

AGENDA
VALLEY CITY COUNCIL
Tuesday, October 8, 2024
City Hall
203 North Spruce
Valley, NE 68064
7:00 PM

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

7.A. Approve Minutes of September 24, 204 City Council meeting

7.B. Approve Treasurer's Report

7.C. Approve invoices and additional invoices presented for payment

7.D. Approve September Payroll \$106410.64 and IRA \$8683.18

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

7.E. Accept September Keno Receipts \$7,589.16

7.F. Accept PeopleService Inc., Report

7.G. Accept minutes and/or statistics of the following boards and/or committees:

- July 24, 2024 Library minutes
- September, 2024 Library statistics
- August 20, 2024 Planning Commission minutes
- September 12, 2024 Cemetery minutes

8. **First Nebraska Bank - approval of First Nebraska Bank as official depository, annual action to meet statutory requirements**

9. **Veterans of Foreign Wars Post 9897 consideration and approval of Applications for Special Designated Liquor License for fundraisers on 01/18/2025, 02/15/2025, 03/15/2025, 04/19/2025, 05/17/2025, and 06/21/2025**

10. **Valley Days Foundation consideration and approval of street closure request for Valley Christmas Tree Lighting & Holiday Market Saturday, Nov. 30, 2024**

11. **Operation Green Light for Veterans consideration and approval of Resolution No. 2024-54 Supporting Operation Green Light for Veterans**

12. **DC West Community Schools consideration and approval of waiver from site design standards**

13. **Still Water Lake LLC Phase 1 consideration and approval of Resolution No. 2024-55 releasing ILOC funds**

14. **Still Water Lake LLC Phase 2 consideration and approval of Resolution No. 2024-56 releasing ILOC funds**

15. **Prominence Global (Catalina)**

15.A. Consideration and approval of Amendment to Future Land Use Map

- Open Public Hearing
- Close Public Hearing
- Ordinance No. 822

15.B. **Resolution No. 2024-57** consideration and approval of Blight/Substandard Designation

- Open Public Hearing
- Close Public Hearing

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

- Resolution No. 2024-57
- 15.C. **Motion to recess as Valley City Council and convene as Community Development Agency**
 16. **PeopleService - update**
 17. **City Engineer**
 - 17.A. Ginger Cove Lift Station No. 3 Upgrades
 - 17.A.1. Approval of Resolution No. 2024-58 for payment of Contractor's Application for Payment No. 3 (final) in the amount of \$22,498.10 from Vrba Construction, Inc.
 - 17.B. Water Treatment Expansion - approval to advertise for bids
 - 17.C. Information and Other/Miscellaneous Projects:
 - Val-haven (Southwest No. 2) and Ginger Woods No. 2 Lift Station Improvements
 - Valley Lakes Business Park
 - Catalina (Prominence Global)
 18. **City Attorney**
 19. **Mayor's Report**
 20. **Upcoming Items**
 - Planning Commission: October 15, 2024 at 4:30 p.m.
 21. **Adjourn**

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

**NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF VALLEY, NEBRASKA**

PUBLIC NOTICE is hereby given by the Mayor and the City Council of the City of Valley, Nebraska that a public hearing will be held on **Tuesday, October 8, 2024**, at **7:00 p.m.**, at **Valley City Hall, 203 North Spruce Street, Valley, Nebraska**. The purpose of the hearing is to obtain public comment prior to the City Council's review of a Substandard and Blight Study for the area to be known as Catalina. The City Council shall review the Substandard and Blight Study and may adopt a resolution declaring that substandard and blighted conditions exist in the area under study and declare such area or any portion of such area to a substandard and blighted area.

All interested parties shall be afforded a reasonable opportunity to express their views at the public hearing regarding the Substandard and Blight Study and the proposed substandard and blight designation. A copy of the Substandard and Blight Study, including a map showing the area covered by the Substandard and Blight Study, is available at Valley City Hall.

Christie Donnemeyer, Valley City Clerk

9/20, 9/27 ZNEZ



Proof of Publication

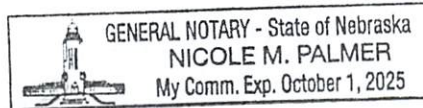
JASON W. HUFF, Publisher

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

JASON W. HUFF, 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 2 consecutive weeks on:

9/20/24 9/27/24

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



Publisher's Fee \$48.58 Jason W Huff
Additional Copies \$ _____ Subscribed in my presence and sworn to before
Filing Fee \$ _____ me this SEPTEMBER 27 2024
Total \$48.58 Nicole M Palmer

Notary Public in and for
Douglas County, State of Nebraska

Daily Record

RECORDED
INDEXED
APR 20 1918

At the meeting of the Board of Health held on the 17th inst. the following resolutions were adopted: That the Board of Health be authorized to purchase the following supplies for the use of the health department: 1. Disinfectants, 2. Sterilizers, 3. Sewage disposal equipment, 4. Laboratory equipment, 5. Office supplies, 6. Printing and stationery, 7. Fuel, 8. Repairs to health department buildings, 9. Salaries of health department employees, 10. Other expenses incident to the operation of the health department.

REPORT OF THE BOARD OF HEALTH

FOR THE YEAR ENDING DECEMBER 31, 1917

The Board of Health has the honor to acknowledge the receipt of the report of the Health Officer for the year ending December 31, 1917. The report shows that the health of the community has improved during the year, and that the health department has been successful in carrying out its duties. The Board of Health is pleased to note the progress made in the various branches of the health department, and is confident that the health of the community will continue to improve in the future.

APPROVED: _____

City of New York
Department of Health
1918

[Handwritten Signature]

REPORT OF THE BOARD OF HEALTH

[Handwritten Signature]

City of New York
Department of Health
1918

NOTICE OF MEETING
CITY OF VALLEY
TUESDAY, OCTOBER 8, 2024.
AT 7:00 P.M.
VALLEY CITY HALL
203 N. SPRUCE STREET, VALLEY, NE

Notice is hereby given that a meeting of the City Council of the City of Valley, Nebraska will be held on **Tuesday, October 8, 2024**, at **7:00 p.m.**, at **Valley City Hall**.

Public Hearings will be held for the purpose of hearing testimony on the following:

1. Prominence Global, LLC (Catalina)
 - Consideration of Substandard and Blight Study (See Separate Notice)

2. Prominence Global, LLC (Catalina)
 - Amendment to Future Land Use Map: Consideration of change to the future land use designation for a parcel of land described as follows: approximately 276.606 acres located Southwest of 252nd and Ida Street, within Section 32, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska.

An agenda kept continuously current shall be available for public inspection at Valley City Hall (203 N. Spruce Street).

Christie Donnermeyer, City Clerk

9/27 ZNEZ



Proof of Publication

JASON W. HUFF, Publisher

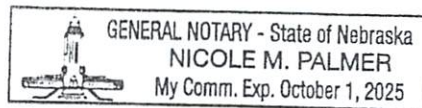
UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha

} ss.

JASON W. HUFF, 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:

9/27/24

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



Publisher's Fee \$33.33

Additional Copies \$ _____

Filing Fee \$ _____

Total \$33.33

Jason W Huff

Subscribed in my presence and sworn to before
me this SEPTEMBER 27 2024

Nicole M Palmer

Notary Public in and for
Douglas County, State of Nebraska

MINUTES
BUDGET AND TAX REQUEST HEARINGS
September 24, 2024

1 and 2. Roll Call and Call to Order Mayor Grove called the meeting to order at 7:00 p.m. Present were Mayor Grove; Council Members, Batchner, Lewis, TenEyck, and Ueckert. Also present: City Attorney Andrea Griffin, City Administrator Cameron Gales, Clerk Christie Donnermeyer, Treasurer Lori Sorensen, Building Inspector Rune van den Boogaart, Public Works Superintendent Doug Eggen, Library Director Sami Stewart, Police Chief Bobby Martinez.

Mayor Grove noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. Pledge of Allegiance the Pledge of Allegiance was recited.

4. Proof of Publication the Proof of Publication was on the council desk.

5. Approval of Agenda Council member TenEyck moved to approve the agenda. Batchner seconded. YES: Batchner, Lewis, TenEyck and Ueckert. NO: no one. Motion carried.

6. Visitors/Correspondence No one spoke

7. 2024-2025 Budget Hearing Kent Speicher addressed council outlining the key provisions of the proposed budget statement, including but not limited to a comparison with the prior year's budget. Mayor Grove opened the Budget Hearing for public comment on the proposed budget statement. Three copies of the proposed budget statement were available to the public at the hearing. No one spoke. Mayor Grove closed the public hearing.

8. Hearing to Set Final Tax Request Immediately following the Budget Hearing, Mayor Grove opened the Hearing to Set Final Tax Request. Kent Speicher addressed council outlining the proposed levies and comparison to the levies of previous years. The floor was then opened for public comments on the proposed tax request. No one spoke. Mayor Grove closed the Tax Request Hearing.

MINUTES
SPECIAL MEETING
September 24, 2024

1 and 2. Roll Call and Call to Order Mayor Grove called the meeting to order at 7:00 p.m. Present were Mayor Grove; Council Members, Batcher, Lewis, TenEyck, and Ueckert. Also present: City Attorney Andrea Griffin, City Administrator Cameron Gales, Clerk Christie Donnermeyer, Treasurer Lori Sorensen, Building Inspector Rune van den Boogaart, Public Works Superintendent Doug Eggen, Library Director Sami Stewart, Police Chief Bobby Martinez.

Mayor Grove noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. Pledge of Allegiance the Pledge of Allegiance was recited.

4. Proof of Publication the Proof of Publication was on the council desk.

5. Visitors/Correspondence No one spoke

6. Approval of Agenda Council member TenEyck moved to approve the agenda with the addition of item no. 10. Batcher seconded. YES: Batcher, Lewis, TenEyck and Ueckert. NO: no one. Motion carried.

7. Consent Agenda Council member Batcher moved to approve the consent agenda. TenEyck seconded. Batcher, TenEyck, Lewis, and Ueckert voted YES. NO; no one. Motion carried. Items on the consent agenda were Minutes of the September 10, 2024 Council meeting, final invoices for FY2023-2024 NDEE \$2355.38.

8. Officer Dohrmann certificate of appreciation Police Chief Bobby Martinez presented Officer Dohrmann with a certificate of appreciation for his outstanding leadership and dedication in organizing and coordinating a mental health awareness symposium.

9. Creative Planning Council member Lewis moved to approve the contract with Creative Planning for audit preparation services for FY2024 Batcher seconded. YES: Batcher, Lewis, TenEyck, Ueckert. NO; no one, motion carried.

10. Restricted Funds Authority Council member TenEyck moved to increase the total restricted funds authority by an additional 1% Batcher seconded. YES: Batcher, Lewis, TenEyck, Ueckert. NO; no one, motion carried.

11. Ordinance No. 821 Budget Council member Lewis requested the Park and City Hall line items be removed from the budget specifically line items 60, 73, 235, 429, 484, 537, and 538. She stated that if those items were not removed, she would not vote yes. Ordinance No. 821 AN ORDINANCE OF THE CITY OF VALLEY, NEBRASKA, TO ADOPT THE BUDGET STATEMENT TERMED


THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY FOR FY2024-2025; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT. Council Member Batcher moved to introduce Ordinance No. 821 on the first reading. TenEyck seconded. YES: Batcher, TenEyck, and Ueckert: NO: Lewis. Motion carried. Said Ordinance was then read by title and thereafter Council member Batcher moved that the statutory rule requiring reading on three different days be suspended. TenEyck seconded the motion to suspend the rule and the following council members voted YES: Batcher, TenEyck, and Ueckert. NO: Lewis. The motion to suspend the rule was adopted and the statutory rule was declared suspended for the consideration of said Ordinance. The Mayor then declared the Ordinance adopted. A true, correct, and complete copy of said Ordinance is on file at City Hall.

12. **Resolution No. 2024-52 Tax Request** Council member Batcher moved for passage of Resolution No. 2024-52 setting the property tax request for the current year at a different amount than the property tax request for the prior year. TenEyck seconded. YES: Batcher, TenEyck, and Ueckert. NO: Lewis. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

13. **Adjourn** Council Member Batcher moved to adjourn. Lewis seconded. YES: Batcher, TenEyck Lewis, and Ueckert. NO: no one, motion carried.



Cindy Grove, Mayor



Christie Donnermeyer, City Clerk

Treasurer's Report							
September 2024							
Cash							
		Balance	Net Income	Interfund	Balance	Investments	Outstanding
	Dept	8/31/2024	or (Loss)	Transfers	9/30/2024	9/30/2024	Checks
						\$14,521.49	(\$138,876.03)
General - Fund 1		\$563,701.14	(390,663.04)	\$125,204.71	\$298,242.81		
General MM		\$248,782.55	\$122.14		\$248,904.69		
Pines Assessments		\$332,065.98	\$749.24	(\$15,890.49)	\$316,924.73		
Bond - Fund 2	021	\$434,911.72	\$29,110.32	(\$3,338.26)	\$460,683.78		
C D A	001	\$49,222.58	(\$40,919.94)		\$8,302.64		
		\$1,628,683.97	(\$401,601.28)	\$153,555.68	\$1,333,058.65		
City of Valley							
Pooled Cash							
Proprietary Funds							
Cash							
		Balance	Net Income	Interfund	Cash	Investments	
	Dept	8/31/2024	or (Loss)	Transfers	Balance	9/30/2024	
					9/30/2024	\$9,701.55	
Funds							
Water/Waste - Fund	024	\$1,872,555.23	\$295,099.33	(\$36,629.63)	\$2,131,024.93		
Cap. Facility Chg.	024	\$2,025,460.34	\$4,739.74	\$4,800.00	\$2,035,000.08		
		\$3,898,015.57		(\$31,829.63)	\$4,166,025.01		
Cash							
		Balance	Net Income	Interfund	Cash		
	Dept	7/31/2024	or (Loss)	Transfers	Balance		
					8/30/2024		
Fund 4							
Nursing Home	050	\$956,140.75	\$48,979.20	(\$12,345.00)	\$992,774.95		
Fund 8							
Keno	056	\$333,389.94	\$9,511.16	(\$4,940.00)	\$337,961.10		
Fund 10							
Sales Tax	058	\$5,157,458.28	\$169,484.84		\$5,326,943.12		
ARPA		\$195,637.80	\$400.86	(\$8,488.75)	\$187,549.91		
		\$6,642,626.77	\$228,376.06	(\$25,773.75)	\$6,845,229.08		
Total All Funds		\$12,169,326.31	(\$173,225.22)		\$12,344,312.74	\$24,223.04	

**City of Valley
Bills**

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
QUISMONDO, DANIEL	Water deposit refund - 314 W Adams St	89.79
NEBRASKA LIBRARY ASSOCIATION (NLA)	NEB. LIBRARY ASSOCIATION MEMBERSHIP RENEWAL	60.00
CINTAS CORP	OFFICE/PUBLIC WORKS/POLICE	57.79
	3X5 BLACK MAT - 2	
	4X6 LOGO MAT - 1	
	4X6 BLACK MAT - 4	
RETIREMENT PLAN CONSULTANTS LLC	ALL DEPARTMENTS	2,437.51
	FIDUCIARY INVEST. MGMT SERVICE	
	RECORDKEEPING/CUSTODIAL	
	ADMIN. FEE	
	DOC. MAINTENANCE	
	PER PART. CHARGE	
THE DAILY RECORD	NOTICE OF MTG MINUTES. - 9/24/24	54.00
	PUBLICATION DATE 10/01/24	
THE DAILY RECORD	NOTICE OF ORDINANCE NO. 821	30.00
	PUBLISHED 9/30/24	
LOVE'S TRAVEL STOPS & COUNTRY STORE	FUEL 09/23/2024 - 09/29/2024	135.49
	POLICE \$135.49	
Host Coffee Service	WATER COOLER SEPT. 2024	29.96
LOVE'S TRAVEL STOPS & COUNTRY STORE	FUEL 9/23/2024 - 09/29/2024	225.66
	POLICE \$133.65	
	PUBLIC WORKS \$92.01	
Bauer Built	TIRE SERVICE CALL MOUNT AND REPAIR - 6110 TRACTOR	898.24
THE DAILY RECORD	NOTICE OF MTG - PLANNING COMMISSION - 10/15/24	210.36
	PUBLICATION DATE 9/27/24	
THE DAILY RECORD	NOTICE OF MTG. - CITY COUNCIL - 10/8/24	33.33
	PUBLICATION DATE 9/27/24	
DIAMOND MAPS	UNLIMITED-USE SUBSCRIPTION TO DIAMONDMAPS.COM FOR 12 MONTHS (10/22/24)	408.00
Baker & Taylor	PAPER AND HARD BOOKS	104.68
Midwest Tape LLC	DVD & AUDIO TAPES	168.20

SIERRA HOMES	Permit refund - 28521 Laurel CR	1,000.00
CHARLES THOMAS HOMES	Permit refund - 28620 Jessie CR	1,000.00
MAXIM ENTERPRISES LLC	Permit refund - 6212 N 289th CR	1,000.00
MIDWEST DWELLINGS LLC	Permit refund - 1213 Valley View ST	1,000.00
MIDWEST DWELLINGS LLC	Permit refund - 204 W Sunset ST	1,000.00
MANGOLD, RICHARD	Utility Overpayment	26.47
OHRI, SCOTT & PAM	Utility Overpayment	10.00
OHRI, SCOTT & PAM	Water deposit refund - 211 W Whittingham S	150.00
SUNDE, VINCE	Utility Overpayment	10.00
BW HWY 36 LLC	Utility Overpayment	13.13
McLAUGHLIN, VALARIE	Utility over payment	24.52
RUSTIC8 LLC	Utility over payment	13.83
BLISS, QUENTIN	Utility over payment	10.00
GRAHAM, TERA	Water deposit refund - 308 S West ST	87.47
CHAMBLISS, MICHELLE	Water deposit refund - 311 W Waring	21.37
BEUTLER, CALEB	Water deposit refund - 107 E Valley	112.43
BELL, LINDSEY	Water deposit refund - 116 E Vass	91.75
GRUNDMAN, CALEB	Water deposit refund - 109 E Charles	56.97
WILLIAMS, LINDSEY	Water deposit refund - 7530 N 285	105.60
THE DAILY RECORD	NOTICE OF MTG MINUTES - 9/10/24 (CITY OF VALLEY) PUBLICATION DATE: 9/26/2024	100.00
MENARDS - ELKHORN	PUBLIC WORKS STREETS - SEALBEST POTHOLE PATCH	22.98
Datashield Corporation	CERTIFIED DESTRUCTION SECURE CONSOLE - POLICE DEPT.	50.00
FIRST NEBRASKA BANK	ZOOM USER AGREEMENT FEES SUBSCRIPTION PERIOD 9/8/24 - 9/7/25	639.60
FIRST NEBRASKA BANK	MAIL CHIMP - MARKETING	20.00
FIRST NEBRASKA BANK	BHM WORLD HERALD ONLINE	34.99
FIRST NEBRASKA BANK	ONLINE SOFTWARE SUBSCRIPTION CHARGES	15.87
FIRST NEBRASKA BANK	MID-STATES ORGANIZED CRIME INFORMATION CENTER MEMBERSHIP FEE	25.00
FIRST NEBRASKA BANK	GENE STEFFY OIL CHANGE AND SERVICE 2018 DODGE CHARGER	158.25
FIRST NEBRASKA BANK	USPS BULK WATER MAILING PERMIT FOR MONTHLY UTILITY BILLS	523.60
FIRST NEBRASKA BANK	TWILIO SENDGRID	19.95
VALLEY ACE HARDWARE	CM AIR TOOL KIT 4OZ	3.75

NEBRASKA DEPARTMENT OF ENVIRONMENT & Amazon Business	FINAL FEE REQUEST - CHEMICAL FEED EQUIPMENT REPLACEMENT (D311666)	1,031.25
	PUBLIC WORKS	56.89
	HP BLACK PRINTER INK	
CAPPEL AUTO SUPPLY	WIPER BLADES	24.98
THE DAILY RECORD	NOTICE OF ORDINANCE NO. 817	46.00
	PUBLICATION DATE 9/24/24	
THE DAILY RECORD	NOTICE OF ORDINANCE NO. 818	45.33
	PUBLICATION DATE 9/24/24	
THE DAILY RECORD	NOTICE OF MTG - COMMUNITY DEVELOPMENT AGENCY - 10/8/24	21.33
CAPPEL AUTO SUPPLY	PREM AW 46 HYD FL 5G	249.37
	WEATHERSHIELD EN HOSE	
	Z HOSE END FITTING	
	Z HOSE END FITTING	
THE DAILY RECORD	NOTICE OF ORDINANCE NO. 819	38.67
	PUBLICATION DATE 9/23/24	
THE DAILY RECORD	NOTICE OF ORDINANCE NO 816	31.33
	PUBLICATION DATE 9/23/24	
THE DAILY RECORD	NOTICE OF ORDINANCE NO 820	31.33
	PUBLICATION DATE 9/23/24	
LOVE'S TRAVEL STOPS & COUNTRY STORE	FUEL 9/16/2024 - 09/22/2024	236.48
	POLICE \$236.48	
LOVE'S TRAVEL STOPS & COUNTRY STORE	FUEL 9/16/2024 - 09/22/2024	113.13
	POLICE \$42.72	
	PUBLIC WORKS \$23.40	
	BUILDING & ZONING \$47.01	
THE DAILY RECORD	NOTICE OF MTG. - MAYOR/CITY COUNCIL - 10/8/24	48.58
	PUBLICATION DATE 9/20/24	
Sunset Law Enforcement	AMMO	6,164.10
	9MM 20 @ \$12.90	
	5.56MM 20 @ \$24.77	
	HORN 5.56 53GR CX TAP PATROL 125 @ \$23.09	
	HORN 5.56 NATO 75GR TAP SBR 75 @ \$18.63	
	9MM LUGER +P 40 @ \$28.18	

CODE 2 CANINE SERVICES, LLC	2 KENNEL GAUNTLET DOORS	1,311.81
	KINETIC DOG FOOD	
Waste Connections of Nebraska Inc	WASTE MANAGEMENT	295.82
	BILLING PERIOD 10/01/2024 - 10/31/2024	
	LIBRARY	
	BALLFIELDS	
	CITY HALL	
CAPPEL AUTO SUPPLY	HOSE CLAMP 25 @ \$8.24	187.25
	FOR SECURING BRACKETS TO POLES ON SPRUCE ST FOR BANNERS AND CHRISTMAS	
GREAT PLAINS COMMUNICATIONS	CITY HALL	686.48
	TELEPHONE/INTERNET	
	BILLING PERIOD 10/01/2024 - 10/31/2024	
GREAT PLAINS COMMUNICATIONS	TELEPHONE/INTERNET	232.72
	BILLING PERIOD 10/01/2024 - 10/31/2024	
Datashield Corporation	ONSITE CERTIFIED DESTRUCTION SECURE CONSOLE - CITY HALL OFFICE	45.00
Midwest Tape LLC	DVDS	53.98
CINTAS CORP	LIBRARY	114.34
	TP REFILL	
	AIR SVC	
	3X10 BLACK MAT	
	4X6 BLACK MAT	
	SOAP & PAPER TOWELS	
CINTAS CORP	OFFICE/PUBLIC WORKS/POLICE	189.77
	TP REFILL, AIR SVC, PAPER TOWELS, SOAP	
	3X5 BLACK MAT - 2	
	4X6 LOGO MAT - 1	
	4X6 BLACK MAT - 4	
VALLEY ACE HARDWARE	16" 3/8 .043 PICCO SLIM	38.00
THE DAILY RECORD	NOTICE OF MTG. - CITY COUNCIL- 9/24/24	20.67
	PUBLICATION DATE 9/18/24	
THE DAILY RECORD	NOTICE OF BUDGET HEARING & BUDGET SUMMARY/FINAL TAX REQUEST	62.00
	PUBLICATION 9/18/24	

