice is given that the Articles of Organization for Tiger Capital LLC were filed on 5/19/2021. The name of the registered agent is Business Filings Incorporated and the registered office is located at 5601 South 59th Street, Lincoln, NE 68516. The place of business is located at 10250 Regency Circle, Suite 105, Omaha, Nebraska 68114.

June 2, 9 & 16 - 15 Ins

REGISTRATION OF TRADE NAME

Trade Name: Arthritis Knee Pain Clinic of Omaha

Name of Applicant: BC Healthcare LLC

Address: 2055 N 156 St, Omaha, NE 68116

Applicant is: Limited Liability Company

State under whose laws entity was formed: NE

Date of first use of name in Nebraska: 4/30/21

General nature of business: Medical Services

/s/ Brandon Bird
Signature of Applicant or Legal Representative

June 2 - 29 Ins

REGISTRATION OF TRADE NAME

Trade Name: Diamond Kouture Beauty

Name of Applicant: Daimond Osay- ande

Address: 10430 N. 150th Street, Bennington, NE 68007

Applicant is: Individual

State under whose laws entity was formed:

Date of first use of name in Nebraska: April 27, 2021

General nature of business: Lip cosmetics, beauty products

Name of Applicant: Emily Tomcykowski

Address: 7619 Hamilton St., Omaha, NE 68114

Applicant is: Individual

State under whose laws entity was formed: Nebraska

Date of first use of name in Nebraska: NEW

General nature of business: Dog Grooming

/s/ Emily Tomcykowski
Signature of Applicant or Legal Representative

June 2 - 27 Ins

ZNEZ

MISC.

NONE

COMMUNITY NOTICES

CITY OF BENNINGTON CITY COUNCIL MEETING NOTICE
MONDAY, JUNE 14, 2021;
6:00 P.M.
CITY OFFICE; 15505 WAREHOUSE ST.
BENNINGTON, NE.
402-238-2375

Notice is hereby given that on Monday, June 14, 2021, a meeting of the Mayor and City Council of the City of Bennington, Nebraska, will be held at 6:00 p.m. in the City Office at 15505 Warehouse St. The agenda, kept continuously current, is available for public inspection at the office of the City Clerk during normal business hours.

Mindi Laaker
City Clerk

June 2 - 24 Ins

NOTICE OF MEETING CITY OF VALLEY PLANNING COMMISSION JUNE 15, 2021 4:30 P.M.

Notice is hereby given that a meeting of the City of Valley Planning Commission will be held on Tuesday, June 15, 2021 at 4:30 p.m. at Valley City Hall, 203 N. Spruce Street, Valley, Nebraska. An agenda kept continually current shall be available for public inspection at Valley City Hall.

Larry Bottger, Chair

June 2 - 16 Ins

► See NOTICES on 9A

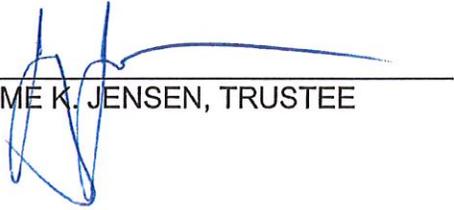
**REQUEST FOR PARTIAL VACATION
OF THE PLAT FOR L & J SUBDIVISION,
A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED
IN DOUGLAS COUNTY, NEBRASKA
(OUTLOT "B")**

JAME K. JENSEN, TRUSTEE OF THE JAME K. JENSEN REVOCABLE TRUST, owner of record of Outlot "B", L&J Subdivision, a Subdivision, as surveyed, platted and recorded, hereby requests that the portion of the Final Plat for L&J Subdivision, a Subdivision, as surveyed, platted and recorded designated as Outlot "B" be vacated and hereby requests that the City of Valley proceed with all necessary steps in order to effectuate said partial vacation.

Dated this 9th day of June, 2021.

