

AGENDA  
VALLEY CITY COUNCIL  
July 16, 2024 4:30 PM

Anyone desiring to speak on any item on the Agenda is invited to do so during the visitor/correspondence section 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 person wishing to speak during the business portion of the meeting must complete a City Council Agenda Request form. This form is available on the City's website and must be completed and submitted no later than 5:00 p.m. on the Thursday preceding any City Council 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. **Roll Call**

3. **Pledge of Allegiance**

4. **Proof of Publication**

5. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so, but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Planning Commission to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes.

The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

6. **Approval of Agenda**

7. **Consent Agenda**

All agenda items on the consent agenda will be acted on in a single motion. Consent agenda items are being forwarded to the Commission Members. Any individual item may be removed by a commission member for special discussion and consideration.

7.A. Approve Minutes of June 18, 2024 Planning Commission meeting

8. **Discussion** amending Chapter 2, Article VI about weeds, grasses, worthless vegetation, unsafe buildings, and unsafe structures and declaring the same to be a public nuisance and providing for the abatement of same.

9. **Adjourn**

**NOTICE OF MEETING  
PLANNING COMMISSION  
CITY OF VALLEY, NEBRASKA**

Notice is hereby given that a meeting of the City of Valley Planning Commission will be held on Tuesday, July 16, 2024, at 4:30 p.m., at Valley City Hall.

An agenda kept continually current shall be available for public inspection at Valley City Hall.

Larry Bottger, Chair  
City of Valley, Planning Commission

7/9

ZNEZ

**THE DAILY RECORD  
OF OMAHA  
JASON W. HUFF, Publisher  
PROOF OF PUBLICATION**

UNITED STATES OF AMERICA,  
The State of Nebraska,  
District of Nebraska,  
County of Douglas,  
City of Omaha

} ss.

JASON W. HUFF and/or JOSIE CHARRON, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

7/9/24

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

GENERAL NOTARY - State of Nebraska  
NICOLE M. PALMER  
My Comm. Exp. October 1, 2025

Publisher's Fee \$20.00

*Jason W Huff*

Additional Copies \$ \_\_\_\_\_

Subscribed in my presence and sworn to before me this JULY 09 2024

Filing Fee \$ \_\_\_\_\_

Total \$20.00

*Nicole M Palmer*

Notary Public in and for Douglas County, State of Nebraska

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**CITY OF VALLEY**  
**VALLEY PLANNING COMMISSION MINUTES**

*Attention was directed to the Open Meetings Act posted in the back of the chambers.*

June 18, 2024  
Valley City Hall  
4:30 p.m.

**1 and 2. Roll Call and Call to Order:** Larry Bottger, Chairman, Scott Burke, Jim Tomanek, Mark Conrey, Brian Foutch, Greg Sunde, Danielle Lowry. Absent: Kyle Anderson and Jeremy Mayer. Also present: Cindy Grove, Mayor, Dave Ptak, interim City Administrator, Christie Donnermeyer, City Clerk, Rune van den Boogaart, Building Inspector, Greg Perry, City Engineer, and Andrea Griffin, City Attorney.

**3. Pledge of Allegiance.** The Pledge of Allegiance was recited.

**4. Proof of Publication.** The notice of the meeting was published in *The Daily Record* on May 29, 2024, and on June 5, 2024.

**5. Visitors/Correspondence:**

Wendy Deane 207 N. Spruce St. request city get electronic signs to display information instead of a newsletter. Suggested 3M property as a location and possible donation toward cost. Wendy was instructed that the Planning Commission does not make these decisions and to please take her suggestion to the City Council.

**6. Public Hearings:**

OSC Valley Meigs 1, LLC c/o Access Property Management (Valley Landing) recommend approval of Redevelopment Plan.  
Open Public Hearing.

Rick Kiolbasa thanked the Commission for all the time and hard work on this project.

Building Inspector addressed the Commission in support of the plan.

City Attorney Andrea Griffin explained the approval process for compliance with the City's Comprehensive Development Plan of recommending the Plan approval to the Community Development Agency.

Public Hearing closed.

After discussion, member Foutch moved to recommend approval of the Redevelopment Plan. Bottger seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek. ABSENT: Anderson and Mayer. NO: no one. Motion carried.

Chairperson Bottger introduced Resolution No. 2024-01 and moved for its passage and approval: A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF VALLEY, NEBRASKA, AND APPROVAL OF RELATED ACTIONS. Conrey seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek. ABSENT: Anderson and Mayer. NO: no one. Motion carried.

OSC Valley Meigs 1, LLC c/o Access Property Management (Valley Landing) recommend approval of final plat.

Open Public Hearing.

Building Inspector addressed the Commission regarding finalizing necessary paperwork before recording the final plat.

City Engineer addressed the Commission regarding finalizing paperwork with NRD as well as drainage easements which will be completed before the final plat is recorded.

Public Hearing closed.

After discussion, member Conrey moved to recommend approval of the final plat to City Council. Foutch seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek. ABSENT: Anderson and Mayer. NO: no one. Motion carried.

Bailey Property Investments LLC (Valley Lakes Business Park) recommend approval of final plat.

Open Public Hearing.

David Harvey E & A Consulting Group representing Bailey Property Investments attended to address any questions. He also stated that they are comfortable with all four comments from the City Engineer.

The Building Inspector addressed the Commission in support of approval of the final plat.

City Engineer addressed the Commission regarding access to the site from 264th street.

Public hearing closed.

After discussion member Conrey moved to recommend approval of the final plat to City Council. Foutch seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek. ABSENT: Anderson and Mayer. NO: no one. Motion carried.

7. **Adjourn.** A motion was made to adjourn by Sunde seconded by Tomanek. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek. ABSENT: Anderson and Mayer. NO: no one. Motion carried. Meeting adjourned at 4:49 p.m.

  
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Christie Donnermeyer, City Clerk