JEO CONSULTING	VALLEY CITY PARK PHASE 1 PROJECT # R221849.01 CONSTRUCTION ADMIN. 10%	1,800.00
JEO CONSULTING	VALLEY MUNICIPAL BUILDING PUBLIC EDUCATION & AWARENESS PUBLIC PARTICIPATION PLAN	28.75
VRBA Construction	WATERMAIN REPAIR W GARDNER AND N PLATTE ST VALLEY LABOR \$2,805.00 MATERIAL \$9,760.40 EQUIP. \$700.00	13,265.40
VRBA Construction	REMOVED OLD FIRE HYDRANT AND REPLACED SLEEVE 315 LAKEWOOD AND W WHITTINGHAM VALLEY LABOR 24 @ \$85 MATERIAL \$322.50 EQUIP. \$700.00	3,762.50
Eakes Office Solutions	GENERAL OFFICE SUPPLIES BINDER, DIVIDERS, CORRECTION TAPE	51.65
Amazon Business	PUBLIC WORKS 3 PAIRS LEATHER WORK GLOVES LG. & XL	82.95
ELECTRIC PUMP	LIFT STATION REPAIR MEIGS ST	2,121.25
Baker & Taylor	PAPER AND HARD BOOKS	185.97
VALLEY ACE HARDWARE	NOZZLE PU HLF PAT BRS 4" PLY ADPTR 1/2 X 3/4 MNPT RSR EXT 1/2MNPT X 2-1/2	7.17
Black Hills Energy	NATURAL GAS ALL DEPARTMENTS PERIOD: 08/26/2024 - 09/24/2024	363.27
WM CORPORATE SERVICES INC AS PAYMENT AGENT for WASTE MANAGEMENT OF NEBRASKA	C&D TON 1.44 @ \$31.00	44.64
GENE STEFFY	2019 FORD EXPLORER OIL CHANGE AND 25 POINTPERFORMANCE INSPECTION	82.62
LOVE'S TRAVEL STOPS & COUNTRY STORE	FUEL 09/09/2024 - 09/15/2024 POLICE \$177.08	177.08
Amazon Business	PUBLIC WORKS KLEEN GUARD SAFETY GLASSES	46.25

LOVE'S TRAVEL STOPS & COUNTRY STORE	FUEL 9/09/2024 - 09/15/2024	251.35
	POLICE \$76.46	
	PUBLIC WORKS \$174.89	
CenturyLink	POOL PHONE - VACATION MODE	40.46
	SERVICE- SEPT. 24 TO OCT. 23	
PEOPLESERVICE INC	WATER/WASTEWATER MONTHLY SERVICE - OCT. 2024	33,485.00
OPPD	ALL DEPARTMENTS	20,339.34
	BILLING PERIOD 8/09/2024 - 09/09/2024	
AFLAC	AFLAC EMPLOYEE INSURANCE SEPT. 2024	324.78
CORE & MAIN	OMNI + 3 t2 100CF 19LL 7WHL NM	1,566.00
	20' TRPL 3W & 20' PULSE CABLE	
	T3X1XXBF1SXXXND	
	3 CI FLG KIT	
	FOR 3" METER	
Eakes Office Solutions	LIBRARY - CONTRACT BILLING CHARGE - RIC/IMC2500 - COPIER	84.49
	PERIOD 2/01/2024 - 04/30/2024	
Eakes Office Solutions	LIBRARY - CONTRACT BILLING CHARGE - RIC/IMC2500 - COPIER	84.49
	PERIOD 5/01/2024 - 07/31/2024	
LOVE'S TRAVEL STOPS & COUNTRY STORE	FUEL 8/26/2024 - 09/01/2024	217.60
	POLICE \$217.60	
BOUND TO STAY BOUND	BOOKS X 5	98.01
G LEE HOMES	Permit refund - 6222 N 293rd Cir	1,000.00
COLONY CUSTOM HOMES	Water Deposit Refund - 28504 Laurel	87.47
CHARLES THOMAS HOMES	28502 Jessie Cir Water Deposit Refund	150.00
CURT HOFER & ASSOCIATES	6502 N 293RD CIR WATER DEPOSIT	150.00
KEN OSTER HOMES	29216 MARTIN CIR WATER DEPOSIT	150.00
MIDWEST DWELLINGS LLC	309 LILAC - WATER DEPOSIT REFUND	150.00
MIDWEST DWELLINGS LLC	206 SUNSET - WATER DEPOSIT REFUND	150.00
Larry Peterson Construction LLC	Credit balance refund	150.00
Nebraska Sweeping Inc	Street sweeping Sept. 25-27 2024	3,288.54
	Residential \$2624.80	
	Wide St. \$392.21	
CORE & MAIN	2" Meter	2,582.00
	3" Meter	

THE DAILY RECORD	NOTICE OF ORDINANCE NO. 815	38.67
	PUBLICATION DATE 8/22/24	
ACCUFUND	ACCUFUND ANYWHERE (7 USERS)	2,565.00
	BUDGET MANAGEMENT	
	FIXED ASSETS	
	UTILITY BILLING	
	PERIOD 10/01/2024 - 12/31/2024	
Olmsted & Perry Consulting Engineers Inc.	WATER FUNDING ADMIN SERVICES SRF	2,755.00
	GENERAL ENG. SERVICES OPCE PROJECT NO. 24-03	
	ADMIN. SERVICES 6/30/24 - 8/31/24	
VRBA Construction	300 W MEIGS ST	8,128.61
	PIPE REPAIR AT VALHAVEN LIFT STATION	
	LABOR - 32HR @ \$85	
	EQUIP. \$700	
	MATERIALS \$4,708.61	
WIESE PLUMBING & EXCAVATING INC	GINGER COVE LOT 20	3,801.37
	EXCAVATED EXISTING WATER SERVICE AND DECOMISSIONED FROM OLD WATER	
H & K CONCRETE SOLUTIONS	RAISE VALVE BOX & REPOUR CONCRETE, TWO DIFFERENT LOCATIONS	1,620.00
H & K CONCRETE SOLUTIONS	LIFT STATION LOCK REPLACEMENT	1,560.00
VRBA Construction	WATERMAIN REPAIR	8,270.63
	W HARRIER AND S MAYNE ST VALLEY	
	LABOR 30 @ \$85	
	MATERIALS \$3,850.63	
	EQUIP. \$1,620.00	
CORE & MAIN	OMNI + 2 R2 100CF 17LL 5WHL NM	1,016.00
	20' TRPL 3W CABLE	
	R2X1XX2FXUXXXND 1000G	
	2 CAST IRON FLANGE KIT	
	FOR 2" METER	
LOVE'S TRAVEL STOPS & COUNTRY STORE	FUEL 09/02/2024 - 09/08/2024	176.08
	POLICE \$176.08	

Amazon Business	LIBRARY BATTERIES THE AWAKENING - BOOK FLY SWATTERS 6PACK QUAKEHOLD - MUSEUM WAX 2 OZ.	39.12
Amazon Business	LIBRARY PLASTIC FOLDERS MULTISIZE MESH ZIPPER POUCH	32.84
Amazon Business	LIBRARY QUASAR DONATION LACE & TRACE ACTIVITY SET THE BEAR BOOKS WOODEN STAMP SET SENSORY STONE FOR KIDS HASBRO GAMES FOR KIDS BOOKS.... ETC.	704.58
Amazon Business	LIBRARY CHARGING STATION 6 PORT TRANSFER VINYL	62.07
Amazon Business	LIBRARY VINYL TOOLS KIT 6PCS. CUTTING BLADE - CRAFT PAPER TRIMMER CUTTING MAT	75.46
Amazon Business	LIBRARY BOOK - CULTIVATING NONMONONOGAMOUS RELATIONSHIPS WITH KINDNESS AND	32.50
LEAK INVESTIGATORS LLC	POOL - LEAK DETECTION SERVICE FEE	675.00
CK Parking Lot Maintenance	PUBLIC WORKS - STREETS ASPHALT MAINTENANCE 203 N SPRUCE PROJECT 2024	15,250.00
Menards- Fremont	PUBLIC WORKS PARK - CONCRETE MIX SHOP - SCREWS LED UNDER 80" LIGHT FOR TRAILER	207.29
ROB'S OIL COMPANY INC	FUEL - PUBLIC WORKS DIESEL - DYED 745 GAL. DIESEL - CLEAR 380 GAL.	3,376.88

JOHN DEERE FINANCIAL	STATEMENT PERIOD 8/15/2024 - 9/14/2024 BLADES & PLUGS - Z994R BELT - F1145	298.06
FIRST STATE NEBRASKA BANK	NURSING HOME BOND PAYMENT #123 OCT. 2024 INTEREST \$2652.19 PRINCIPAL \$3310.31	5,962.50
First Nebraska Bank (Brainard)	NURSING HOME BOND PAYMENT #123 OCT. 2024 PRINCIPAL \$3310.31 INTEREST \$2652.19	5,962.50
Creative Planning	WORK W/ TREASURER JULY - SEPT. WORK W/ ADMINISTRATOR - BUDGET MEETINGS	2,235.00
VRBA Construction	W HARRIER ST AND S MAYNE ST VALLEY WATERMAIN REPAIR LABOR 40 @ \$85 MATERIAL \$11,071.02	15,171.02
VRBA Construction	207TH WEST ALEXANDRA ST VALLEY NE LOCATED CURB STOP TO SHUT OFF WATER TO HOUSE LABOR 22 @ \$85 EQUIP. CASE CX60 EXCAVATOR \$700	2,570.00
LOVE'S TRAVEL STOPS & COUNTRY STORE	FUEL 5/20/2024 - 5/26/2024 POLICE \$166.63 PUBLIC WORKS \$168.69	335.32
LOVE'S TRAVEL STOPS & COUNTRY STORE	FUEL 8/26/2024 - 09/01/2024 POLICE \$95.03 PUBLIC WORKS \$54.30	149.33
LOVE'S TRAVEL STOPS & COUNTRY STORE	FUEL 9/2/2024 - 9/08/2024 POLICE \$99.77 BUILDING & INSPECTION \$65.95	165.72
BOUND TO STAY BOUND	BOOK	21.88
BOUND TO STAY BOUND	BOOKS X 2	35.22
BOUND TO STAY BOUND	BOOKS X 6	115.50
BOUND TO STAY BOUND	BOOKS X 2	40.26

Baker & Taylor	PAPER AND HARD BOOKS	550.60
LARM	LARM INSURANCE ALL DEPARTMENTS	136,487.85
Michael Matzen	City Hall and Library Cleaning September 2024	825.00
FIVE NINES TECHNOLOGY GROUP INC	Managed services agreement October 2024	4,583.30
FARNHAM & GRIFFIN, P.C., L.L.O.	ELKHORN ATHLETIC ASSOCIATION RE: LB 1197 BENEFITS	525.00
FARNHAM & GRIFFIN, P.C., L.L.O.	GENERAL LEGAL SERVICES	4,410.00
FARNHAM & GRIFFIN, P.C., L.L.O.	OFFICER HEMPEL	980.00
FARNHAM & GRIFFIN, P.C., L.L.O.	PROMINENCE GLOBAL BLIGHT & SUBSTANDARD	2,327.50
FARNHAM & GRIFFIN, P.C., L.L.O.	STILL WATER LAKE RE: ILOC BALANCES	262.50
FARNHAM & GRIFFIN, P.C., L.L.O.	TIF GENERAL	361.08
FARNHAM & GRIFFIN, P.C., L.L.O.	VALLEY LAKES BUSINESS PARK RE: TIMELINE AND OUTSTANDING DOCUMENTS	175.00
FARNHAM & GRIFFIN, P.C., L.L.O.	VALLEY LANDING RE STATUS UPDATE	35.00
FARNHAM & GRIFFIN, P.C., L.L.O.	VALLEY SUBURAN FIRE PROTECTION DIST NO 5 RE: WATER/SEWER EASEMENT	210.00
Desperado Farms, LLC	DESPERADO FARMS BUILDING PERMIT DEPOSIT REFUND	1,000.00
ART OF A CRAFTSMAN	Water deposit refund - 28627 Laurel Circle	150.00
ART OF A CRAFTSMAN	Permit refund - 28627 Laurel CR	1,000.00
		347,368.42

**City of Valley
Additional Bills**

<u>Vendor</u>	<u>Amount</u>
FP Finance Program	\$152.95
YMCA	\$60.00
Landmark - permit refund	\$384.00
Sorys - permit refund	\$500.00

\$1,096.95

Pay Group: Payroll Period

City of Valley

Gross Wages

Employee

Hourly	\$35,591.36
Salary	\$10,941.33
Cell Phone Reimbursement	\$147.76
Other Non Taxable	\$4,287.92
Uniform	\$115.50
Total:	\$51,083.87

Net Pay

Net Check
Direct Deposit

Uncollected

\$0.00

Collected

\$38,323.75

Deductions (included in gross wages)

2024 IRA 457(b)
2024 IRA 457(b) - Roth
AFLAC Cancer 2023
Dental

Uncollected

\$1,660.49
\$842.77
\$30.09
\$15.44

Collected

\$0.00
\$0.00
\$0.00
\$0.00

Medical
Mutual of Omaha - LIGHT Critical
Illness
Mutual of Omaha - LIGHT Life & AD&D
Mutual of Omaha - LIGHT LTD 2024
Mutual of Omaha - Vol Accident
Mutual of Omaha - Voluntary Life &
AD&D
Mutual of Omaha LIGHT - STD 2024
MWG - Gap Insurance 2023
Vision
YMCA Membership (In-Network)

\$258.36
\$42.96
\$0.00
\$0.00
\$33.02
\$116.82
\$0.00
\$7.23
\$2.75
\$0.00

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

Deduction Total:

\$3,268.13

\$0.00

Pay Code: 7796-26870-1269762

Pay Date: 09/06/2024

08/18/2024 through 08/31/2024

Pay Group: Payroll Period

City of Valley

Employee Taxes (included in gross wages)	Uncollected	Collected
Federal	\$0.00	\$4,106.60
Medicare	\$0.00	\$670.15
Social Security	\$0.00	\$2,865.54
State (NE)	\$0.00	\$1,849.70
Employee Tax Total:	\$0.00	\$9,491.99

Employer Taxes	Uncollected	Collected
Medicare	\$0.00	\$670.15
NE-UI	\$0.00	\$24.29
Social Security	\$0.00	\$2,865.54
Employer Tax Total:	\$0.00	\$3,559.98

Uncollected		Collected	
Checks To Print:	\$0.00	Direct Deposits:	\$38,323.75
Employee Taxes:	\$0.00	Employee Taxes:	\$9,491.99
Employer Taxes:	\$0.00	Employer Taxes:	\$3,559.98
Deductions:	\$3,268.13	Deductions:	\$0.00
		Fees:	\$203.00
		Other Collections:	\$0.00
		Bank Transfer to BambooHR:	\$51,578.72

Pay Group: Payroll Period

City of Valley

Gross Wages

Employee

Salary	\$4,125.00
Other Taxable	\$630.00
Total:	\$4,755.00

	Uncollected	Collected
Net Pay		
Net Check	\$0.00	
Direct Deposit		\$4,389.70
Deductions (included in gross wages)	Uncollected	Collected
Deduction Total:	\$0.00	\$0.00
Employee Taxes (included in gross wages)	Uncollected	Collected
Federal	\$0.00	\$0.00
Medicare	\$0.00	\$68.96
Social Security	\$0.00	\$294.81
State (NE)	\$0.00	\$1.53
Employee Tax Total:	\$0.00	\$365.30
Employer Taxes	Uncollected	Collected
Medicare	\$0.00	\$68.96
NE-UI	\$0.00	\$14.75
Social Security	\$0.00	\$294.81
Employer Tax Total:	\$0.00	\$378.52

Pay Code: 7796-26870-1968910

Pay Date: 09/06/2024

06/01/2024 through 09/03/2024

Pay Group: Payroll Period

City of Valley

Uncollected

Checks To Print: \$0.00
Employee Taxes: \$0.00
Employer Taxes: \$0.00
Deductions: \$0.00

Collected

Direct Deposits: \$4,389.70
Employee Taxes: \$365.30
Employer Taxes: \$378.52
Deductions: \$0.00
Fees: \$0.00
Other Collections: \$0.00

Bank Transfer to BambooHR: \$5,133.52

City of Valley

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
2024 IRA 457(b)					
Cassell, Andrew	77.53	\$0.00	\$0.00	\$69.78	\$1,270.76
Clark, Caleb	14.38	\$388.67	\$5,922.01	\$25.25	\$384.75
Dohrmann, Kenneth	85.73	\$194.94	\$3,393.55	\$194.94	\$3,393.55
Donnermeyer, Christie	86.52	\$258.54	\$4,556.77	\$155.12	\$2,734.06
Eggen, Doug	80.00	\$171.86	\$2,749.76	\$171.86	\$3,077.86
Emmi, Sarah	79.95	\$55.62	\$937.83	\$55.62	\$937.83
Musson, James	81.33	\$126.24	\$2,481.65	\$126.24	\$2,481.65
Sheets, Tim	81.53	\$154.83	\$3,010.12	\$154.83	\$3,010.12
Sorensen, Lori	74.15	\$0.00	\$0.00	\$117.90	\$2,016.10
Stewart, Samantha	80.38	\$0.00	\$349.60	\$121.70	\$2,179.38
Van Den Boogaart, Jeroen	80.33	\$196.99	\$3,645.70	\$196.99	\$3,645.70
Willmann, Geoffrey	81.03	\$112.80	\$2,057.26	\$112.80	\$2,057.26
Grand Total					
Total Count: 12	Grand Total: 902.88	\$1,660.49	\$29,104.25	\$1,503.03	\$27,189.02

* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

City of Valley

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
2024 IRA 457(b) - Roth					
Cassell, Andrew	77.53	\$69.78	\$1,270.76	\$0.00	\$0.00
Eggen, Doug	80.00	\$257.80	\$4,616.96	\$0.00	\$0.00
Sorensen, Lori	74.15	\$196.50	\$3,360.17	\$0.00	\$0.00
Stewart, Samantha	80.38	\$121.70	\$2,179.38	\$0.00	\$0.00
Van Den Boogaart, Jeroen	80.33	\$196.99	\$3,645.70	\$0.00	\$0.00
Grand Total					
Total Count: 5	Grand Total: 392.40	\$842.77	\$15,072.97	\$0.00	\$0.00

* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

Pay Group: Payroll Period

City of Valley

Gross Wages

Employee

Hourly	\$34,714.79
Salary	\$10,941.33
Cell Phone Reimbursement	\$147.76
Other Taxable	\$4,652.59
Uniform	\$115.50
Total:	\$50,571.97

Net Pay	Uncollected	Collected
Net Check	\$0.00	
Direct Deposit		\$35,846.87
Deductions (included in gross wages)	Uncollected	Collected
2024 IRA 457(b)	\$2,045.67	\$0.00
2024 IRA 457(b) - Roth	\$960.58	\$0.00
AFLAC Cancer 2023	\$30.09	\$0.00
Dental	\$15.44	\$0.00
Medical	\$258.36	\$0.00
Mutual of Omaha - LIGHT Critical Illness	\$42.96	\$0.00
Mutual of Omaha - LIGHT Life & AD&D	\$0.00	\$0.00
Mutual of Omaha - LIGHT LTD 2024	\$0.00	\$0.00
Mutual of Omaha - Vol Accident	\$33.02	\$0.00
Mutual of Omaha - Voluntary Life & AD&D	\$116.82	\$0.00
Mutual of Omaha LIGHT - STD 2024	\$0.00	\$0.00
MWG - Gap Insurance 2023	\$7.23	\$0.00
Vision	\$2.75	\$0.00
YMCA Membership (In-Network)	\$0.00	\$0.00
Deduction Total:	\$4,408.43	\$0.00

Pay Code: 7796-26870-1269763

Pay Date: 09/20/2024

09/01/2024 through 09/14/2024

Pay Group: Payroll Period

City of Valley

Employee Taxes (included in gross wages)	Uncollected	Collected
Federal	\$0.00	\$4,441.14
Medicare	\$0.00	\$724.96
Social Security	\$0.00	\$3,099.70
State (NE)	\$0.00	\$2,050.87
Employee Tax Total:	\$0.00	\$10,316.67

Employer Taxes	Uncollected	Collected
Medicare	\$0.00	\$724.96
NE-UI	\$0.00	\$12.46
Social Security	\$0.00	\$3,099.70
Employer Tax Total:	\$0.00	\$3,837.12

Uncollected		Collected	
Checks To Print:	\$0.00	Direct Deposits:	\$35,846.87
Employee Taxes:	\$0.00	Employee Taxes:	\$10,316.67
Employer Taxes:	\$0.00	Employer Taxes:	\$3,837.12
Deductions:	\$4,408.43	Deductions:	\$0.00
		Fees:	\$0.00
		Other Collections:	\$0.00
		Bank Transfer to BambooHR:	\$50,000.66

City of Valley

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
2024 IRA 457(b)					
Cassell, Andrew	78.47	\$0.00	\$0.00	\$70.62	\$1,341.38
Clark, Caleb	7.05	\$721.91	\$6,643.92	\$46.90	\$431.65
Dohrmann, Kenneth	66.97	\$180.46	\$3,574.01	\$180.46	\$3,574.01
Donnermeyer, Christie	98.87	\$304.67	\$4,861.44	\$182.80	\$2,916.86
Eggen, Doug	80.00	\$171.86	\$2,921.62	\$171.86	\$3,249.72
Emmi, Sarah	74.12	\$51.40	\$989.23	\$51.40	\$989.23
Musson, James	81.07	\$124.94	\$2,606.59	\$124.94	\$2,606.59
Sheets, Tim	85.50	\$165.50	\$3,175.62	\$165.50	\$3,175.62
Sorensen, Lori	80.53	\$0.00	\$0.00	\$128.05	\$2,144.15
Steckelberg, Andrew	80.80	\$0.00	\$0.00	\$101.94	\$101.94
Stewart, Samantha	80.28	\$0.00	\$349.60	\$121.24	\$2,300.62
Van Den Boogaart, Jeroen	80.28	\$195.57	\$3,841.27	\$195.57	\$3,841.27
Willmann, Geoffrey	86.35	\$129.36	\$2,186.62	\$129.36	\$2,186.62
Grand Total					
Total Count: 13	Grand Total: 980.28	\$2,045.67	\$31,149.92	\$1,670.64	\$28,859.66

* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

City of Valley

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
2024 IRA 457(b) - Roth					
Cassell, Andrew	78.47	\$70.62	\$1,341.38	\$0.00	\$0.00
Eggen, Doug	80.00	\$257.80	\$4,874.76	\$0.00	\$0.00
Sorensen, Lori	80.53	\$213.41	\$3,573.58	\$0.00	\$0.00
Steckelberg, Andrew	80.80	\$101.94	\$101.94	\$0.00	\$0.00
Stewart, Samantha	80.28	\$121.24	\$2,300.62	\$0.00	\$0.00
Van Den Boogaart, Jeroen	80.28	\$195.57	\$3,841.27	\$0.00	\$0.00
Grand Total					
Total Count: 6	Grand Total: 480.37	\$960.58	\$16,033.55	\$0.00	\$0.00

* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

Commission Summary

Date

9/18/2024



Paid to
City of Valley

For Period
9/1-9/15/2024

Description	Amount
	3,627.85

Amount \$3,627.85

Commission Summary

Date

10/3/2024



Paid to
City of Valley

For Period
9/16-9/30/2024

Description	Amount
	3,961.31

Amount \$3,961.31



Date: October 4, 2024

To: City of Valley

Report by: Jeremy Beam, Lead Operator

O & M Report: September 2024

**DEADLINE FOR YOU TO COMPLETE THE LEAD SERVICE LINE (LSL) INVENTORY IS
OCTOBER 16, 2024**

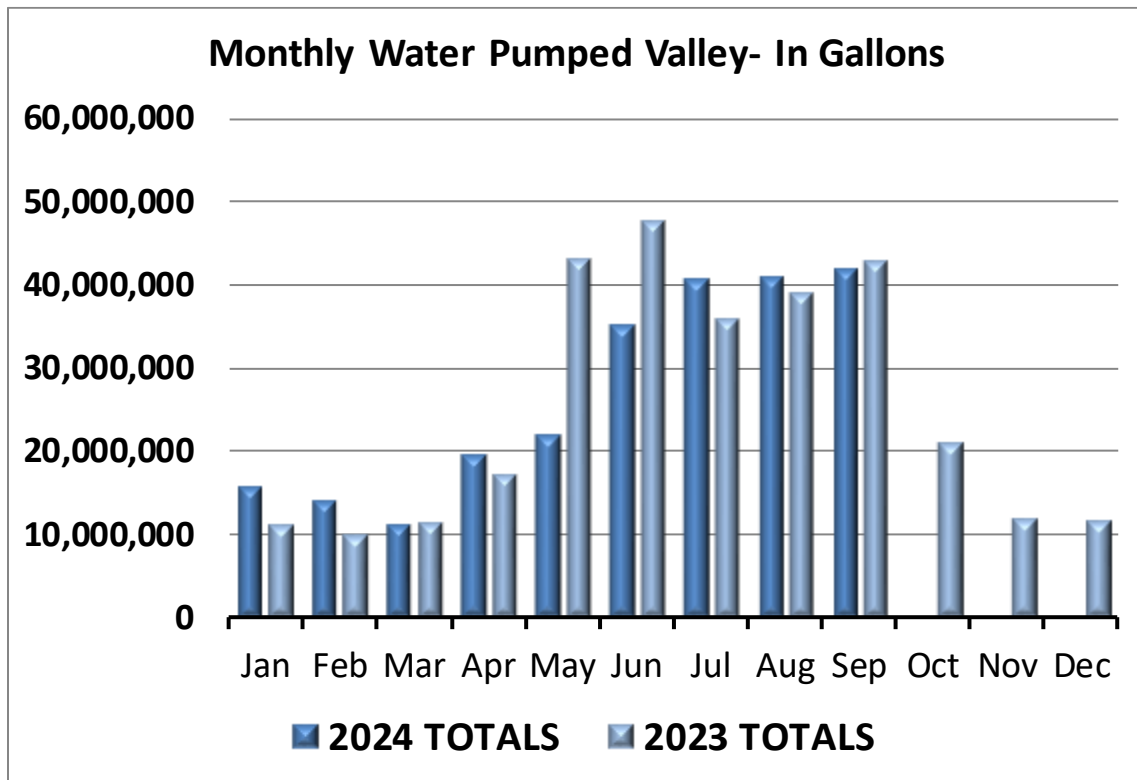
Water Operation & Maintenance:

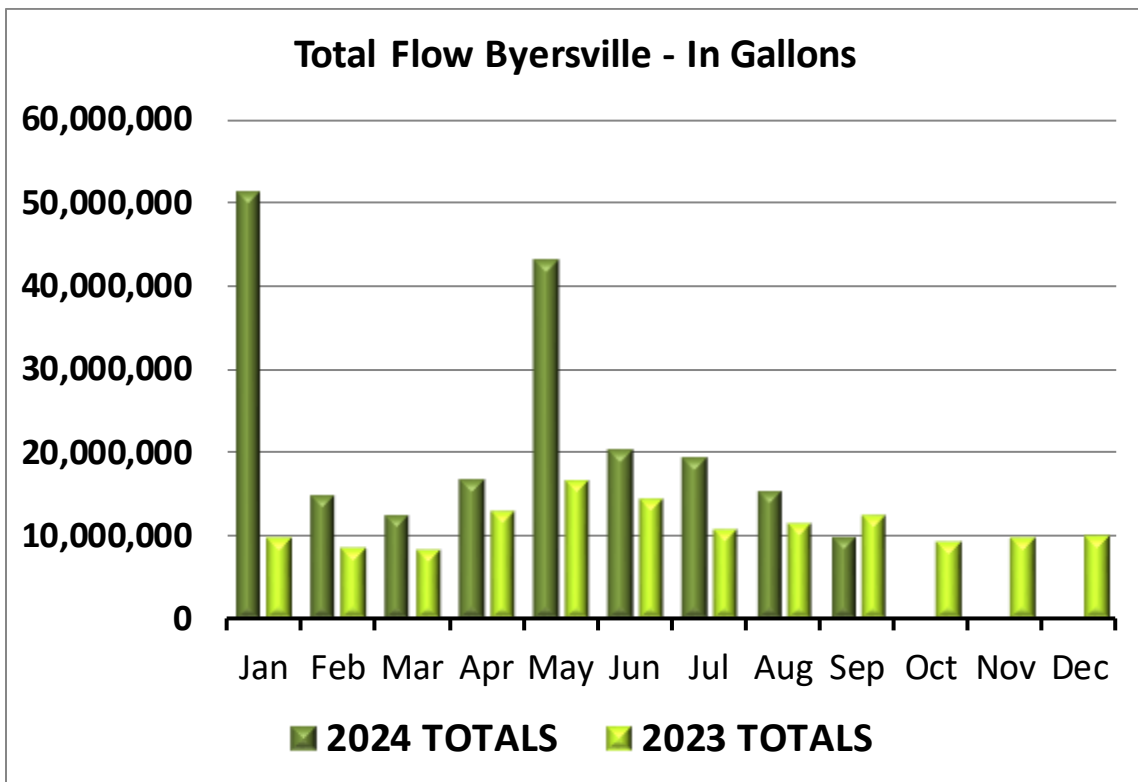
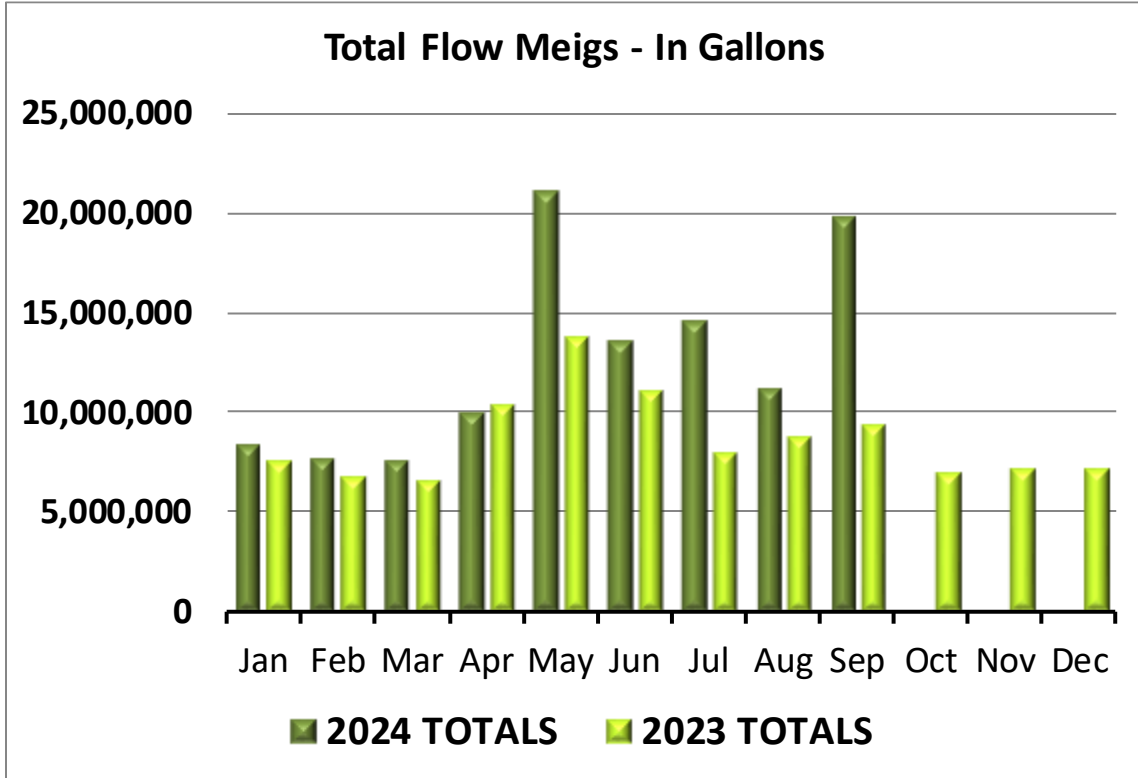
- 388 locates were done for the month.
- Shutoff notices were handed out on the 23rd and we shut customers water that did not pay on the 24th.
- Meters were read on the 24th.
- 15 new MXU's were installed for the month.
- On the 5th the hydrant on S. Lakewood and Whittingham was removed, the hydrant was broken and because of the type of pipe a new hydrant was not reinstalled. This was not a hydrant that would be utilized in the event of a fire.
- On the 9th re-reads were done for customers that had high readings.
- On the 10th a new fire hydrant was installed and raised, the water main valve risers were also replaced and raised.
- On the 20th work was done on the chemical injectors at the water plant due to being plugged.
- On the 24th the Water Plant well meter was dug up so we could work on it.
- On the 25th JetCo was here working on issues we were having at the water plant and the new well meter was installed.
- On the 26th the well meter was completed. The meter was replaced because it was not reading the right flow when above 1,500 gals a min.

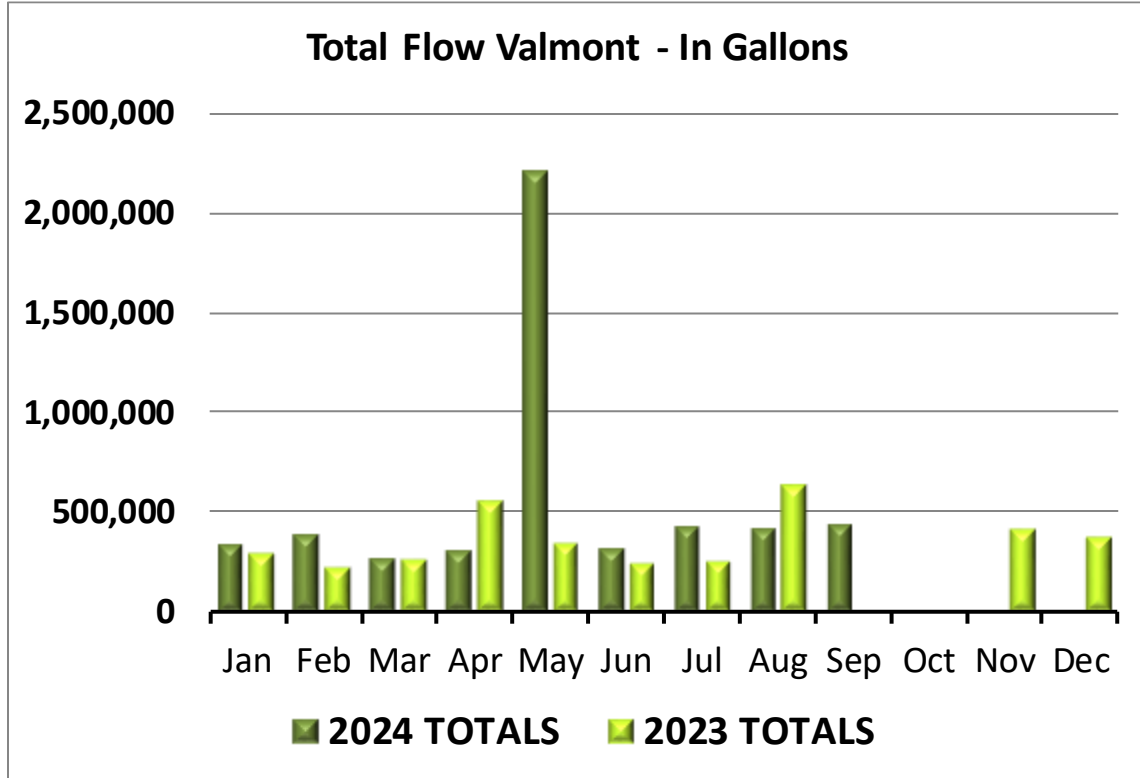
Wastewater Operation & Maintenance:

- On the 5th we got a call for a sewer backup late in the day at Ginger Cove, it was flowing but slow.
- On the 6th first thing in the morning, we went out and jet the line, the flow really picked up, but we were hitting roots in the line. We called Trekk and they come out with their root cutter and cleaned the roots out of the line and the flow went back to normal.
- On the 10th Electric Pump come to Meigs Lift Station to look at some issues we were having. The muffin monster is broken and needs to be replaced. This device cuts up anything that is flushed down the sewer so the pumps can pump without being plugged up. There were also issues with the number 1 pump not pumping, we thought it was air locked, but Electric Pump found the blades fell of the pump. They were going to pull the pump to have it fixed but the valve to stop the sewage was also broken. They are going to replace the valve then pull the pump so it can be fixed.
- On the 11th around 10pm there was a big power outage at the Loves area of town that went all the way to Elkhorn. The lift station was checked out and was working ok on generator.
- On the 13th we were doing lift station weekly checks and we found that Blue Water #1 was high level, we tried to pump it down and that was not working, we then tried to use a pump to bypass the pumps, it the prosses the plastic ball valve broke. We determined it had to be the plastic check valves in the lift station, we had that problem on 2 other lift stations in Blue Water. We called Trekk and they removed 10 loads out of the lift station, we felt it would be ok until Monday, we checked the lift station everyday through the weekend.
- On the 16th we had Vrba come and replace the check valves with brass valves, and everything worked like it was intended.
- The 17th – 19th we checked on lift stations showing issues.
- On the 23rd Blue Water #2 the same thing happened as #1 the check valves broke; we were able to bypass this lift station.
- On the 24th Vrba come and replaced those check valves with brass ones and started working as intended.
- On the 25th JetCo worked on the communications with the lift stations, when the antenna was replaced on the water tower we were having communication issues.
- On the 26th JetCo and West-E-Con worked on lift station #3 in Ginger Cove, all the electrical was finished.
- On the 27th Vrba finished the piping in lift station #3 Ginger Cove and put the lift station online.
- This winter when there is more time, all the lift stations in Blue Water with plastic valves are going to be replaced with brass. I have talked to the engineer to only put brass valves in the lift stations, the plastic valves cannot handle it, and we do not want more problems like this.

Water	Units	September-24	August-24	September-23
Total Monthly Pumped Valley	gallons	42,110,000	40,999,000	43,000,000
Daily Average Pumped Valley	gallons	1,437,000	1,355,000	1,433,000
Average Fluoride Residual	mg/L	0.00	0.00	0.00
Fluoride used	lbs	177.00	150.00	232.90
Average Chlorine Residual	mg/L	0.45	0.56	0.50
Chlorine used	lbs	5,700.00	6,410.00	272.90
Potassium Permanganate	lbs	1,244.00	1,220.00	1,582.00
Wastewater				
Effluent Flow				
Total Flow Meigs Street	gallons	19,789,000	11,249,000	9,375,000
Avg Daily Flow Meigs Street	gallons	659,000	362,000	312,000
Total Flow Byarsville	gallons	9,884,000	15,305,000	12,307,000
Avg Daily Flow Byarsville	gallons	329,000	493,000	410,000
Total Flow Valmont	gallons	444,000	415,000	428,780
Avg Daily Flow Valmont	gallons	145,000	13,300	13,831







Contract True-Ups - Current Contract Year				
Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Maintenance Budget	\$30,925.00	\$16,454.00	53%	83%
Total	\$30,925.00	\$16,454.00	53%	100%

September Work Orders Completed:

<u>Completed</u>	<u>Equipment</u>	<u>Location</u>	<u>Task</u>
<u>09/02/24</u>	<u>AIR COMPRESSOR</u>	<u>30029 WT Valley, NE</u>	<u>Inspection</u>
<u>09/02/24</u>	<u>PORTABLE GAS MONITOR</u>	<u>30029 WT Valley, NE</u>	<u>Calibrate Equipment</u>
<u>09/03/24</u>	<u>VALLEY SHORES LIFT STATION 1</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/03/24</u>	<u>VALLEY SHORES LIFT STATION 2</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/03/24</u>	<u>VALLEY SHORES LIFT STATION 3</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>

<u>Completed</u>	<u>Equipment</u>	<u>Location</u>	<u>Task</u>
<u>09/09/24</u>	<u>MEIGS ST & BYERSVILLE LS PUMPS</u>	<u>30029 WW Valley, NE</u>	<u>Inspection</u>
<u>09/09/24</u>	<u>STORMWATER LS 1</u>	<u>30029 WW Valley, NE</u>	<u>Service Equipment</u>
<u>09/09/24</u>	<u>FIRE EXTINGUISHERS</u>	<u>30029 WT Valley, NE</u>	<u>Inspection</u>
<u>09/10/24</u>	<u>GINGER WOODS LIFT STATION #3</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/10/24</u>	<u>LIFT STATION #1-VALLEY, NE SYST</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/11/24</u>	<u>BLUEWATER LIFTSTATION 6</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/11/24</u>	<u>BLUEWATER LIFTSTATION 7</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/11/24</u>	<u>GINGER COVE LIFT STATION #1</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/11/24</u>	<u>GINGER COVE LIFT STATION #2</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/11/24</u>	<u>GINGER WOODS LIFT STATION #1</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/11/24</u>	<u>GINGER WOODS LIFT STATION #2</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/12/24</u>	<u>VALHAVEN LIFTSTATION</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/12/24</u>	<u>BLUEWATER LIFTSTATION 1</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/12/24</u>	<u>BLUEWATER LIFTSTATION 2</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/12/24</u>	<u>BLUEWATER LIFTSTATION 3</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/12/24</u>	<u>BLUEWATER LIFTSTATION 4</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/12/24</u>	<u>BLUEWATER LIFTSTATION 5</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/13/24</u>	<u>MALLARD LANDING LIFT STATION 4</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>

<u>Completed</u>	<u>Equipment</u>	<u>Location</u>	<u>Task</u>
<u>09/13/24</u>	<u>MEIGS LS EMERGENCY GENERATOR</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/13/24</u>	<u>REGIOINAL LS EMERGENCY GENERATOR</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/16/24</u>	<u>MALLARD LANDING LIFT STATION 1</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/16/24</u>	<u>MALLARD LANDING LIFT STATION 2</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/16/24</u>	<u>MALLARD LANDING LIFT STATION 3</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/17/24</u>	<u>DAIRY QUEEN LIFTSTATION</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/17/24</u>	<u>DAIRY QUEEN LIFTSTATION</u>	<u>30029 WW Valley, NE</u>	<u>LS Annual PM</u>
<u>09/18/24</u>	<u>BYERSVILLE LS EMERGENCY GENERATOR</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>
<u>09/18/24</u>	<u>COUNTRY AIRE LIFTSTATION</u>	<u>30029 WW Valley, NE</u>	<u>LS Monthly PM</u>

July 11th, 2024 Valley Public Library Board of Trustees Minutes

Call to Order: President, Kyle Held, called the meeting to order at 6:30 p.m.

Roll Call: Trustees answering roll call: Kyle Held, Moria Winters, and James Musson. Librarian, Sami Stewart was also in attendance. Theresa Samson was absent.

Proof of Posting/Open Meetings Act Poster: The meeting was held in accordance with the Nebraska Open Meetings Law, with meeting notice posted in the library windows and on website. Continuously updated copies of the agenda were maintained on the library's bulletin board and the library's website.

Approval of Agenda: Motion to approve by J. Musson seconded by M. Winters. Yeas: K. Held, M. Winters, and J. Musson. Nays: None. Motion carried 3-0. There were no consent agenda items which required approval.

Recognition of Visitors/Correspondence: None

Public Comment: None was given.

Approval of Prior Meetings Minutes: Motion to approve the May minutes was made by M. Winters, seconded by J. Musson. Yeas: K. Held, J. Musson, and M. Winters. Nays: none. Motion carried 3-0.

Reports

A. **Board President:** No official report.

B. **Library Director:** S. Stewart handed out copies of the Librarian's report; she then went over verbally and answered questions.

C. **Friends of the Library:** No official report. Friends will have their next meeting in August.

D. **Foundation:** No official report.

Old Business:

A. **Budget Discussion** – S. Stewart presented her proposed budget for fiscal year 2024-2025. Discussion was held on employee wages, and Sami reported that the city is working on a wage study to see how we compare with other cities. Wages for 2024-2025 will be determined using this study.

New Business

None.

Comments and Announcements by Board Members:

K. Held complimented the staff on their 2024 Summer Reading program.

Meeting Adjournment was announced by President, K. Held at 7:16 p.m.

Next meeting will be September 19, 2024 at 6:30pm.

Respectfully submitted,

Sami Stewart, acting as Secretary

DAILY RECORDS**September 2024**

	This month	Last month	Last year
LIBRARY VISITS:			
Adults	350	634	374
Children	294	562	233
Computers			
Adults	32	37	63
Children	79	45	68
Fax/Copies	41	38	31
REFERENCE TRANSACTIONS			
Locating Library Materials	45	23	46
Readers' Advisory	14	7	17
Account info and renewals	20	14	24
Technology Assistance	51	105	40
Local Info	17	29	20
General Info	285	282	105
Total	432	460	252
TOTAL NUMBER OF LIBRARY PROGRAMS:			
Adults	5	7	8
Teens	4	4	4
Children	11	5	10
Pre-K	1	0	1
Total	21	15	23
TOTAL PROGRAM ATTENDANCE:			
Adults	22	316	31
Teens	24	20	27
Children	193	271	121
Pre-K	13	0	5
Total	252	607	184
NEW PATRONS			
Valley	7	5	12
Douglas County	1	1	2
Non-Douglas County	1	0	0
Total	9	6	14
Volunteers/hours	0/0	0/0	0/0
MATERIALS CHECKED OUT:			
Adult	646	1003	647
Children	1330	1665	1184
Overdrive	375	355	307

CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
August 20,2024

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

Chairman Bottger noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

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

4. Proof of Publication: The Proof of Publication was on the desk.

5. Visitors/Correspondence: No one spoke.

6. Approval of Agenda: member Anderson moved to approve the agenda. Bottger seconded. YES: Bottger, Burke, Tomanek, Conrey, Foutch, Sunde, Lowry, Anderson and Mayer. NO: no one. Motion carried.

7. Consent Agenda member Foutch moved to approve the consent agenda. Burke seconded. YES: Bottger, Burke, Tomanek, Conrey, Foutch, Sunde, Lowry, Anderson and Mayer. NO: no one. Motion carried.

8. Public Hearings:

Armstrong Estates – request for change of zoning from commercial to transitional ag. Chairman Bottger opened the public hearing. The Building Inspector addressed the Commission in support of the request. Chairman Bottger closed the public hearing. After discussion, member Tomanek moved to recommend approval to City Council of the request for change of zoning from commercial to transitional ag. Anderson seconded. YES: Bottger, Burke, Tomanek, Conrey, Foutch, Sunde, Lowry, Anderson and Mayer. NO: no one. Motion carried.