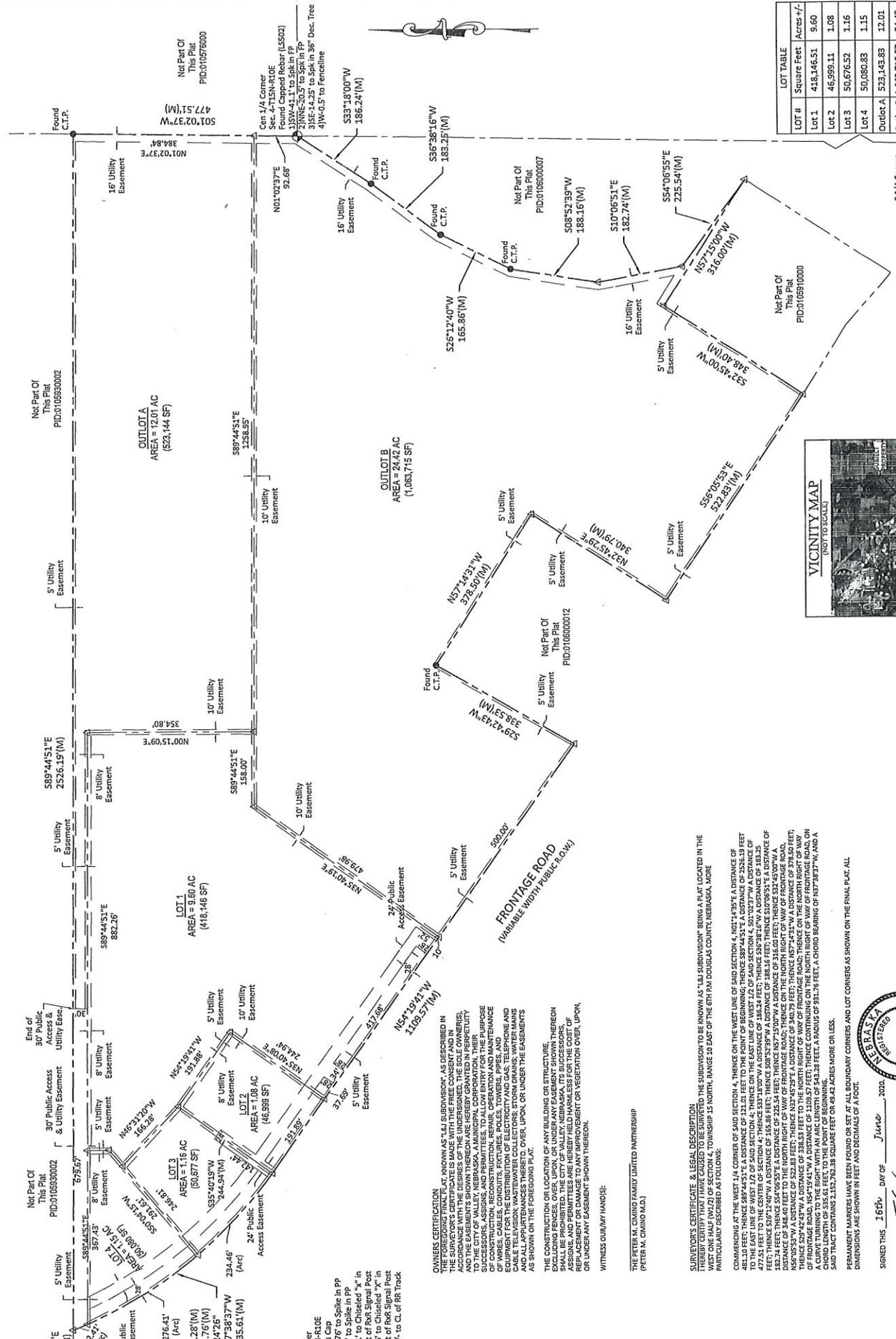
JAME K. JENSEN REVOCABLE TRUST

By:

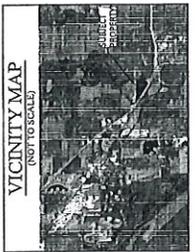


JAME K. JENSEN, TRUSTEE

FINAL PLAT
L&J SUBDIVISION
PART OF TAX LOT 2 IN THE NW 1/4 & SW 1/4
OF SEC. 4 T15N, R10E OF 6TH P.M.
DOUGLAS COUNTY, NEBRASKA



LOT #	Square Feet	Acres +/-
Lot 1	418,146.51	9.60
Lot 2	46,999.11	1.08
Lot 3	50,676.52	1.16
Lot 4	50,080.83	1.15
Outlot A	523,143.83	12.01
Outlot B	1,063,715.57	24.42



OWNERS CERTIFICATION
I, **PETER M. CIMINO**, PARTNER IN CHARGE OF THE FIRM M. CIMINO FAMILY LIMITED PARTNERSHIP (PETER M. CIMINO M.D.), DOUGLAS COUNTY, NEBRASKA, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE ABOVE DESCRIBED REAL ESTATE AND THE EASEMENTS SHOWN THEREON IN ACCORDANCE WITH THE DESIRES OF THE SOLE OWNERS, AND THE EASEMENTS SHOWN THEREON ARE THE PROPERTY OF THE SOLE OWNERS, SUCCESSORS, ASSIGNS, AND PERMITTEES, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, REPAIR, OPERATION, MAINTENANCE, AND USE OF THE EASEMENTS AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS, TELEPHONE AND CABLE TELEVISION, WASTEWATER COLLECTORS, STORM DRAINS, WATER MAINS AND OTHER UTILITIES OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED, THE CITY OF VALLEY, NEBRASKA, ITS SUCCESSORS, ASSIGNS, AND PERMITTEES, SHALL NOT BE LIABLE FOR ANY DAMAGE TO, OR UNDER ANY EASEMENT SHOWN THEREON, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

WITNESS OUR HANDS:
THE FIRM M. CIMINO FAMILY LIMITED PARTNERSHIP
(PETER M. CIMINO M.D.)

SURVEYOR'S CERTIFICATE & LEGAL DESCRIPTION
I, **THOMAS B. ORFELT**, LICENSED SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE ABOVE DESCRIBED REAL ESTATE AND THE EASEMENTS SHOWN THEREON IN ACCORDANCE WITH THE DESIRES OF THE SOLE OWNERS, AND THE EASEMENTS SHOWN THEREON ARE THE PROPERTY OF THE SOLE OWNERS, SUCCESSORS, ASSIGNS, AND PERMITTEES, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, REPAIR, OPERATION, MAINTENANCE, AND USE OF THE EASEMENTS AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS, TELEPHONE AND CABLE TELEVISION, WASTEWATER COLLECTORS, STORM DRAINS, WATER MAINS AND OTHER UTILITIES OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 4, THENCE ON THE WEST LINE OF SAID SECTION 4, N07°14'03"E A DISTANCE OF 481.10 FEET; THENCE S89°44'51"E A DISTANCE OF 321.01 FEET TO THE POINT OF BEGINNING; THENCE S89°44'51"E A DISTANCE OF 252.19 FEET TO THE EAST LINE OF SAID SECTION 4, THENCE S18°18'00"W A DISTANCE OF 182.24 FEET; THENCE S36°32'00"W A DISTANCE OF 183.25 FEET; THENCE S27°12'49"W A DISTANCE OF 165.86 FEET; THENCE S09°33'39"W A DISTANCE OF 182.16 FEET; THENCE S10°09'51"E A DISTANCE OF 182.74 FEET; THENCE S24°05'52"E A DISTANCE OF 225.54 FEET; THENCE N07°14'03"E A DISTANCE OF 371.60 FEET TO THE NORTH RIGHT OF WAY OF FRONTAGE ROAD, N55°55'51"W A DISTANCE OF 522.83 FEET; THENCE N37°45'29"E A DISTANCE OF 340.79 FEET; THENCE N57°42'31"W A DISTANCE OF 376.50 FEET; THENCE S24°42'49"W A DISTANCE OF 383.53 FEET TO THE NORTH RIGHT OF WAY OF FRONTAGE ROAD; THENCE ON THE NORTH RIGHT OF WAY OF FRONTAGE ROAD, THENCE TO THE RIGHT, WITH AN ARC LENGTH OF 543.28 FEET, A RADIUS OF 811.76 FEET, A CHORD BEARING OF N07°38'37"W, AND A CHORD LENGTH OF 553.61 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,152,763.38 SQUARE FEET OR 49.42 ACRES MORE OR LESS.

PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS AND LOT CORNERS AS SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS 16TH DAY OF June, 2020.

Thomas B. Orfelt
THOMAS B. ORFELT
13660 S. 150TH COURT
BENNETT, NE 68137

LS-502
L.S.#502



- (a) An overlot grading plan
 - (b) A dredging plan, if required
 - (c) A drainage plan, pursuant to Section 6.06.
 - (d) A traffic impact analysis.
 - (e) Stormwater Pollution Prevention Plan (SWPPP)
23. Two copies of the following, prepared by the City Engineer, delivered to the Planning Commission:
- (a) A sanitary sewer plan and profile(s).
 - (b) A street plan and profile with a statement of proposed street improvements.
 - (c) A water distribution plan and profile(s).
 - (d) A storm sewer plan and profile(s).

Section 3.06 Conditions for Final Plat Approval and Signing

The Final Plat shall not be approved or signed until the following has occurred:

1. Execution of the Subdivision Agreement.
2. Execution of the Predevelopment Agreement and payment of all amounts to be paid to the City pursuant to the terms of the Pre-Development Agreement.
3. Execution of the Agreement for Escrow of Security Fund.
4. Subdivider's deposit of the appropriate amount pursuant to the terms of the Agreement for Escrow of Security Funds.
5. Payment in full of all plan review and administrative fees, City engineering design fees for City-owned public infrastructure improvements, and capital facilities charges. City having satisfied itself, in its sole and absolute discretion, that the Subdivider has obtained all necessary Corps of Engineering Approvals and Permits necessary to complete the development of the subdivision, including but not limited to obtaining all required Section 404 Permits and any other required wetlands permits. City having satisfied itself, in its sole and absolute discretion, that subdivision as designed is, or will be, in compliance with all of City's adopted Zoning and Subdivision Regulations.
6. Creation of a Homeowner's Association pursuant to the terms of Subdivision Agreement, if required.

Section 3.07 Filing

3.07.01 The Subdivider shall file the Final Plat with the Douglas County Register of Deeds within one year after receipt of the signed Final Plat from the City, but prior to any public improvements being commenced. One copy of the signed Final Plat shall be returned to the City Clerk immediately.

Section 3.08 Vacation of Plat

3.08.01 Applicability: An owner or owners of a plat may make application to the Planning Commission to vacate any plat under the following conditions:

1. The Plat to be vacated is a duly recorded Final Plat or Replat.
2. The vacation of the subdivision will not interfere with development of, nor deny access via public thoroughfare to, adjoining properties or utility services or other improvements.
3. Vacation of the subdivision will not be contrary to the Comprehensive Development Plan.

3.08.02 Procedures: The owner or owners shall present a proposal to the Planning Commission, containing the legal description of the subdivision and calling for vacation thereof. The Planning Commission shall study the proposal and shall send recommendations to the City Council. The City Council shall approve or deny the proposal. If the proposal is approved (approved by resolution), it shall then be recorded in the office of the Douglas County Register of Deeds. The subdivider shall pay all fees for the recording of such vacation. If the proposal is disapproved, the City Council shall state such reason(s) for disapproval. The applicant shall be allowed to submit a new application upon a showing that the reason or reasons for disapproval have been corrected.

Section 3.09 Replats

3.09.01 For a Replat of an existing subdivision, the Planning Commission may waive the separate submission requirements for the Preliminary and Final Plats to expedite the subdivision review process if, in the