Prominence Global, LLC request for change of zoning from transitional ag to C-1, R-2 and R-3. Chairman Bottger opened the public hearing. Brent Beller from E&A Consulting Group addressed the Commission with a site plan showing the different areas for development and zoning needs. Kyle Bole from E&A Consulting Group addressed the traffic study concerns. Terry Miller 527 N Center Street had a concern regarding how the water and sewer hookups would affect her property. City Attorney Jeff Farnham addressed the Commission with the timetable of the project, necessary agreements, and the remaining work to be completed. Greg Perry City Engineer also addressed the Commission regarding the request for rezoning and the need for same. Chairman

Bottger closed the public hearing. After discussion, member Conrey moved to recommend approval to City Council of the rezoning of Catalina development from transitional ag to C-1, R-2 and R-3 as follows: Lot 1 C-1 (Commercial, changed from transitional ag as stated in the application); Lots 2-3 R-2; Lots 4-15 R-3; Lots 16-88 R-2; Lots 89-128 R-3 (Lakefront residential, changed from R-2 as stated in the application); Lots 129-160 R-2; and Lots 205-225 C-3. Tomanek seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek, Anderson, and Mayer. NO: no one. Motion carried.

Prominence Global, LLC request for approval of preliminary plat. Chairman Bottger opened the public hearing. The Building Inspector addressed the Commission in support of approval of the preliminary plat. Chairman Bottger closed the public hearing. After discussion member Foutch moved to recommend approval of the preliminary plat to City Council. Burke seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek, Anderson, and Mayer. NO: no one. Motion carried.

Electrical Code Adoption Chairman Bottger opened the public hearing. The Building Inspector addressed the Commission with his recommendation for adopting the National Electrical Code 2023 . Chairman Bottger closed the public hearing. After discussion member Conrey moved to recommend approval of adopting the National Electrical Code 2023 to City Council. Anderson seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek, Anderson, and Mayer. NO: no one. Motion carried.

Member Sunder moved to adjourn. Conrey seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek, Anderson, and Mayer. NO: no one. Motion carried.


Christie Donnermeyer, City Clerk

Valley Cemetery Board
Valley City Hall
September 12th, 2024, 6:30pm
Meeting Minutes

Present: Members – Everett, Dean, Lindi, Kurt, Krista, Betty
Guests: Pat Clausen, Bill Socha

Meeting called to order at 6:34pm.
Dean noted the Open Meeting Act on the north wall of the meeting room.

Meeting minutes approved by: Kurt
Seconded by: Betty
All in favor, motion carried.

Old Business:

Snide Property: The city council approved Rune's request to update nuisance property ordinance and the clean-up requests should move forward.

Columbarium- Kurt working with sales at Matthew's Granite to gain more info about estimates, timelines for ordering and installing. Kurt will stay in contact to arrange meeting with salesman when he is in the area next. Things to consider- concrete slab, crane for install, shipping cost, shipping cost of sending back straps.

Training on probe skills- Dean suggested at previous meeting that new members learn probing. Dean received a request from Reichmuth in Elkhorn to have a Nesbitt plot marked before a funeral on 9/18/24. Board will go to the cemetery on Monday 9/16 at 4pm to perform plot probing and teach new members.

New Business:

Pat Clausen- presented historic mortician ledger that was found in the Valley Museum vault- suggests the book be professionally copied to allow others access to the book without harming the original item. Pat will ask the Museum board if they want the cemetery board to take possession of the book. Lindi and Krista will stay in contact with Pat. Krista will contact Gerri to get info for the Sarpy county clerk to pursue scanning as done previously for the cemetery ledger book.

The next meeting will be **November 7th** , 2024, **at 6:30pm**.
Gerri made a motion to adjourn, and Betty seconded.
The meeting was adjourned at 7:31pm.

Meeting minutes recorded by secretary Krista Lewis.

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

Veterans of Foreign Wars Post 9897

License # _____ Licensee Name/Non-Profit Organization _____

Event location name: Valley Veteran's Club

Event address/location: 111 E Front Street Valley, NE 68064

Event Type: Fundraiser

Event date(s): 01/18/25 _____

Event start time(s): 12:00 p.m. _____

Event end time(s): 12:00 a.m. _____

Indoor area to be licensed in length & width: 120 X 150

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: 150

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Roger Fallon Event contact phone number: 531-777-2217

Event contact Email: rogerfallon1@msn.com

*Signature Authorized Representative: _____

Local Governing Body completes below:

The local governing body for the City of Valley _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

10/08/2024

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

Veterans of Foreign Wars Post 9897

License # _____ Licensee Name/Non-Profit Organization _____

Event location name: Valley Veteran's Club

Event address/location: 111 E Front Street Valley, NE 68064

Event Type: Fundraiser

Event date(s): 02/15/25 _____

Event start time(s): 12:00 p.m. _____

Event end time(s): 12:00 a.m. _____

Indoor area to be licensed in length & width: 120 X 150

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: 150

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Roger Fallon Event contact phone number: 531-777-2217

Event contact Email: rogerfallon1@msn.com

*Signature Authorized Representative: _____

Local Governing Body completes below:

The local governing body for the City of Valley _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

10/08/2024

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

Veterans of Foreign Wars Post 9897

License # _____ Licensee Name/Non-Profit Organization _____

Event location name: Valley Veteran's Club

Event address/location: 111 E Front Street Valley, NE 68064

Event Type: Fundraiser

Event date(s): 03/15/25 _____

Event start time(s): 12:00 p.m. _____

Event end time(s): 12:00 a.m. _____

Indoor area to be licensed in length & width: 120 X 150

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: 150

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Roger Fallon Event contact phone number: 531-777-2217

Event contact Email: rogerfallon1@msn.com

*Signature Authorized Representative: _____

Local Governing Body completes below:

The local governing body for the City of Valley _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

10/08/2024

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

Veterans of Foreign Wars Post 9897

License # _____ Licensee Name/Non-Profit Organization _____

Event location name: Valley Veteran's Club

Event address/location: 111 E Front Street Valley, NE 68064

Event Type: Fundraiser

Event date(s): 04/19/25 _____

Event start time(s): 12:00 p.m. _____

Event end time(s): 12:00 a.m. _____

Indoor area to be licensed in length & width: 120 X 150

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: 150

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Roger Fallon Event contact phone number: 531-777-2217

Event contact Email: rogerfallon1@msn.com

*Signature Authorized Representative: _____

Local Governing Body completes below:

The local governing body for the City of Valley OR
County of _____ approves the issuance of a Special Designated License as
requested above.

10/08/2024

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

Veterans of Foreign Wars Post 9897

License # _____ Licensee Name/Non-Profit Organization _____

Event location name: Valley Veteran's Club

Event address/location: 111 E Front Street Valley, NE 68064

Event Type: Fundraiser

Event date(s): 05/17/25 _____

Event start time(s): 12:00 p.m. _____

Event end time(s): 12:00 a.m. _____

Indoor area to be licensed in length & width: 120 X 150

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: 150

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Roger Fallon Event contact phone number: 531-777-2217

Event contact Email: rogerfallon1@msn.com

*Signature Authorized Representative: _____

Local Governing Body completes below:

The local governing body for the City of Valley _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

10/08/2024

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

Veterans of Foreign Wars Post 9897

License # _____ Licensee Name/Non-Profit Organization _____

Event location name: Valley Veteran's Club

Event address/location: 111 E Front Street Valley, NE 68064

Event Type: Fundraiser

Event date(s): 06/21/25 _____

Event start time(s): 12:00 p.m. _____

Event end time(s): 12:00 a.m. _____

Indoor area to be licensed in length & width: 120 X 150

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: 150

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Roger Fallon Event contact phone number: 531-777-2217

Event contact Email: rogerfallon1@msn.com

*Signature Authorized Representative: _____

Local Governing Body completes below:

The local governing body for the City of Valley OR
County of _____ approves the issuance of a Special Designated License as
requested above.

10/08/2024

Local Governing Body Authorized Signature

Date

Christie Donnermeyer

From: Valley City Office
Sent: Tuesday, October 1, 2024 11:49 AM
To: Cindy Grove; Christie Donnermeyer; Cameron Gales
Subject: Council Agenda Request Angela Exstrom

Name: Angela Exstrom

Phone: 402-881-5921

Email Address: aexstrom@yahoo.com

Address: 502 S Park Ave Valley, NE 68064

Agenda Item Description: Road closure request for the downtown Valley Christmas Tree Lighting & Holiday Market on Saturday November 30, 2024. Document with map and information will be emailed.

Requested Action: Allow the streets to be closed for the community event.

Does this require an expenditure of funds: No

[View in List](#)

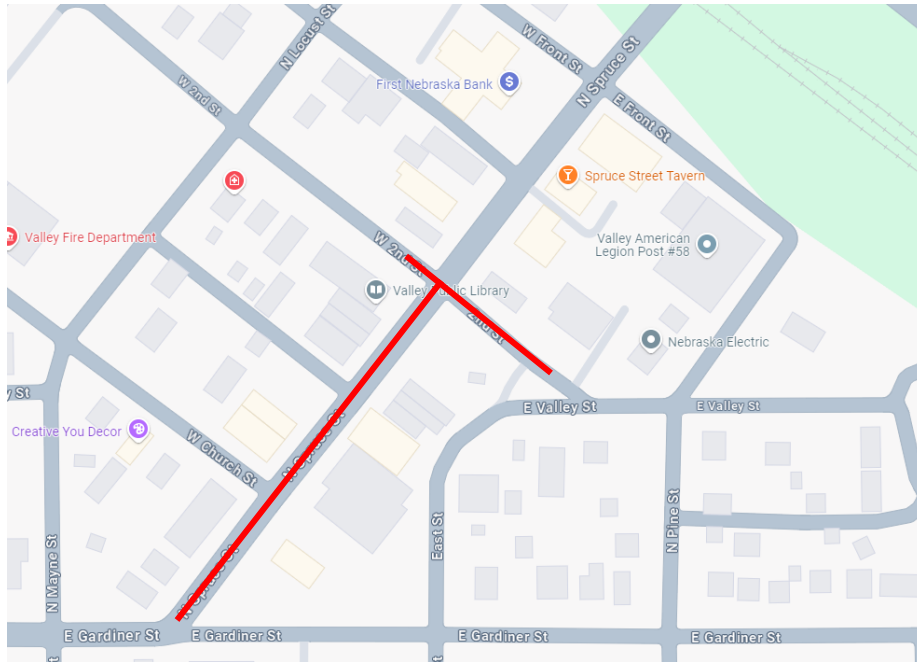
Downtown Valley Christmas Tree Lighting & Holiday Market

Saturday November 30, 2024

Road Closure Request

1. Spruce Street from 2nd street to Gardiner St – from 4 PM to 7:30 PM Saturday November 26.
2. 2nd Street from Spruce street to the Post Office – from noon Saturday November 26 to noon Monday November 28.

The Valley Days Foundation requests Public Works places barricades at intersections by Spruce and 2nd street and Spruce and Church street on Wednesday November 27 and volunteers will close the street at the time of the event.



Downtown Valley

Christmas Tree Lighting & Holiday Market

SATURDAY NOVEMBER 30, 2024

HOLIDAY MARKET	•	10AM - 7PM
FOOD TRUCKS	•	3PM - 7PM
LIGHTED PARADE	•	5PM
VISIT SANTA	•	5PM - 7PM
TREE LIGHTING	•	6PM

Eat, drink & shop local

JOIN US ON SMALL BUSINESS SATURDAY!

Valley Days Foundation
www.valleydays.net

RESOLUTION NO. 2024 – 54

Supporting Operation Green Light for Veterans

WHEREAS, the residents of the City of Valley have great respect, admiration, and the utmost gratitude for all of the men and women who have selflessly served our country and this community in the Armed Forces; and

WHEREAS, the contributions and sacrifices of the men and women who serve and have served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, the City of Valley seeks to honor these individuals who have paid the high price for freedom by placing themselves in harm's way for the good of all; and

WHEREAS, Veterans continue to serve our community in the American Legion, Veterans of Foreign Wars, religious groups, civil service, and by functioning as County Veteran Service Officers to help fellow former service members access federal health, disability and compensation benefits each year; and

WHEREAS, Approximately 200,000 service members transition to civilian communities annually; and

WHEREAS, an estimated 20 percent increase of service members will transition to civilian life in the near future; and

WHEREAS, studies indicate that 44-72 percent of service members experience high levels of stress during transition from military to civilian life; and

WHEREAS, Active Military Service Members transitioning from military service are at a high risk for suicide during their first year after military service; and

WHEREAS, the National Association of Counties encourages all counties, parishes and boroughs to recognize Operation Green Light for Veterans; and

WHEREAS, the City of Valley appreciates the sacrifices of our United States Military Personnel and believes specific recognition should be granted;

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Valley, Nebraska hereby adopts the following Resolution:

BE IT RESOLVED, by the Mayor and City Council of the City of Valley, Nebraska that the City of Valley will participate in Operation Green Light and will light City Hall green from

November 4 – 11, 2024 and designate it as a time to salute and honor the service and sacrifice of our men and women in uniform transitioning from Active Service; and

BE IT FURTHER RESOLVED, that in observance of Operation Green Light, the City of Valley encourages its citizens in patriotic tradition to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying a green light in a window of their place of business or residence.

PASSED AND APPROVED THIS 8TH DAY OF OCTOBER, 2024.

CITY OF VALLEY, NEBRASKA

Cindy Grove, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax-402-359-2610
www.valleyne.org
Business Hours 9 am – 5 pm M-F



Official Use Only
Planning Meeting Date _____
 Check Cash Credit Card
Check # _____

APPLICATION FOR WAIVER OF SITE DESIGN STANDARDS

Date: 08/23/2024

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant Name: DC West Community Schools Telephone No. 402-359-2121

Applicants Address: 401 S Pine St. Valley, NE 68064

Applicants Email: cgoehring@bcdm.net ahenery@rdpne.com

Present Use of Subject Property: I-3 Desired Use of Subject Property: C-1

Legal Description of Property Requested in Waiver: Property is being designed into a Sports Complex that will consist of a Track and Field, Softball and Baseball Fields, and 3 Stand alone buildings to support the Fields.

Area of Subject Property (Square Foot/Acres): 44.4978 Acres

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: R-3 East: I-2 West: R-2

The Zoning Administrator, who may be accompanied by others in hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification for Site Design Waiver

You must justify your request. Use separate sheets if necessary.

The current Design of the Sports Complex will consist of 3 stand alone Buildings. The first is a Concessions / Storage Building, this Building is being planned to be constructed with painted CMU (BMU was Value Engineered). The other two Buildings are Press Boxes for the Track/Field and the Softball / Baseball Fields. Both Press Boxes are made with painted CMU and Fiber Cement Panel.

Some of the waivers that we have called out are that we are not showing 60% of windows awnings or other features on the Front Façade. Also, the Sectional Doors do not have glazing and we are using Painted CMU.

We believe that these changes can be accepted as the Buildings are at least 400' from the nearest street (N264th St) and that these Buildings are to serve the Fields which will be the focal point of the Project. See attached Drawings to help convey our proposal.

Signature of Owner _____ or Signature of Agent Calib Goehring

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

APPLICATION FOR WAIVER OF SITE DESIGN STANDARDS

Additional Material Required

1. Please highlight the items on the following sheets that you wish to apply for a waiver.
2. Site Plan with all pertinent details to the waiver request.
 - A. Schematic lay out, proposed lots, roadway layout, etc.
3. Additional information deemed necessary by City Staff to conduct a thorough analysis of the application, which may include, but not limited to stormwater analysis, sanitary sewer analysis, traffic impact study, or environmental study.

Ordinance Reference – Section 12.02.3

3. **Waiver from Site Design Standards:** The City Council with concurrence of the Planning Commission may grant waivers from the Site Design Standards of this Article, as may be reasonable and within the general purpose and intent of the site plan review and approval provisions of this Article if the literal enforcement of one or more provisions of this Article is impracticable or will exact an undue hardship because of peculiar conditions pertaining to the land in question. The affirmative vote of at least four Planning Commissioners shall be necessary to grant a waiver. The waiver may be granted subject to such conditions as the Commission may establish to ensure the general purpose and intent of the provisions of this Article are followed. At the Commission meeting, the applicant and all other interested parties shall be presented a reasonable opportunity to present their views. Decisions of the Zoning Advisory Commission may be appealed to the Board of Adjustment in the same manner as appeals from a decision of an administrative officer.

Signature of Owner _____

or Signature of Agent



I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

Section 12.05 Design Standards for Designated Commercial Areas

Any retail commercial uses or regional shopping centers or within any designated district, the applicant shall submit building elevations for review by the City. Any structure existing at the time of adoption of this Code which is expanded for retail commercial use by 25 percent or more to the building area shall be subject to these Design Standards. In addition to the site design standards set forth herein, big box retail uses shall comply with the following standards:

1. Definitions of Facades. For purposes of this section, the façades of a building shall be defined as follows:
 - A. Façade. The portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.
 - B. Front façade. The front or principal face of a building, containing the main entrance; any building face, which can be touched by a line drawn perpendicular to street (public or private).
 - C. Side façade. The face of a building extending from the front façade to the rear façade of the building.
 - D. Rear façade. The face of a building extending along the rear of the lot or site, containing employee and service entrances, loading docks, etc.
2. Façade Design. The building facades shall be designed in a way that will reduce the massive scale and minimize a uniform and impersonal appearance of the building, and that will provide visual interest consistent with the community's identity, character, and scale.
 - A. Façades of 100 feet or longer shall be broken up with projections or recessions not less than five feet in depth, and in sufficient number, to reduce the unbroken massing into lengths of 40 feet or less along all sides of the building. Projections from the facade can be used as an alternate approach.
 - B. The front façade shall include windows, arcades, awnings, projecting canopies, covered walkways, porticos, or other acceptable features along at least 60 percent of the front façade length and over at least 25 percent of the front façade area.
 - C. Except for entrances to the building, any part of the front façade higher than 11 feet shall give the visual exterior appearance of having more than one floor for each additional 11 feet in height, i.e., a 22-foot-high building shall give the appearance of a two-story building.
 - D. Arcades and other weather protection features shall be of sufficient depth and height to provide a light-filled and open space along the front façade. Architectural treatment, similar to that provided to the front façade, shall be provided to the side façades to mitigate any negative view from any location off-site and any public area (e.g. parking lots, walkways, etc.) on site.
 - E. A landscape buffer of evergreens approved by the City Council shall be required along the property line to screen service areas and rear facades from the adjacent property.
3. Detail features. The building shall include architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the building wall, front, and side, with color, texture change, wall offsets, reveals, or projecting ribs.
4. Roofs. The roof design shall provide variations in rooflines, add interest to, and reduce the massive scale of, large buildings. Roofs shall include two or more roof planes. Parapet walls shall be architecturally treated to avoid a plain, monotonous look.
5. Maximum Parking:
 - A. The maximum number of off-street parking spaces allowed shall be equal to 125 percent of the required minimum number of spaces.
 - B. Parking spaces in excess of the maximum number permitted may be allowed, provided:
 - i. Each parking space provided in excess of the maximum number allowed shall be paved with a permeable paving material approved by the City; or
 - ii. For each parking space provided in excess of the maximum number allowed, 300 square feet of additional on-site green space shall be provided and maintained with landscaping; or

- iii. For each parking space provided in excess of the maximum number allowed, 300 square feet of green roof shall be provided and maintained. A green roof is herein defined as a roof of a building that is covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. Unhealthy or dead vegetation shall be removed within seven days and replaced with suitable new plant materials at the earliest practical time, but not longer than nine months, based on the appropriate season.
6. Materials and color. The building shall have exterior building materials and colors that are aesthetically pleasing and compatible with materials and colors that are used in adjoining neighborhoods. This includes the use of high-quality materials and colors that are low reflective, subtle, neutral, or earth tone. Certain types of colors shall be avoided such as fluorescent or metallic although brighter colors in limited quantities may be used on building trim and as accents at the discretion of the City Council. Construction materials such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar materials shall be avoided unless the exterior surface incorporates an acceptable architectural treatment. Not less than 75 percent of the front of the building and 50 percent of the sides of the building shall be brick, stone, textured CMU, or other acceptable durable modern materials as approved by the City.
7. Entryways. The building design shall provide design elements which clearly indicate to customers where the entrances are located and which add aesthetically pleasing character to buildings by providing highly-visible customer entrances.
8. Amenities. The building site shall include at least one public gathering space, such as a patio seating area, pedestrian plaza with benches, outdoor play area, and not less than two public space amenities, such as kiosks, a water feature, a clock tower, or a landscaped site for public artwork. Pedestrian public space shall be shaded, landscaped, and screened. The size of the public gathering space shall not be less than one percent of the gross enclosed building area.
9. Any conflict between these standards and the CMD Ordinance shall be resolved in favor of the stricter standard.
10. In determining whether the plan complies with the above standards, the City Council may accept alternative or substitute features which have a comparable aesthetic and visual effect in light of the location and topography of a particular site.

Section 12.05 Design Standards for Commercial Areas.

All commercial uses shall comply with the following standards. This section does not apply to areas zoned residential or transitional agricultural within the Highway Corridor Protection District. In addition, the applicant shall submit building elevations for review by the City. Any structure existing at the time of adoption of this Code which is expanded for retail commercial use by 25 percent or more to the building area shall be subject to these Design Standards.

Intent: The building facades shall be designed including architectural features that contribute to visual interest at the pedestrian scale, reduce the massive scale of the building, minimize a uniform and impersonal appearance of the building, and will provide visual interest consistent with the community's identity, character, and scale. The design shall provide variations in the roofline, add interest to, and reduce the massive scale of large buildings.

All commercial uses within the Highway Overlay District or within any designated commercial areas shall comply with the following standards:

1. Definitions. For purposes of this section, the building types and the façades of a building shall be defined as follows:
 - a. Large free-standing commercial retail. A singular retail or wholesale user that occupies no less than 30,000 square feet of gross floor area. These uses typically include: membership wholesale clubs, discount stores, pharmacies, and grocery stores. See Exhibit A at the end of this section.
 - b. Contractor bay. A bay style industrial flex space that occupies no more than 10,000 square feet which have limited office space with a large open bay and either a loading dock or overhead doors. Uses typically include: auto repair, small building contractors, distributors, machine shops, plumbing and heating contractors, electricians, roofer, etc. See Exhibit B at the end of this section.
 - c. Shopping Center, Commercial Strip. A commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, and small linear shopping centers with shallow on-site parking in front of the stores. See Exhibit C at the end of this section.
 - d. Façade. The portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.
 - e. Front façade. The front or principal face of a building, containing the main entrance; any building face, which can be touched by a line drawn perpendicular to street (public or private).
 - f. Side façade. The face of a building extending from the front façade to the rear façade of the building.
 - g. Rear façade. The face of a building extending along the rear of the lot or site, containing employee and service entrances, loading docks, and service areas (e.g., trash dumpster, utility boxes, and HVAC equipment).

2. Façade Design. Front and street facing side façades greater than 100 feet in length, measured horizontally, shall:
 - a. Incorporate wall plane projections or recessions of at least twelve (12) inches in depth of the same durable material, extend at least twenty (20) percent of the length of the façade, and extend full height of the wall. The maximum uninterrupted length of wall shall be no more than 100 feet. The use of contrasting materials and color shall allow wall plane projections or recessions to be less than twelve (12) inches in depth.
 - b. Have a change in at least one of the following elements each 100 feet along the front and all street facing sides: color change, material change, and/or texture change.
 - c. The front façade shall include architectural elements, such as columns, awnings, projecting canopies, accent lines, colonnades, arcades, reveals or projecting ribs along at least 40 percent of the front façade length.
 - d. Except for entrances to the building, any part of the front façade higher than 11 feet shall give the visual exterior appearance of having more than one floor for each additional 11 feet in height, i.e., a 22-foot-high building shall give the appearance of a two-story building.

3. Entryways.

- a. Front facades shall have visible, clearly defined entrances that include at least three of the following elements: canopies or porticos, awnings, overhangs, recesses or projections, arcades, raised corniced parapets over the door, distinctive roof forms, arches, or display windows.

4. Rooflines.

- a. Rooflines shall be varied in height, at least each one hundred (100) feet, measured horizontally, along the front façade and any side of a building facing a street. Hips, gables, or changes in parapet elevation shall be used to provide relief in height.
- b. Gables and hip roofs are permitted. Parapets shall be used on flat roofs to conceal rooftop mechanical equipment. The parapet design shall be a minimum of three (3) feet in height.

5. Transparent windows and doors.

- a. A minimum of 20 percent of the surface area of the front façade and street facing walls shall be transparent. Transparency may include glazed doors, windows, overhead doors and display windows.
- b. Highly reflective or glare producing glass with an external reflectance factor of 25 percent or higher is prohibited on all facades.
- c. All overhead doors (frame and paneling) on the front façade and street facing walls shall vary from the adjacent building panels and façade and shall not be white. A minimum of 50 percent of all overhead doors shall be glass or resembling glass (acrylic, polygal or approved equivalent) and may be transparent, tinted,

frosted, or opaque. The color and appearance of the glass or glass resembling material must contrast from the color of the frame and paneling of the overhead door.

6. Materials.

- a. Not less than 50 percent of the front of the building and 25 percent of the sides of the building exclusive of transparent windows and doors shall be durable material including brick, stone, masonry units that are integrally colored, burnished, glazed, or textured concrete drainable EFIS (Stucco). Painted R and PBR panels, and prefinished metal panel systems (e.g., Aluminum Composite Material (ACM) panels) are allowed but do not count towards the required percentage stated above. Cementitious lap siding may be used as an accent material only.
- b. The following exterior materials are prohibited: Materials with the appearance of unfinished concrete block, smooth natural (grey) concrete, painted smooth faced concrete block, vinyl siding, corrugated metal, or tilt-up concrete panels without an architectural finish.

7. Colors

- a. Predominant building colors shall be subtle, neutral, or earth tone that have low reflectivity with less than a 30 percent reflection factor. Intense, bright, fluorescent, or metallic colors (e.g., bright yellow, orange, bright red) shall not be used as the predominant color on any wall or roof. These colors may be used as the building accent color but shall not constitute more than 10 percent of the area of each building façade.

8. Landscape Buffer or Screening

- a. A landscape buffer shall meet requirements of section 12.04.07 and shall be required near or offset from the property line to screen service areas and rear facades so they shall not be easily visible to the public from streets, parking lots or adjacent properties. If the dumpsters or HVAC equipment are not located along the rear faced, they shall be screened per section 12.04.08

9. Maximum Parking:

- a. The maximum number of off-street parking spaces allowed shall be equal to 125 percent of the required minimum number of spaces.
- b. Parking spaces in excess of the maximum number permitted may be allowed, provided:
 - i. Each parking space provided in excess of the maximum number allowed shall be paved with a permeable paving material approved by the City; or
 - ii. For each parking space provided in excess of the maximum number allowed, 300 square feet of additional on-site green space shall be provided and maintained with landscaping.

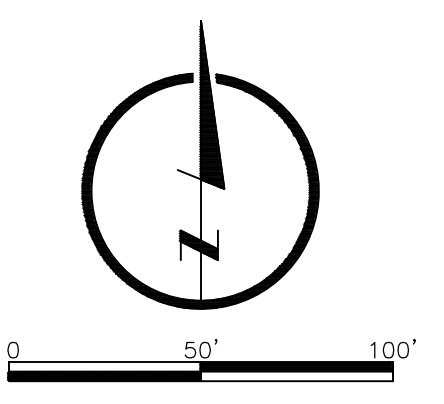
10. Amenities.

- a. Commercial building sites with a lot size of 10-acres or more shall include at least one public gathering space, such as a patio seating area, pedestrian plaza with benches, outdoor play area, and not less than two public space amenities, such as kiosks, a water feature, a clock tower, or a landscaped site for public artwork. Pedestrian public space shall be shaded, landscaped, and screened. The size of the public gathering space shall not be less than one percent of the gross enclosed building area.

11. Any conflict between these standards and the CMD Ordinance shall be resolved in favor of the stricter standard.

12. These guidelines are not intended to inhibit creativity and innovation in building design. The City will consider other building materials if the applicant demonstrates that the use of such materials results in a quality, durable building.

LEFT BINDING EDGE
7/16/2024 2:02:44 PM



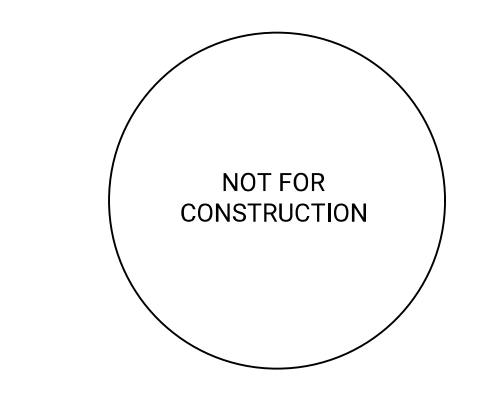
PROJECT TEAM

ARCHITECTURE + INTERIORS
BCDM ARCHITECTS
1015 North 98th Street, Suite 300
Omaha, NE 68114
CA Number: CA-0271

CIVIL ENGINEER
LAMP RYNEARSON
14710 W Dodge Rd. STE 100
Omaha, NE 68154
CA Number: CA-0130

STRUCTURAL ENGINEER
PERFORMANCE ENGINEERING
11811 Fort St #104
Omaha, NE 68164
CA Number: CA-2455

MECHANICAL + ELECTRICAL ENGINEER
MORRISSEY ENGINEERING
4940 N 118th St,
Omaha, NE 68164
CA Number: CA-0835



DC WEST - ATHLETIC COMPLEX

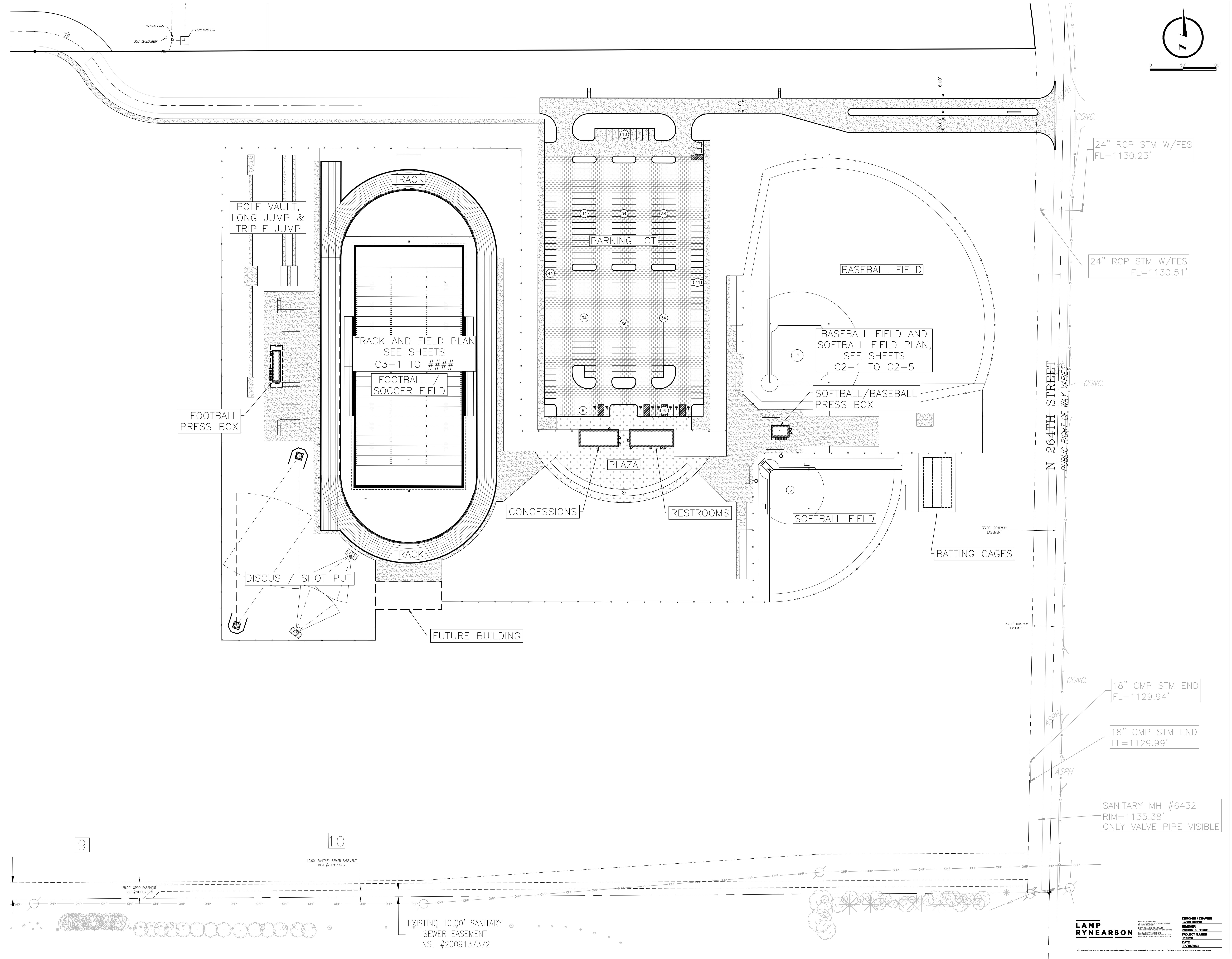
SOUTHWEST OF E MEIGS AND N 264TH ST

DC WEST COMMUNITY SCHOOLS

OVERALL SITE PLAN

C1-2

DESIGN DEVELOPMENT
BCDM NO. 5322-05
07/18/2024



POLE VAULT, LONG JUMP & TRIPLE JUMP

FOOTBALL PRESS BOX

DISCUS / SHOT PUT

TRACK AND FIELD PLAN
SEE SHEETS
C3-1 TO ####
FOOTBALL / SOCCER FIELD

FUTURE BUILDING

PARKING LOT

CONCESSIONS

RESTROOMS

PLAZA

BASEBALL FIELD

BASEBALL FIELD AND
SOFTBALL FIELD PLAN,
SEE SHEETS
C2-1 TO C2-5

SOFTBALL/BASEBALL
PRESS BOX

SOFTBALL FIELD

BATTING CAGES

24" RCP STM W/FES
FL=1130.23'

24" RCP STM W/FES
FL=1130.51'

18" CMP STM END
FL=1129.94'

18" CMP STM END
FL=1129.99'

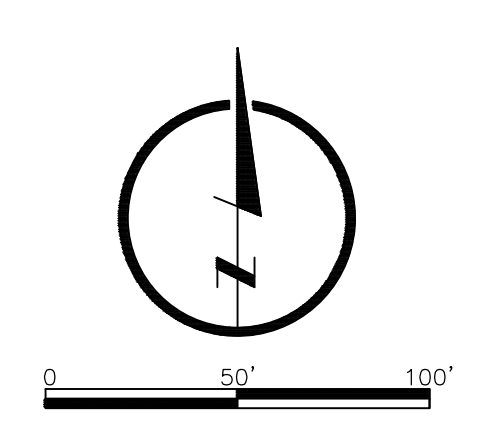
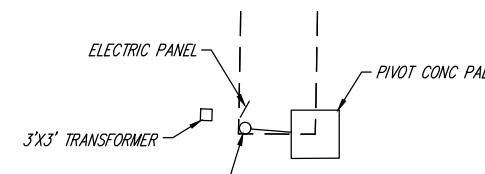
SANITARY MH #6432
RIM=1135.38'
ONLY VALVE PIPE VISIBLE

EXISTING 10.00' SANITARY
SEWER EASEMENT
INST #2009137372

LAMP RYNEARSON
OWNER / CLIENT: JAMES RYNEARSON
PROJECT NUMBER: 5322-05
DATE: 07/18/2024

#	Description	Date

LEFT BINDING EDGE
7/15/2024 2:02:44 PM



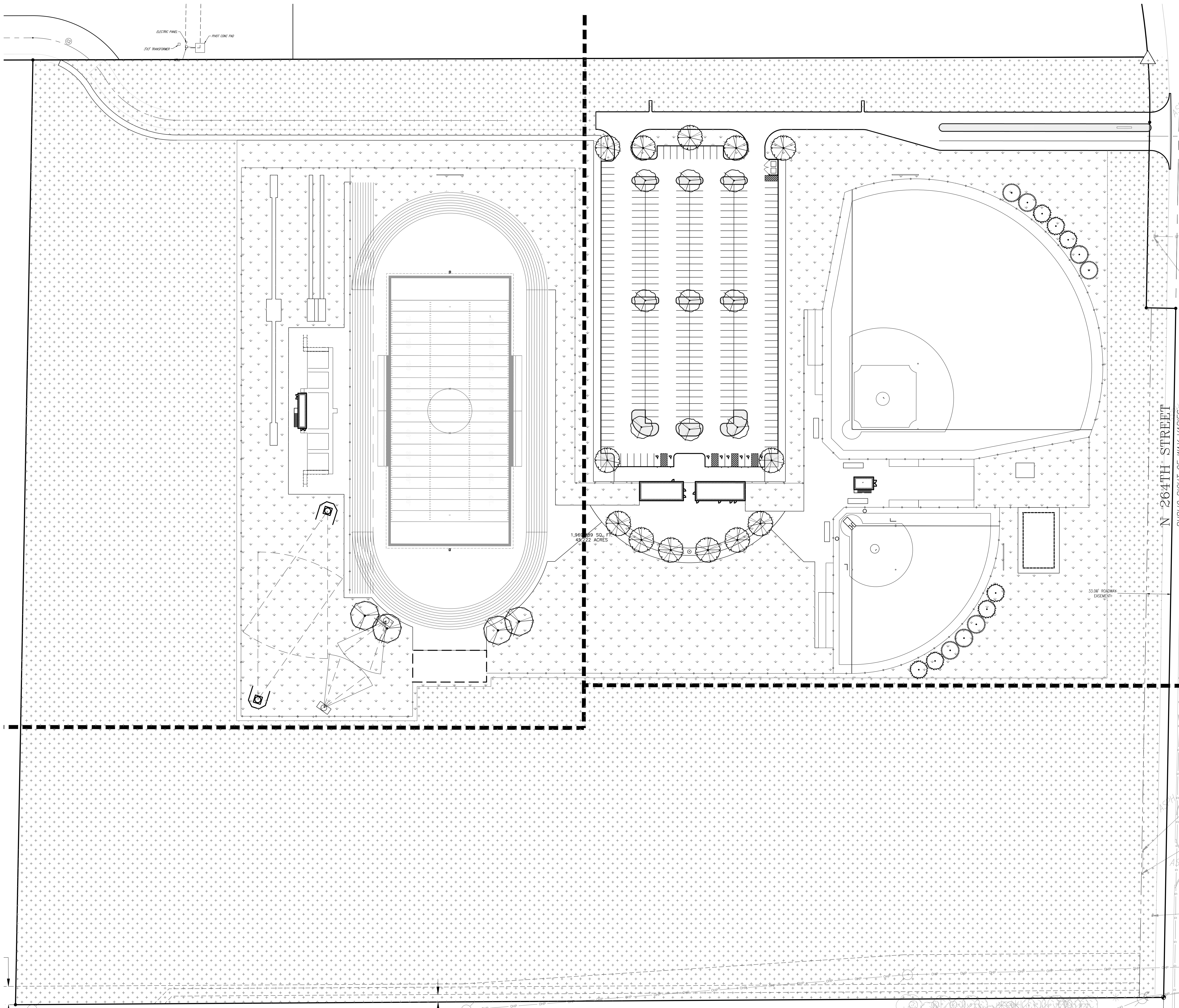
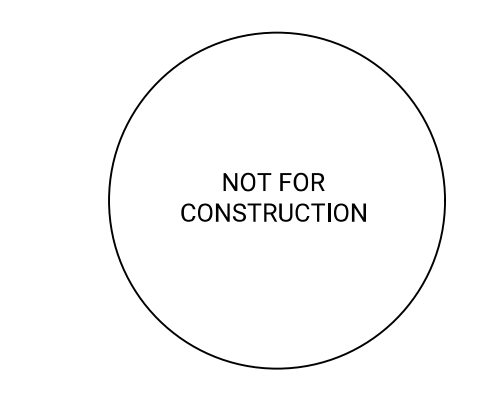
PROJECT TEAM

ARCHITECTURE + INTERIORS
BCDM ARCHITECTS
1015 North 98th Street, Suite 300
Omaha, NE 68114
CA Number: CA-0271

CIVIL ENGINEER
LAMP RYNEARSON
14710 W Dodge Rd. STE 100
Omaha, NE 68154
CA Number: CA-0130

STRUCTURAL ENGINEER
PERFORMANCE ENGINEERING
11811 Fort St #104
Omaha, NE 68164
CA Number: CA-2455

MECHANICAL + ELECTRICAL ENGINEER
MORRISSEY ENGINEERING
4940 N 118th St.
Omaha, NE 68164
CA Number: CA-0835



24" RCP STM W/FES
FL=1130.23'

24" RCP STM W/FES
FL=1130.51'

1.966,859 SQ. FT.
45,222 ACRES

33.00' EASEMENT

18" CMP STM END
FL=1129.94'

18" CMP STM END
FL=1129.99'

SANITARY MH #6432
RIM=1135.38'
ONLY VALVE PIPE VISIBLE

EXISTING 10.00' SANITARY
SEWER EASEMENT
INST #2009137372

**DC WEST -
ATHLETIC
COMPLEX**

SOUTHWEST OF E MEIGS
AND N 264TH ST

**DC WEST COMMUNITY
SCHOOLS**

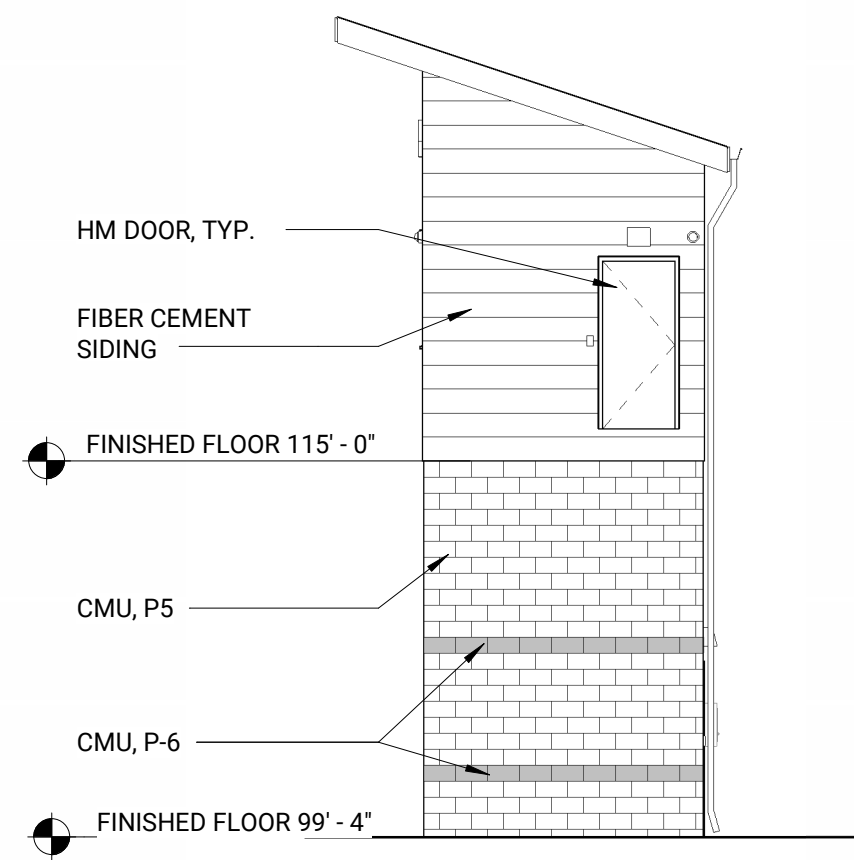
**OVERALL
LANDSCAPE PLAN**

LAMP RYNEARSON

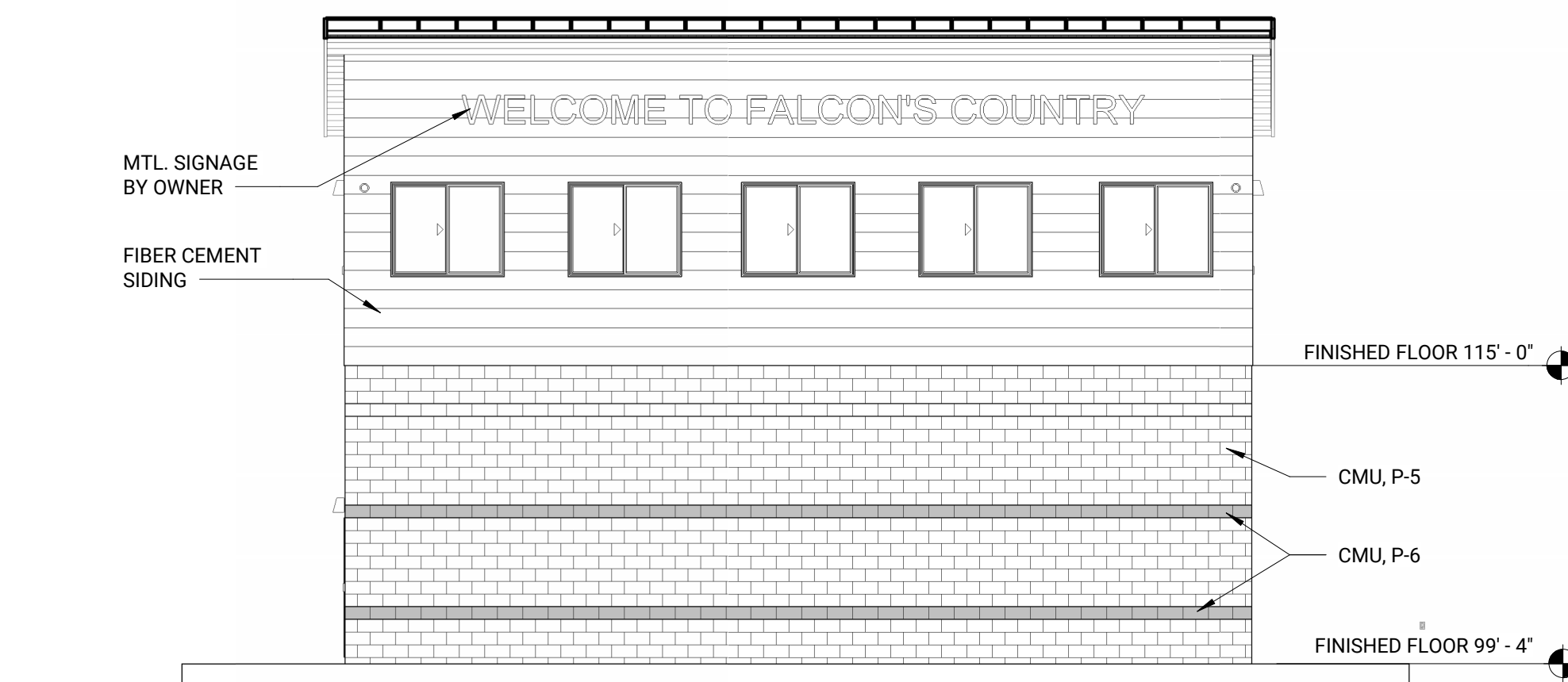
DESIGNER / DRAFTER
JOHN RYNEARSON
DATE 07/18/2024

PROJECT NUMBER
5322-05

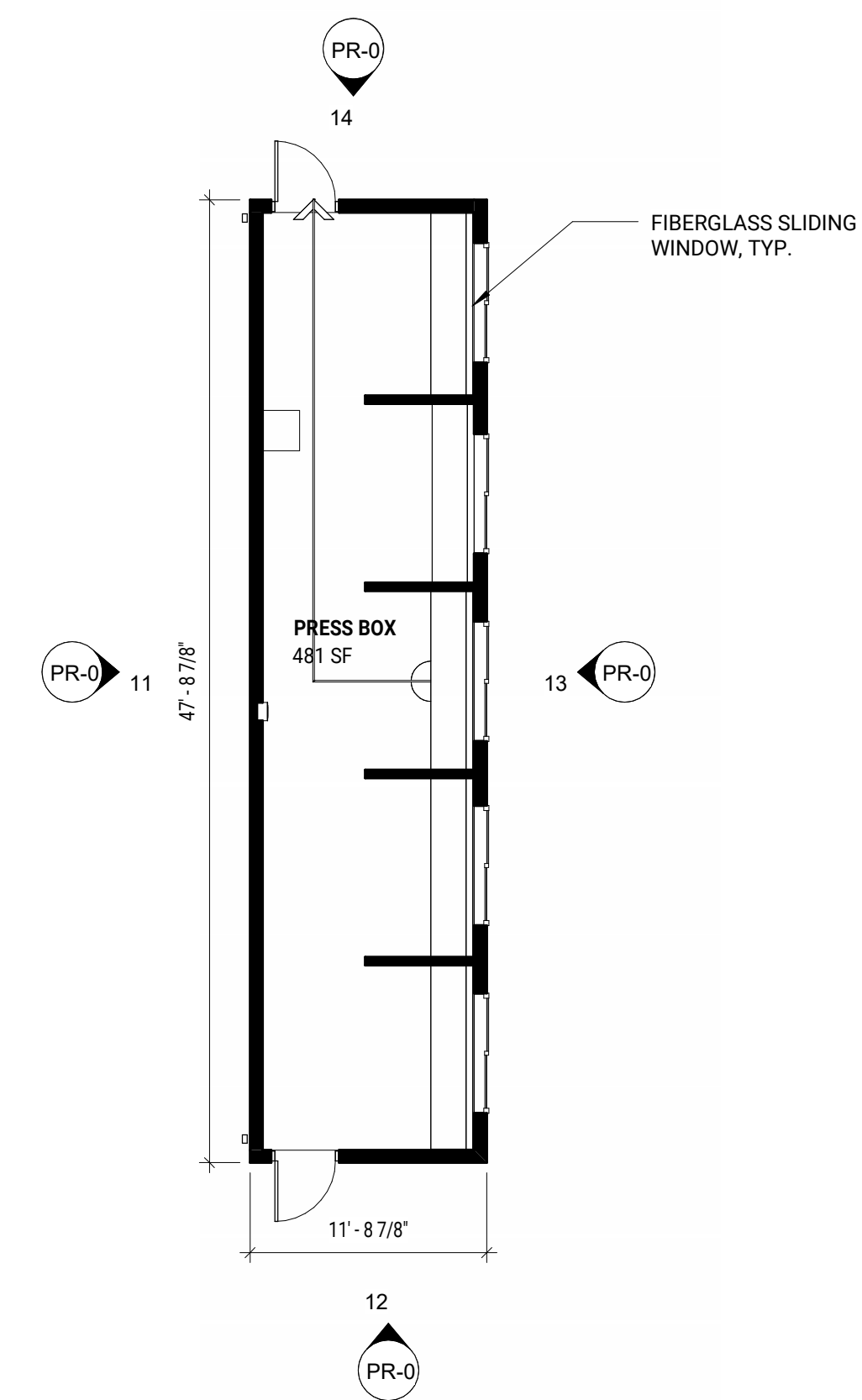
DATE 07/18/2024



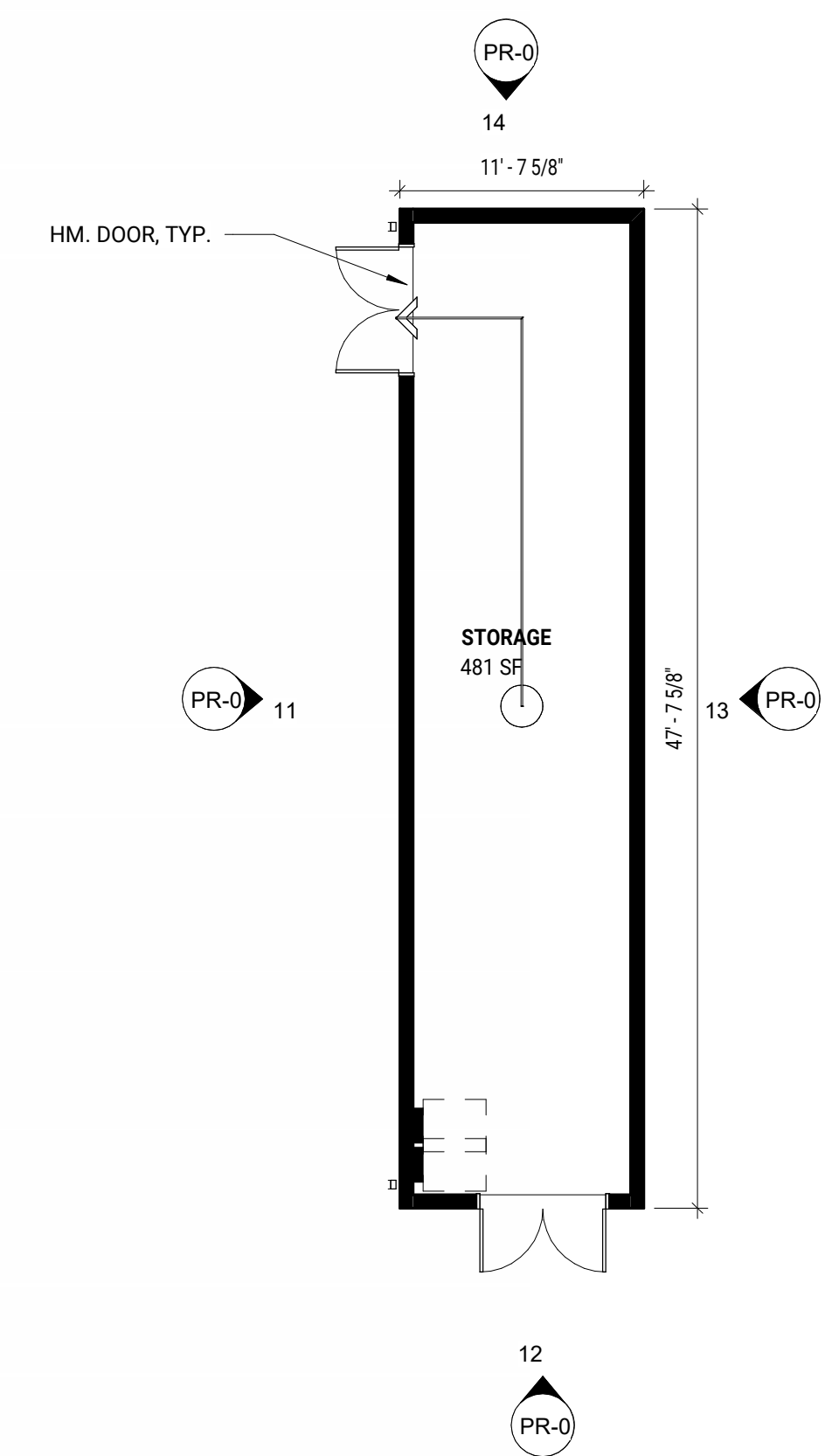
14 PRESENTATION - FOOTBALL PRESS BOX - NORTH ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



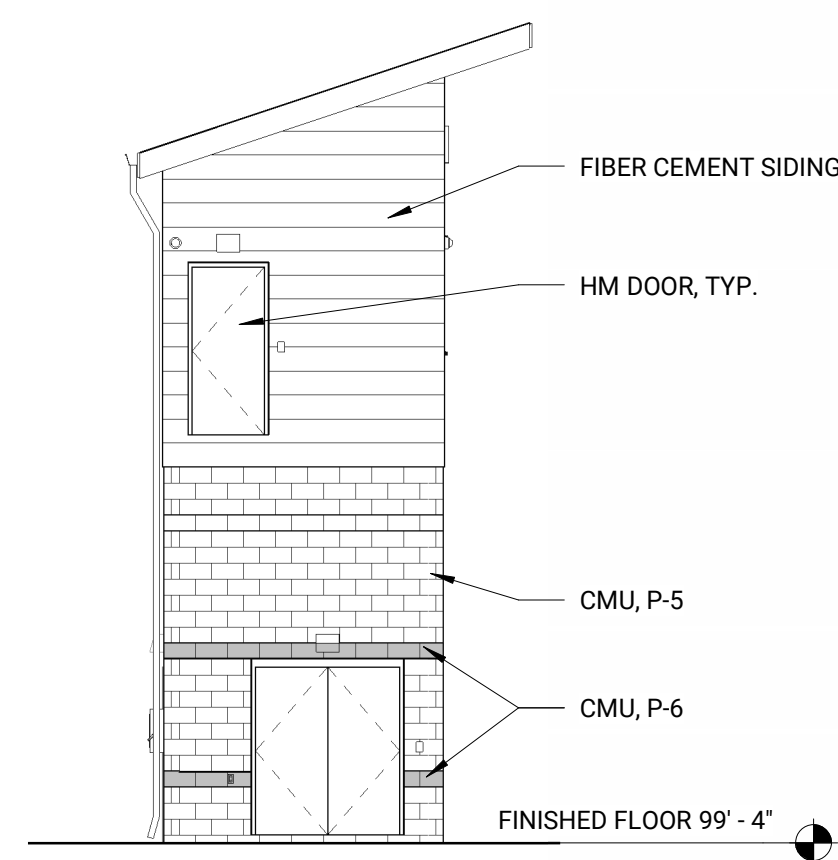
13 PRESENTATION - FOOTBALL PRESS BOX - EAST ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



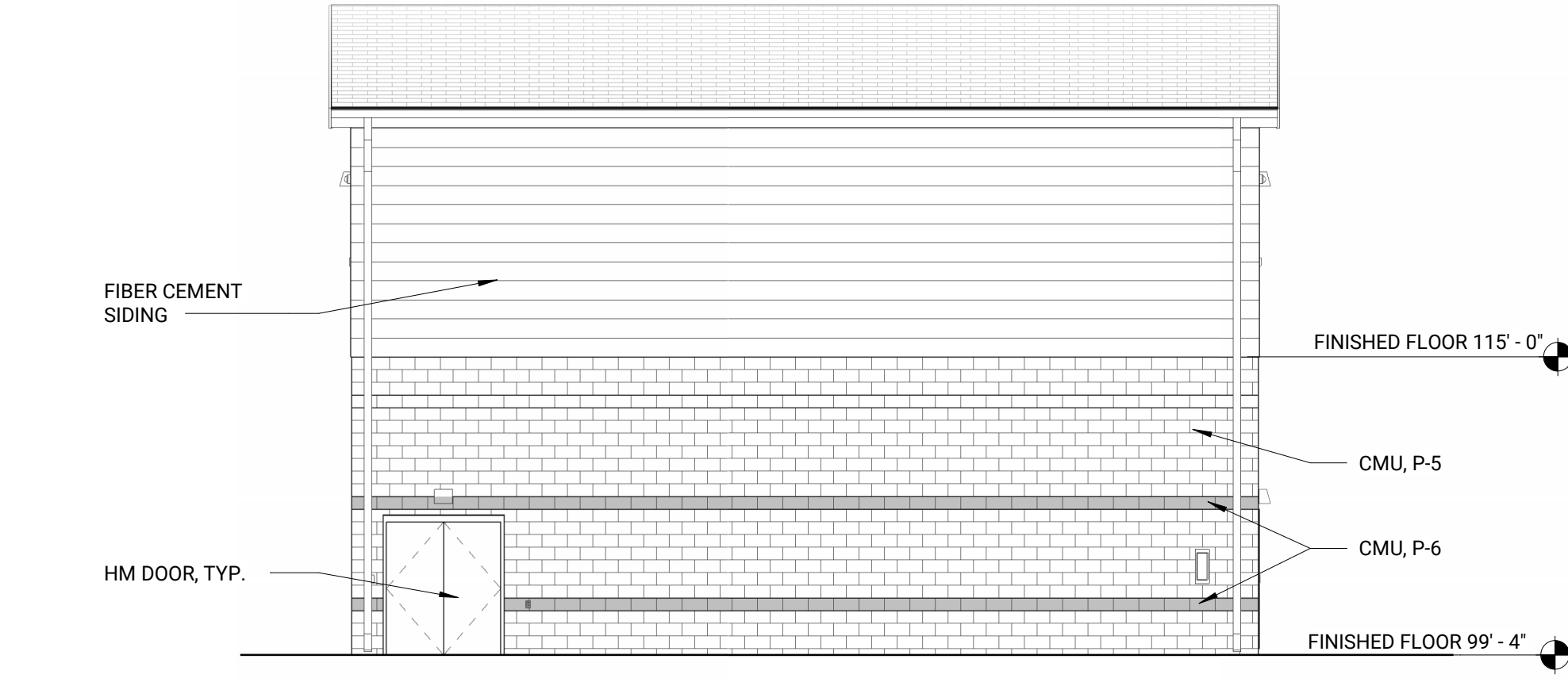
10 PRESENTATION FOOTBALL PRESS BOX SECOND FLOOR
 PR-0 1/8" = 1'-0" 0' 8' 16'



9 FIRST FLOOR PLAN - FOOTBALL PRESS BOX
 PR-0 1/8" = 1'-0" 0' 8' 16'



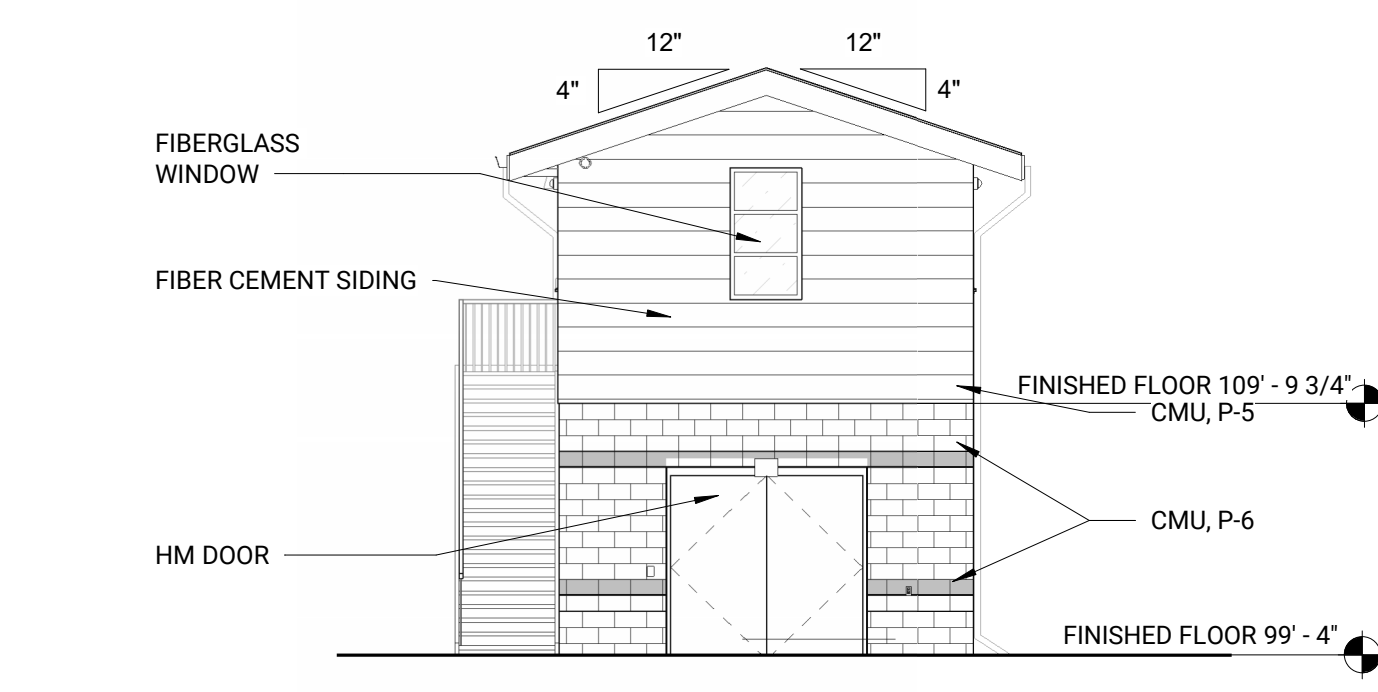
12 PRESENTATION - FOOTBALL PRESS BOX - SOUTH ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



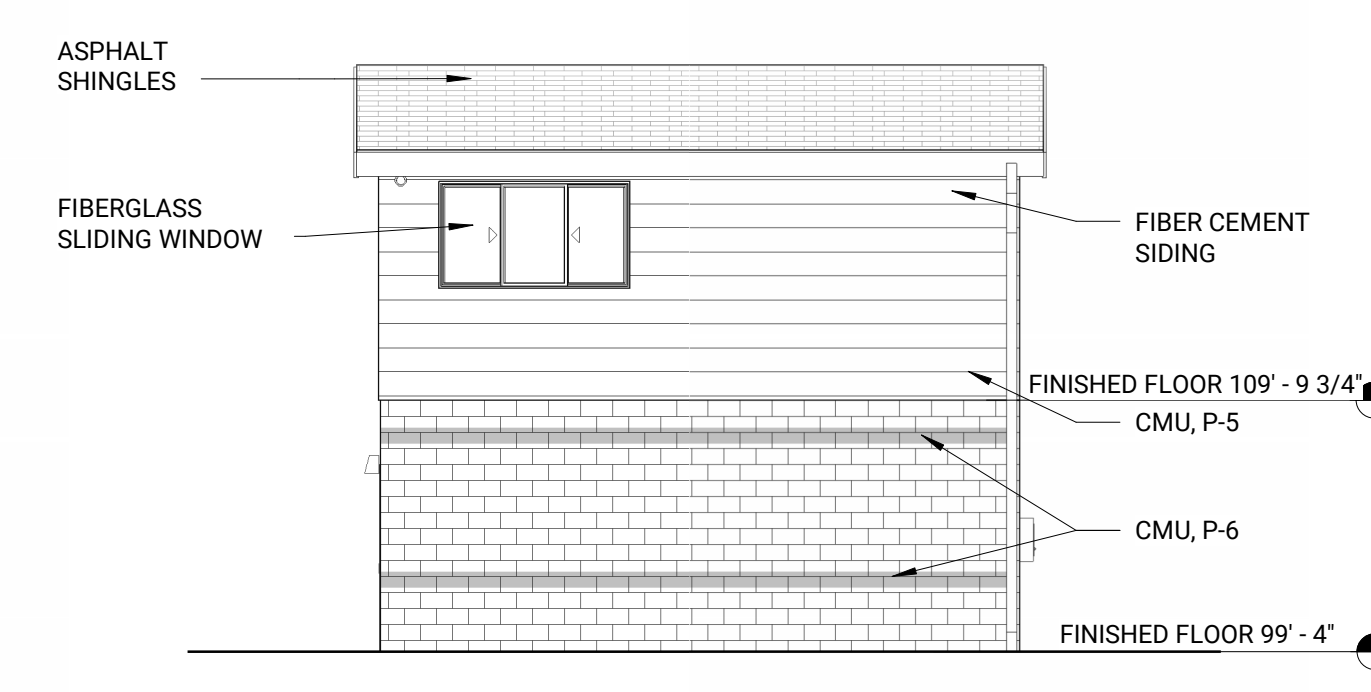
11 PRESENTATION - FOOTBALL PRESS BOX - WEST ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



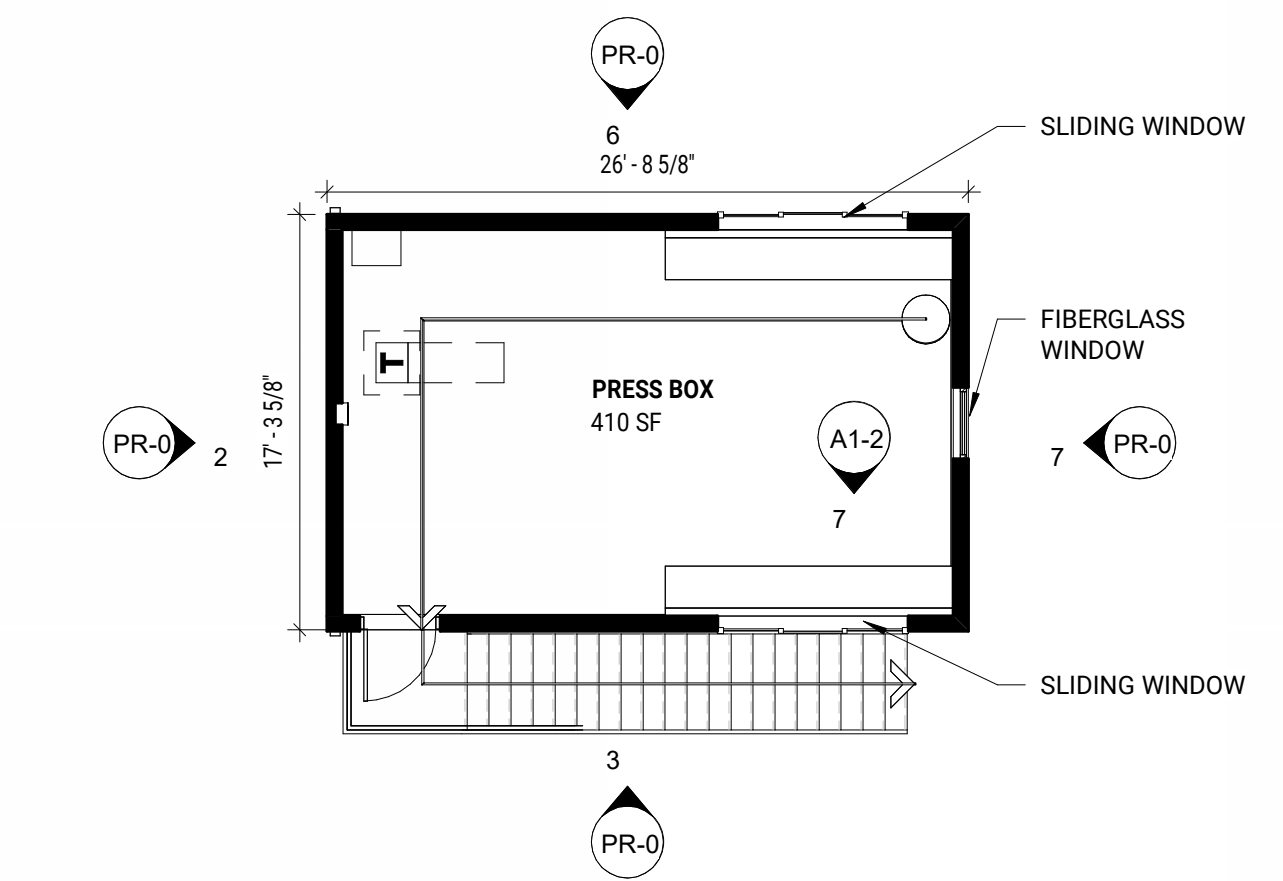
8 FOOTBALL PRESS BOX PRESENTATION



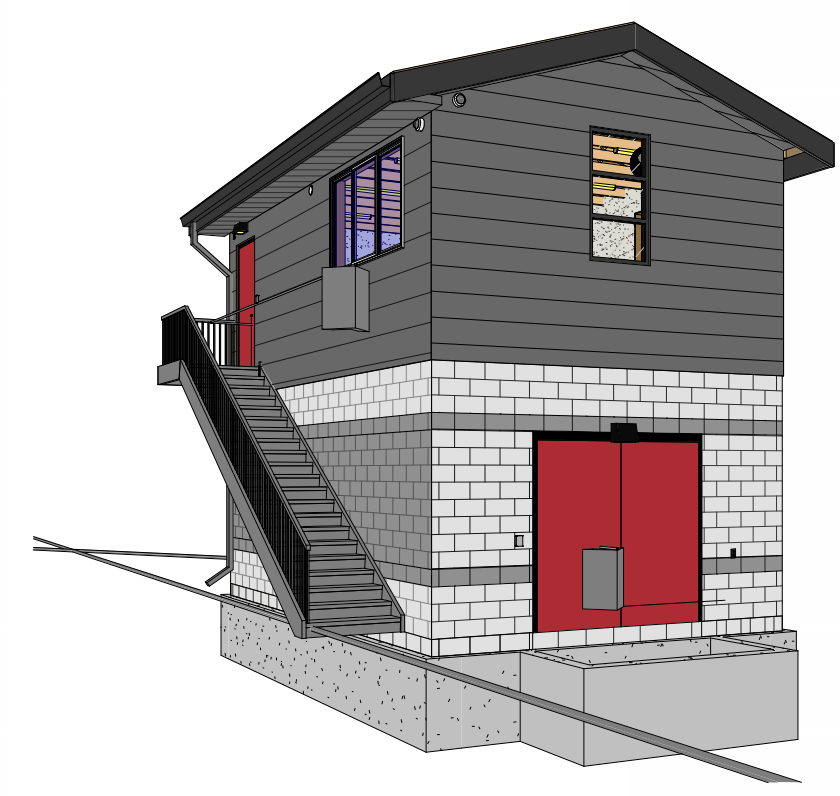
7 PRESENTATION - SOFTBALL / BASEBALL PRESS BOX - EAST ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



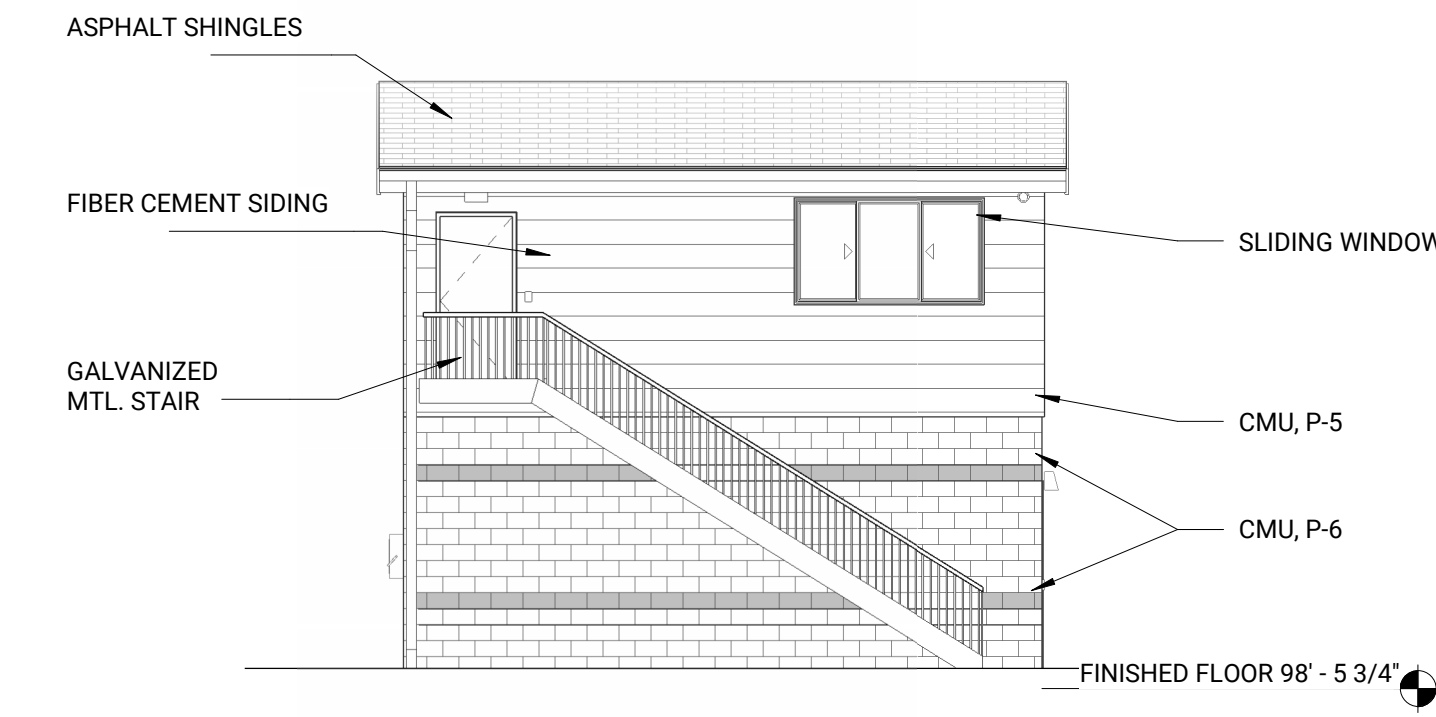
6 PRESENTATION - SOFTBALL / BASEBALL PRESS BOX - NORTH ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



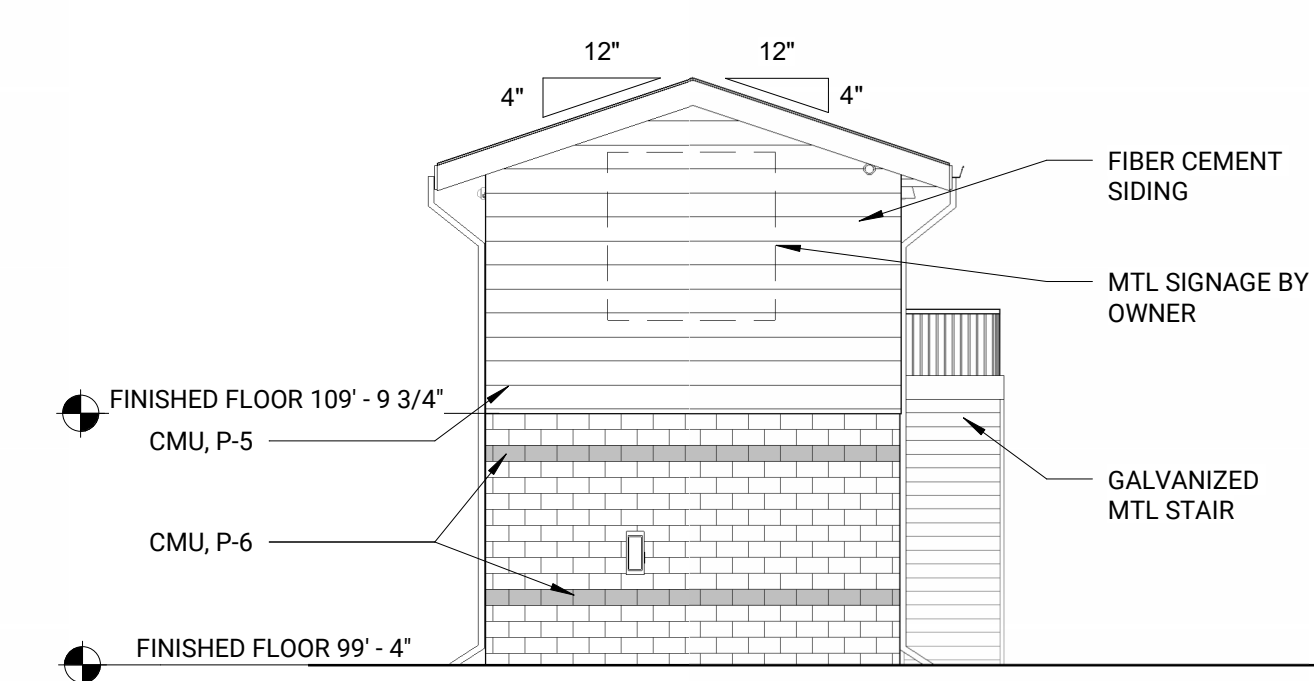
5 SECOND FLOOR PLAN - SOFTBALL / BASEBALL PRESS BOX
 PR-0 1/8" = 1'-0" 0' 8' 16'



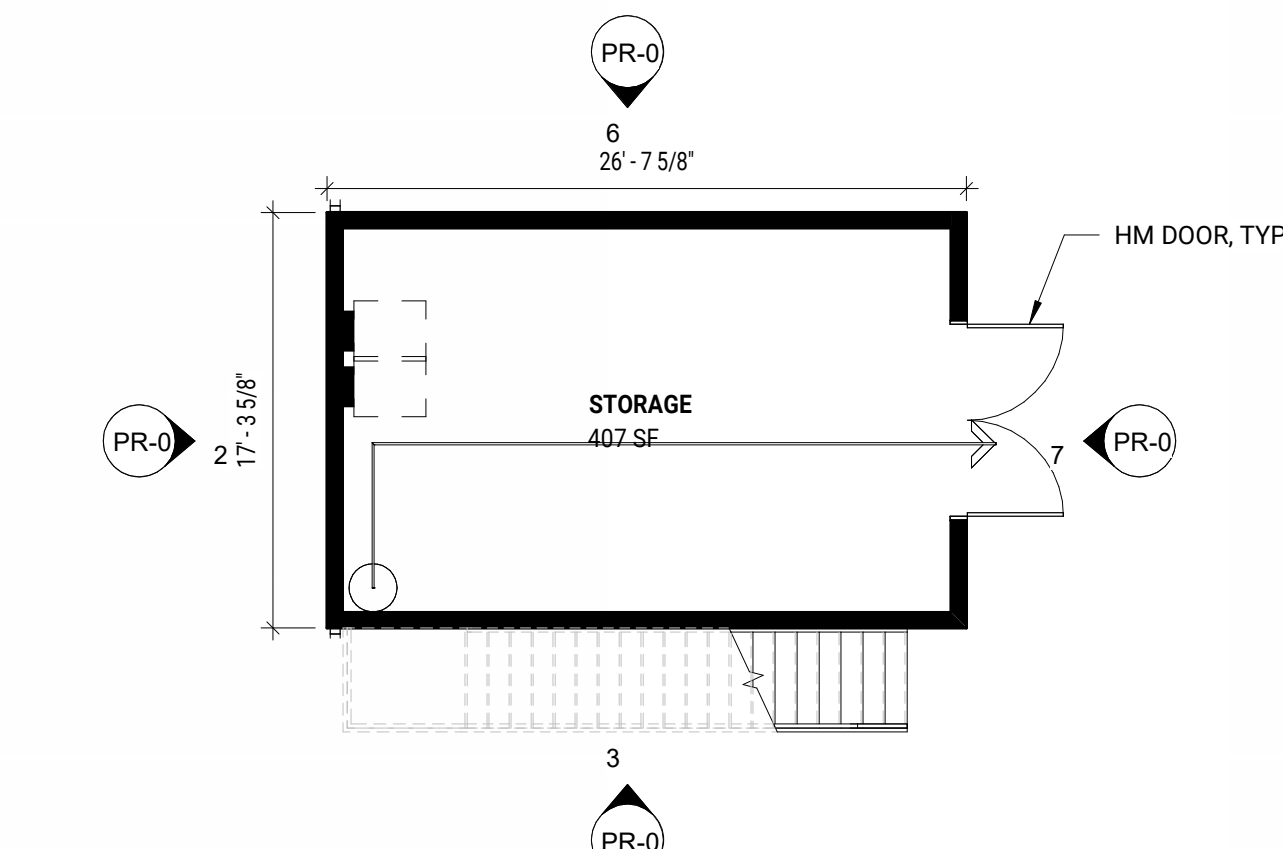
4 SOFTBALL / BASEBALL PRESS BOX PRESENTATION



3 PRESENTATION - SOFTBALL / BASEBALL PRESS BOX - SOUTH ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



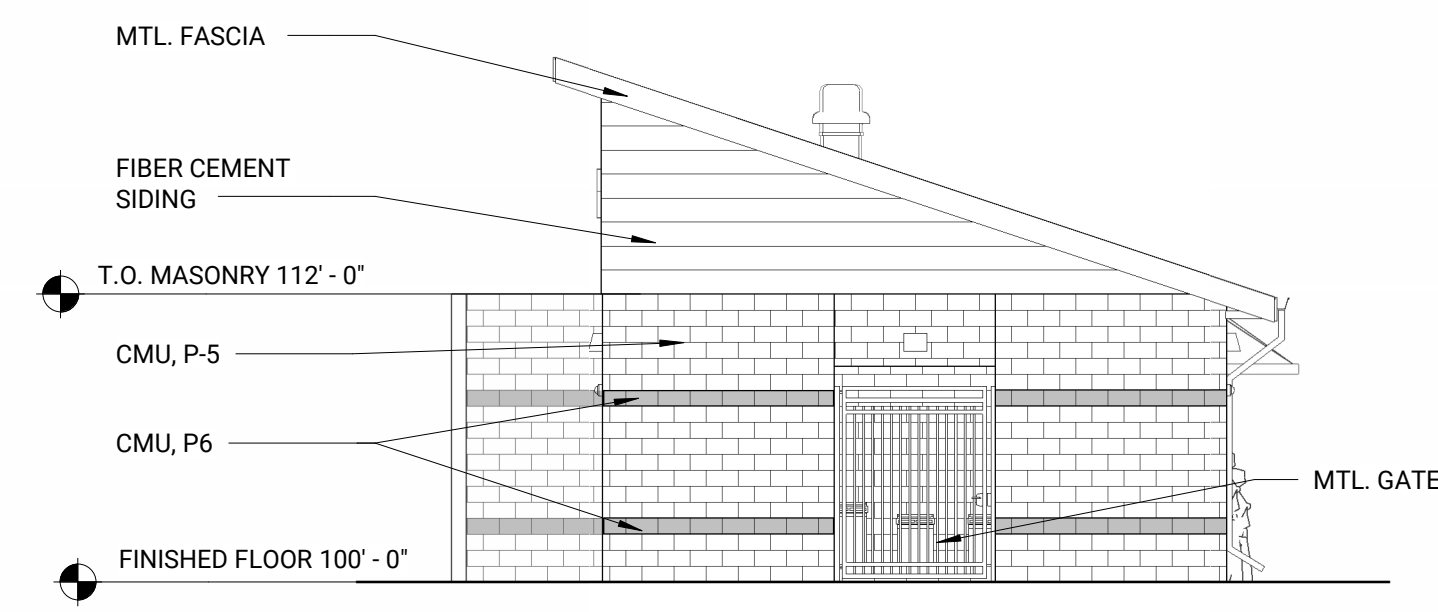
2 PRESENTATION - SOFTBALL / BASEBALL PRESS BOX - WEST ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



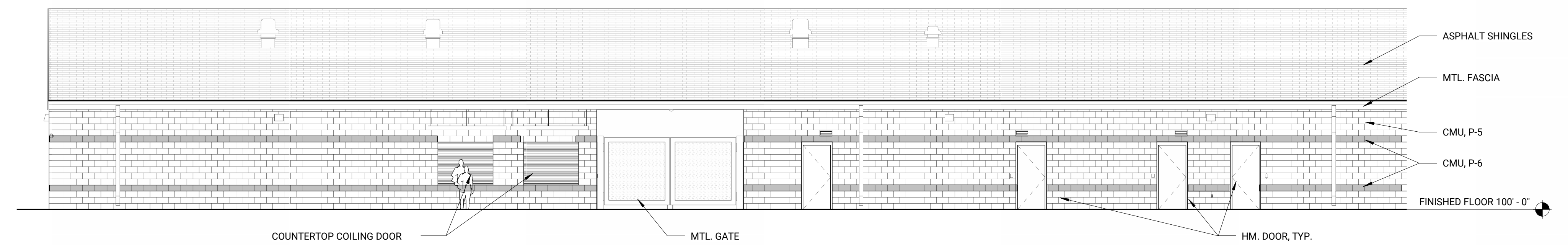
1 FIRST FLOOR PLAN - SOFTBALL / BASEBALL PRESS BOX
 PR-0 1/8" = 1'-0" 0' 8' 16'

DC WEST - ATHLETIC COMPLEX

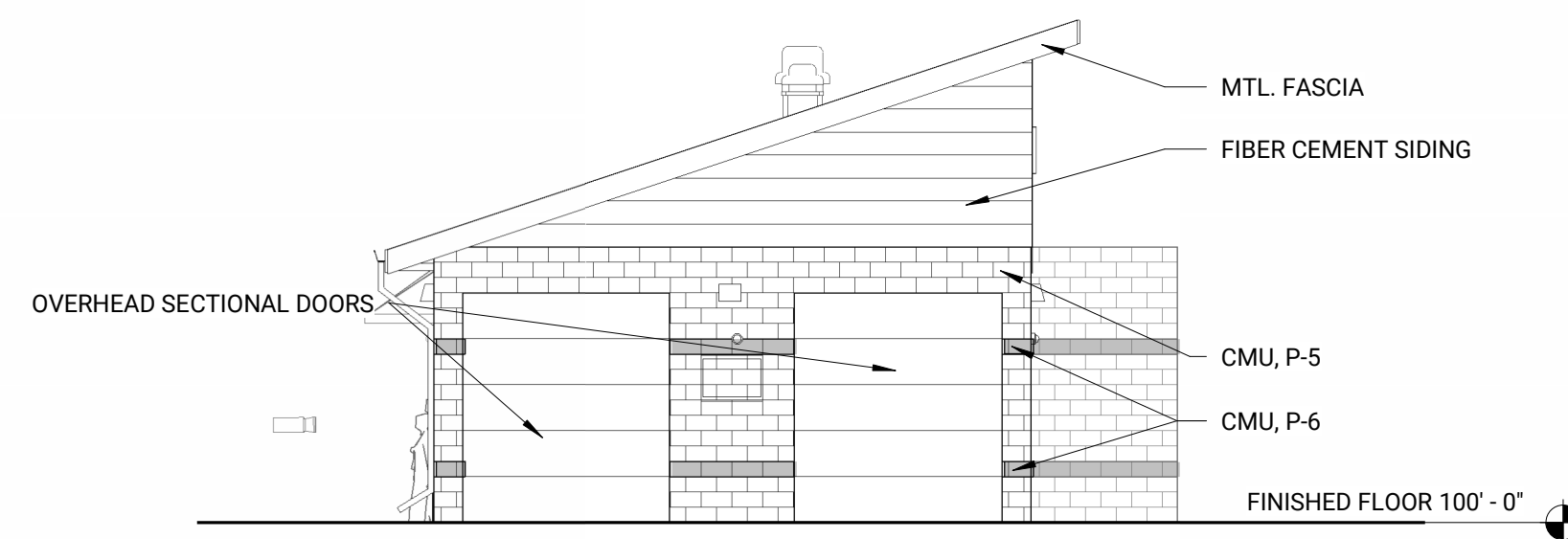
DC WEST COMMUNITY SCHOOLS



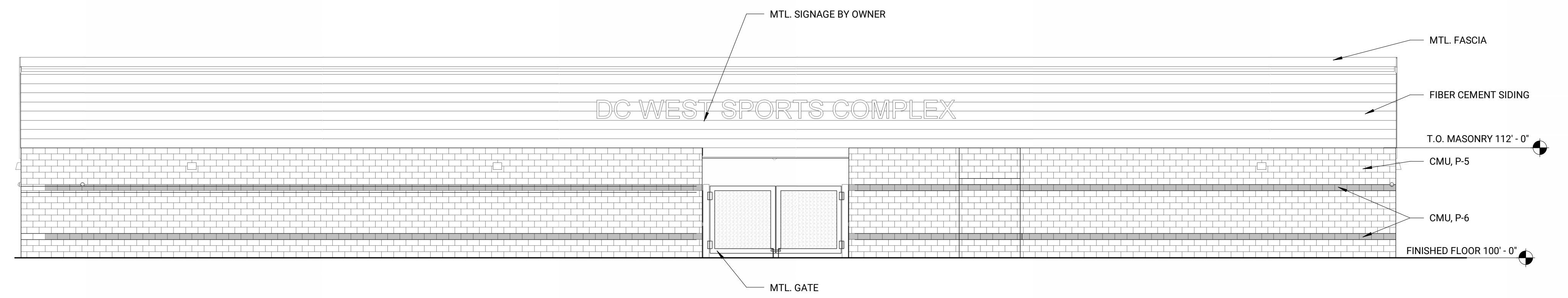
5 PRESENTATION - CONCESSIONS WEST ELEVATION
 1/8" = 1'-0" 0' 8' 16'



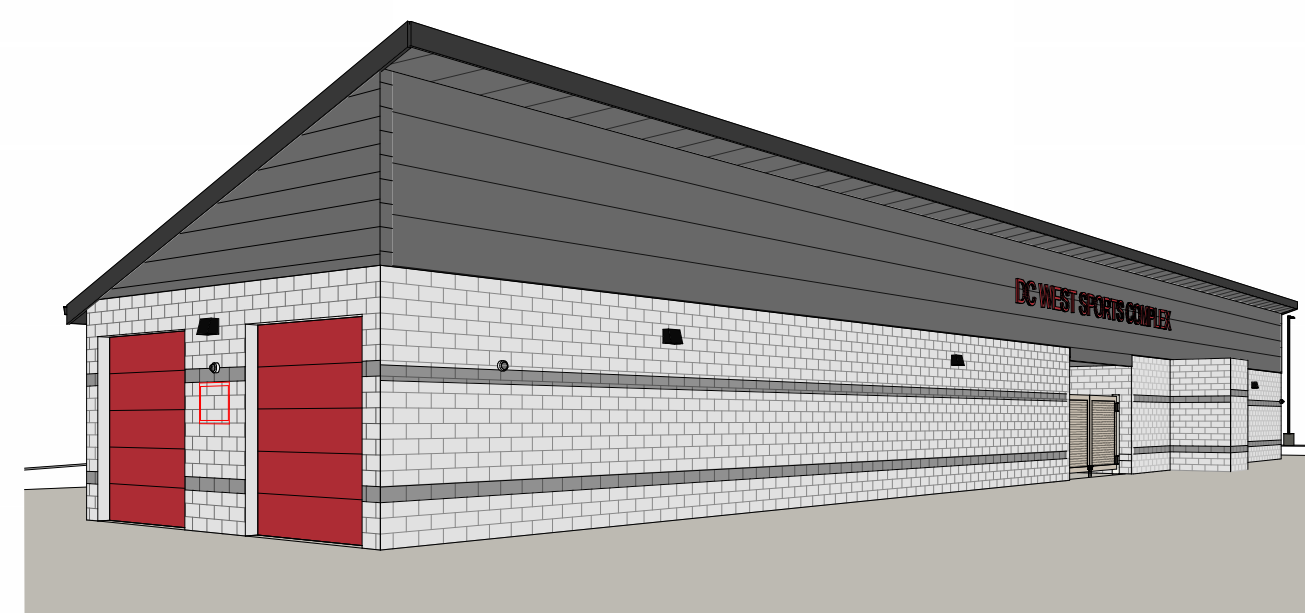
4 PRESENTATION - CONCESSIONS SOUTH ELEVATION
 1/8" = 1'-0" 0' 8' 16'



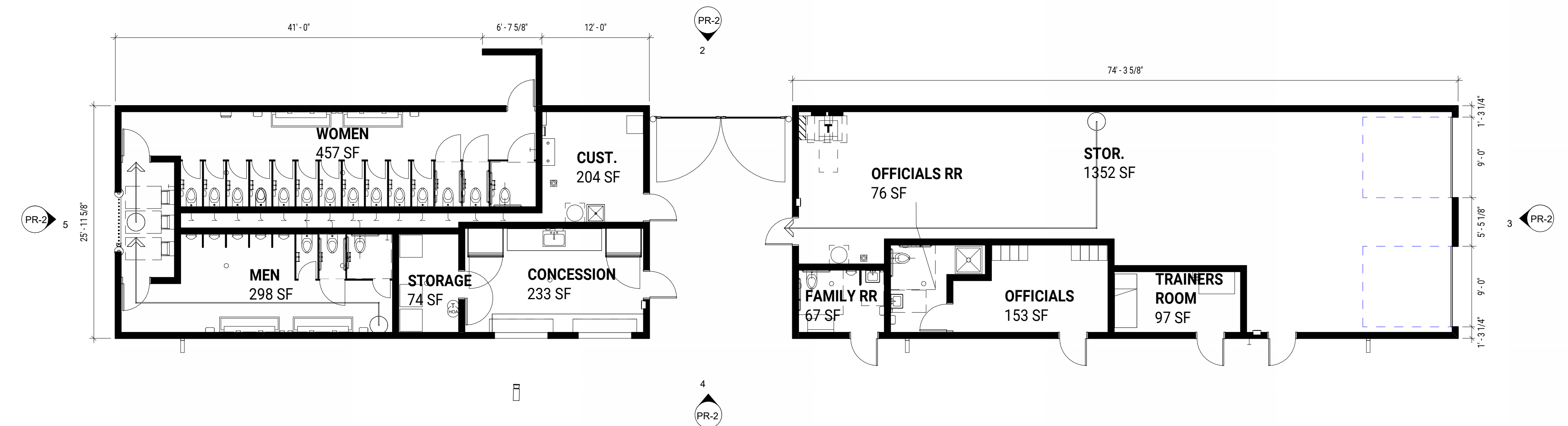
3 PRESENTATION - CONCESSIONS EAST ELEVATION
 1/8" = 1'-0" 0' 8' 16'



2 PRESENTATION - CONCESSIONS NORTH ELEVATION
 1/8" = 1'-0" 0' 8' 16'



6 CONCESSIONS / STROAGE



1 FLOOR PLAN - CONCESSIONS
 1/8" = 1'-0" 0' 8' 16'

DC WEST - ATHLETIC COMPLEX

DC WEST COMMUNITY SCHOOLS

RESOLUTION NO. 2024-55

WHEREAS, on or about March 17, 2023, Still Water Lake, LLC, a Nebraska limited liability company, and the City of Valley, Nebraska entered into an Agreement for Irrevocable Letter of Credit (Still Water Lake – Phase 1) wherein Still Water Lake, LLC and the City of Valley agreed that Still Water Lake, LLC shall obtain a loan of immediately payable funds from United Republic Bank, a Nebraska banking corporation (the “BANK”) to be represented by an irrevocable letter of credit in form and substance satisfactory to City in City’s sole discretion the amount of Nine Hundred Twenty Four Thousand Six Hundred Forty Two and 18/100 Dollars (\$924,642.18); and

WHEREAS, the Agreement provides that United Republic Bank shall disburse the funds, or such portion thereof, as authorized by Resolution of the City of Valley; and

WHEREAS, any and all costs and/or reimbursements due to the City by Subdivider in connection with the development and construction of such Public Infrastructure Improvements located within Still Water Lake – Phase 1 have been paid in full, including, but not limited to, construction costs, design and engineering fees, inspection fees, testing expenses, financing costs, legal fees and miscellaneous costs; and

WHEREAS, by this Resolution, the City of Valley desires to authorize and direct United Republic Bank to release and/or cancel of the remaining \$43,889.93 in ILOC funds held by United Republic Bank, said funds to be released to Still Water, LLC or at Still Water, LLC’s direction.

NOW THEREFORE, be it resolved by the Mayor and City Council of the City of Valley, Nebraska:

1. United Republic Bank is hereby authorized and directed to release and/or cancel of the remaining \$43,889.93 in ILOC funds held by United Republic Bank, said funds to be released to Still Water, LLC or at Still Water, LLC’s direction.

PASSED AND APPROVED THIS 8th DAY OF OCTOBER, 2024.

CITY OF VALLEY

Cindy Grove, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

RESOLUTION NO. 2024-56

WHEREAS, on or about August 7, 2023, Still Water Lake, LLC, a Nebraska limited liability company, and the City of Valley, Nebraska entered into an Agreement for Irrevocable Letter of Credit (Still Water Lake – Phase 2) wherein Still Water Lake, LLC and the City of Valley agreed that Still Water Lake, LLC shall obtain a loan of immediately payable funds from United Republic Bank, a Nebraska banking corporation (the “BANK”) to be represented by an irrevocable letter of credit in form and substance satisfactory to City in City’s sole discretion the amount of Nine Hundred Seventy Eight Thousand One Hundred Seventy Eight and 50/100 Dollars (\$978,178.50); and

WHEREAS, the Agreement provides that United Republic Bank shall disburse the funds, or such portion thereof, as authorized by Resolution of the City of Valley; and

WHEREAS, any and all costs and/or reimbursements due to the City by Subdivider in connection with the development and construction of such Public Infrastructure Improvements located within Still Water Lake – Phase 2 have been paid in full, including, but not limited to, construction costs, design and engineering fees, inspection fees, testing expenses, financing costs, legal fees and miscellaneous costs; and

WHEREAS, by this Resolution, the City of Valley desires to authorize and direct United Republic Bank to release and/or cancel of the remaining \$234,434.84 in ILOC funds held by United Republic Bank, said funds to be released to Still Water, LLC or at Still Water, LLC’s direction.

NOW THEREFORE, be it resolved by the Mayor and City Council of the City of Valley, Nebraska:

1. United Republic Bank is hereby authorized and directed to release and/or cancel of the remaining \$234,434.84 in ILOC funds held by United Republic Bank, said funds to be released to Still Water, LLC or at Still Water, LLC’s direction.

PASSED AND APPROVED THIS 8th DAY OF OCTOBER, 2024.

CITY OF VALLEY

Cindy Grove, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax-402-359-2610
www.valleyne.org
Business Hours 9 am – 5 pm M-F



Official Use Only

Planning Meeting Date _____
 Check Cash Credit Card
Check # _____

APPLICATION FOR A CHANGE OF ZONING

Date: 9/11/24

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant Name: Prominence Global, LLC Telephone No. _____

Applicants Address: 5802 S 239th ST., Elkhorn, NE 68022

Applicants Email: Jeff Moore jeff@prominencegloballlc.com

Present Use of Subject Property: Ag Desired Use of Subject Property: Residential, Business

Present Zoning: TA Requested Zoning R-2, R-3 & C-3

Legal Description of Property Requested to be Rezoned: See attached sheet

Area of Subject Property (Square Foot/Acres): 276.606 Acres

How are adjoining properties used (Actual Land Zoning)

North: TA South: TA, C-3 East: TA West: C-3

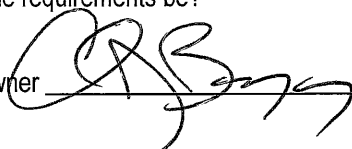
If exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc)

The Zoning Administrator, who may be accompanied by others in hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary. **See attached**

1. What is the general character of the area? Describe.
2. What utilities provider will be used?
A. Sewer _____ B. Water _____ C. Electric _____ D. Gas _____
3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner  or Signature of Agent _____

Does this zoning change conform to the Current Future Land Use Plan? Y N _____ If not, please fill out the following page.

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

APPLICATION FOR A CHANGE OF FUTURE LAND USE MAP

Set up a request for a pre-application conference with City Staff prior to submittal. Email (buildinginspector@valleyne.org)


Date: _____ Time: _____

Additional Material Required

1. Site Plan with all pertinent details to amend the Future Land Use Map
 - A. Schematic lay out, proposed lots, roadway layout, etc.
2. Does the proposed map change result in an excessive or burdensome use of public facilities such as streets, schools, transportation facilities or utilities?
3. Additional information deemed necessary by City Staff to conduct a thorough analysis of the application, which may include, but not limited to stormwater analysis, sanitary sewer analysis, traffic impact study, or environmental study.
4. Ownership record.

Project Narrative: _____

The proposed development intends to rezone the overall development from TA to commercial uses on the western side and residential uses on the eastern side of the development.

Signature of Owner  _____ or Signature of Agent _____

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

September 11, 2024

Rune Van Den Boogart
City of Valley - Building Inspector
203 N Spruce Street
Valley, NE 68064

RE: Catalina - Change of Zone Justification Letter
E&A File: P2023.296.001

Dear Rune,

On behalf of our client, Prominence Global, LLC, please allow this letter serve as the Zoning Justification Letter per Change of Zone Application.

1. What is the general character of the area? Describe.

Response: Currently the site is being used as farmland and outdoor recreational facility for the Elkhorn Athletic Association. The proposed use for the site will be a combination between residential, commercial and outdoor recreational facility. This request will allow for the most flexibility among the permitted use types allowed per the zoning code.

The proposed development requests to rezone the property to the following zoning:

C-1 (General Commercial) - Lot 1

R-2 (Medium/High Density Residential District) - Lots 2-3, 16-88, & 129-160

R-3 (Lakefront Residential District) - Lots 4-15 & 129-128

C-3 (Highway Commercial District) - Lots 205-225

2. What utilities provider will be used?

A. Sewer: Public (City of Valley)

B. Water: Metropolitan Utilities District (MUD)

C. Electric: Omaha Public Power District (OPPD)

D. Gas: Metropolitan Utilities District (MUD)

3. How will the proposed Zoning District affect traffic in the area? Will street or roads need to be updated for access to the area? If yes, what will the requirements be?

Response: Being directly connected to US Highway 275 and providing more internal routes to and from Highway 275 should minimize the impacts at peak conditions. We are coordinating with the Douglas County Engineering Office and will continue to work with City of Valley required improvements to E Meigs Street/N 252nd Street, S 264th Street, and Ida Street.

If you have any questions regarding this justification letter, please contact me at 402-895-4700 or by email at jstoll@eacg.com.

Sincerely,
E & A Consulting Group, Inc.

A handwritten signature in blue ink, appearing to read 'J. Stoll', with a long horizontal stroke extending to the right.

Jeff Stoll,
Platting Services Assistant Manager

Applicant

Prominence Global, LLC
5282 S 239th Street
Elkhorn, NE 68022

Jeff Moore jeff@prominencegloballlc.com
Chris Banyay chris@prominencegloballlc.com

Property Owner

Elkhorn Athletic Association
1402 N 203rd Street
Omaha, NE 68022

Agent (Engineer)

E & A Consulting Group, Inc.
10909 Mill Valley Road, Suite 100
Omaha, NE 68154
Phone: 402.895.4700

Kyle Vohl kvohl@eacg.com
Jeff Stoll jstoll@eacg.com

Agent (Attorney)

Fullenkamp Jobeun Johnson & Beller
11440 W Center Road, Suite C
Omaha, NE 68144
Phone: 402.334.0700

Brent Beller bbeller@fjblaw.com

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW 1/4 OF THE NW1/4, ALONG WITH PART OF THE NE1/4 OF THE NW1/4, ALONG WITH PART OF THE SW1/4 OF THE NW1/4, ALONG WITH PART OF THE SE1/4 OF THE NW1/4, ALONG WITH PART OF THE NW1/4 OF THE NE1/4, ALONG WITH PART OF THE NE1/4 OF THE NE1/4, ALONG WITH PART OF THE SW1/4 OF THE NE1/4, ALONG WITH PART OF THE SE1/4 OF THE NE1/4, ALONG WITH PART OF THE NW1/4 OF THE SE1/4, AND PART OF THE LOCATED IN SECTION 32, TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 12,048,943 SQUARE FEET OR 276.606 ACRES, MORE OR LESS.

ORDINANCE NO. 822

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP CONTAINED WITHIN THE CITY OF VALLEY, NEBRASKA'S COMPREHENSIVE PLAN AS FOUND ON PAGE 80 OF SAID COMPREHENSIVE PLAN AS FIGURE 10.5 RELATING TO PART OF THE NE1/4 OF THE NW1/4 AND ALSO PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE SW1/4 OF THE NW1/4, AND PART OF NW1/4 OF THE NW1/4, ALONG WITH PART OF THE NE1/4 OF THE NE1/4, AND ALSO PART OF THE SE1/4 OF THE NE1/4, AND ALSO PART OF THE SW1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE SE1/4, AND ALSO PART OF THE SE1/4 OF THE NW1/4, , ALL LOCATED IN SECTION 32, TOWNSHIP 16 NORTH, RANGE 10 EAST 6th P.M., DOUGLAS COUNTY, NEBRASKA; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA, AS FOLLOWS:

Section 1. That the Future Land Use Map contained within the City of Valley, Nebraska's Comprehensive Development Plan 2018 as found on Page 80 of said Comprehensive Development Plan as Figure 10.5 be and the same is hereby amended as it relates to PART OF THE NE1/4 OF THE NW1/4 AND ALSO PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE SW1/4 OF THE NW1/4, AND PART OF NW1/4 OF THE NW1/4, ALONG WITH PART OF THE NE1/4 OF THE NE1/4, AND ALSO PART OF THE SE1/4 OF THE NE1/4, AND ALSO PART OF THE SW1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE SE1/4, AND ALSO PART OF THE SE1/4 OF THE NW1/4, , ALL LOCATED IN SECTION 32, TOWNSHIP 16 NORTH, RANGE 10 EAST 6th P.M., DOUGLAS COUNTY, NEBRASKA, so that Exhibit "A" attached hereto and incorporated herein by this reference is and becomes Figure 10.5 as found on Page 80 of said Comprehensive Development Plan 2018.

Section 2. That any part of this Ordinance that is found to be unenforceable is to be of no force or effect.

Section 3. That any part of the aforesaid Comprehensive Development Plan inconsistent herewith is hereby repealed.

Section 4. That this Ordinance shall take effect and be in force after its passage and approval, as provided by law.

PASSED AND APPROVED THIS 8TH DAY OF OCTOBER 2024.

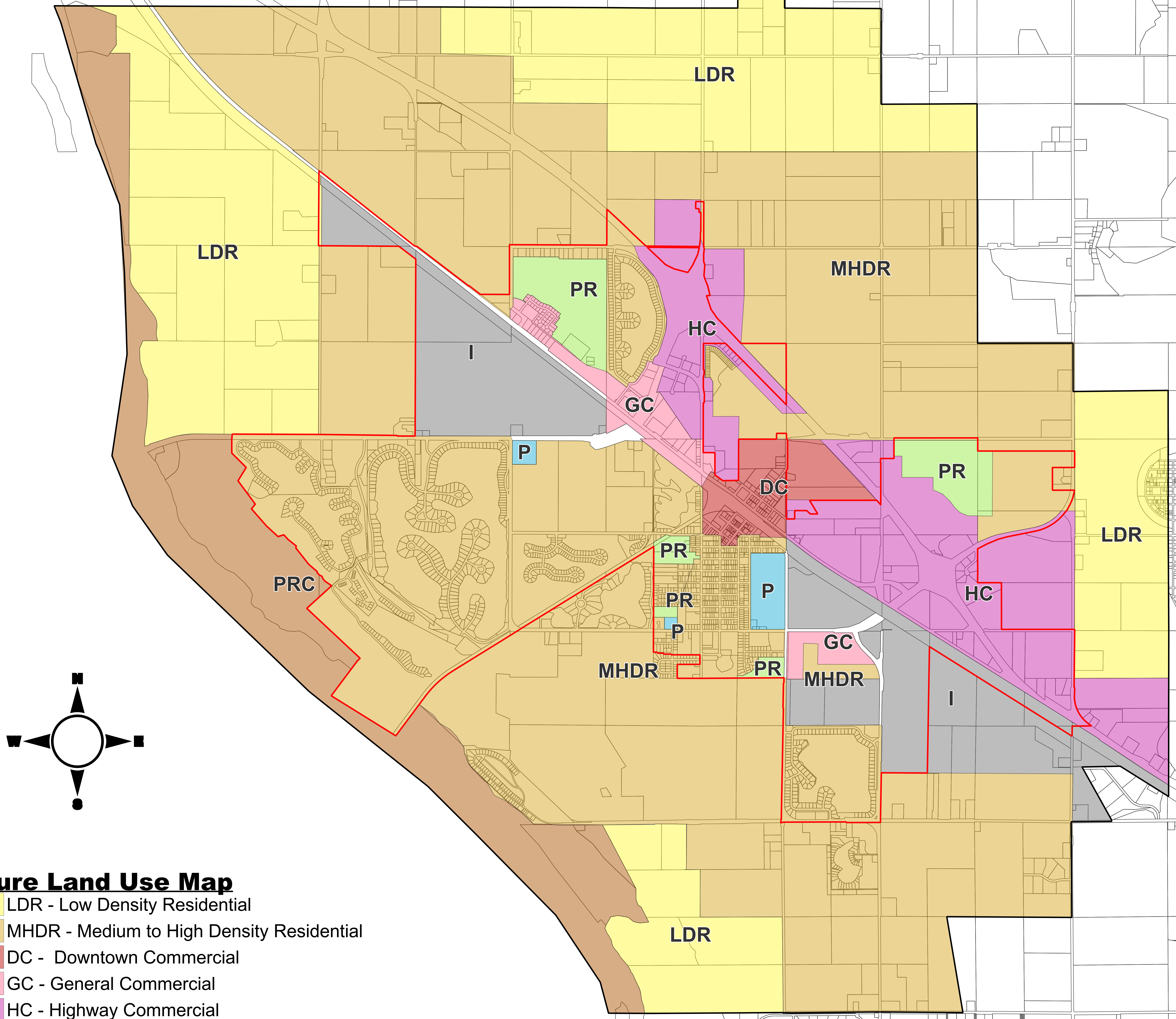
CITY OF VALLEY, NEBRASKA

Cindy Grove, Mayor


ATTEST:

Christie Donnermeyer, City Clerk

FUTURE LAND USE MAP



Future Land Use Map

-  LDR - Low Density Residential
-  MHDR - Medium to High Density Residential
-  DC - Downtown Commercial
-  GC - General Commercial
-  HC - Highway Commercial
-  I - Industrial
-  P - Public Use
-  PR - Park and Recreation
-  PRC - Platte River Corridor
-  Corporate Limits
-  Extraterritorial Jurisdiction

RESOLUTION NO. 2024-57

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF VALLEY, NEBRASKA, DECLARING A CERTAIN AREA TO BE BLIGHTED AND SUBSTANDARD AND IN NEED OF REDEVELOPMENT PURSUANT TO THE COMMUNITY DEVELOPMENT LAW, CHAPTER 18, ARTICLE 21, REISSUE REVISED STATUTES OF NEBRASKA, AS AMENDED

WHEREAS, it is necessary, desirable, advisable, and in the best interests of the City of Valley, Nebraska (the “City”), for the City to undertake and carry out redevelopment projects in certain areas of the City that are determined to be substandard and blighted and in need of redevelopment;

WHEREAS, the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “Act”), prescribes requirements and procedures for the planning and implementation of redevelopment projects;

WHEREAS, Section 18-2109 of the Act requires that, prior to the preparation by the Community Development Agency of the City of a redevelopment plan for a redevelopment project, the Mayor and Council shall, by resolution, declare the area to be blighted and substandard;

WHEREAS, on Tuesday, October 8, 2024, at 7:00 p.m., the Mayor and Council of the City held a public hearing (the “Public Hearing”) at the Valley City Hall, 203 N. Spruce Street, Valley, Nebraska, to determine whether those certain areas more fully described below (the “Redevelopment Area”) should be declared blighted and substandard and in need of redevelopment as required by the Act;

WHEREAS, notice of the Public Hearing was published in *The Daily Record*, a legal newspaper of general circulation in the City, on September 20, 2024 and September 27, 2024, which notice described the date, time, place, and purpose of the Public Hearing and the legal description of the Redevelopment Areas; the last publication of such notice being at least ten days prior to the time of the Public Hearing;

WHEREAS, on or before September 27, 2024, such date being at least ten days prior to the time of the Public Hearing, the City mailed notice of the Public Hearing by United States Certified Mail, return receipt requested, sufficient postage affixed, to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the Redevelopment Areas and to the president or chairperson of the governing body of each county, school district, community college, educational service unit, and natural resources district with real property in the Redevelopment Areas, which notice included the time, date, place, and purpose of the Public Hearing and directions as to where to find a map of sufficient size to show the Redevelopment Area;

WHEREAS, the Public Hearing was conducted and all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment

Areas as blighted and substandard and in need of redevelopment, and the Mayor and Council reviewed and discussed a Blight/Substandard Determination Study previously prepared by JEO Consulting Group, Inc.;

WHEREAS, the question of whether the Redevelopment Areas were blighted and substandard and in need of redevelopment were submitted to the Planning Commission of the City for its review and recommendations on September 17, 2024; and the Mayor and Council reviewed and discussed the recommendations received from the Planning Commission; and

WHEREAS, the Mayor and Council desire to determine whether the Redevelopment Areas are blighted and substandard and in need of redevelopment in accordance with the Act.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF FRIEND, NEBRASKA:

Section 1. The Redevelopment Areas are hereby declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in Section 18-2103(3) of the Act, as described and set forth in the Blight Study. The Redevelopment Areas are more particularly described as follows:

A TRACT OF LAND BEING ALL OF LOTS 1 AND 2, 264 IDA PLAT, TO DOUGLAS COUNTY, PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31 TOGETHER WITH THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, LOVES VALLEY, A SUBDIVISION LOCATED IN SAID SECTION 32; THENCE N89°59'47"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 32, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 2, LOVES VALLEY, AND ALSO THE NORTH LINE OF LOT 1, SAID LOVES VALLEY, A DISTANCE OF 294.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°59'47"W ON SAID LINES, A DISTANCE OF 1438.26 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 275; THENCE N38°11'40"W ON SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1472.67 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°00'43"W CONTINUING ON SAID NORTHEASTERLY RIGHT OF WAY LINE AND THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 165.46 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31; THENCE S89°57'54"W CONTINUING ON SAID NORTHEASTERLY RIGHT OF WAY LINE AND ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 150.01 FEET; THENCE N41°05'15"W CONTINUING ON SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 504.99 FEET; THENCE N43°44'00"W CONTINUING ON SAID

NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1101.64 FEET; THENCE N74°50'58"E CONTINUING ON SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 120.37 FEET; THENCE N84°14'53"E CONTINUING ON SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 644.05 FEET TO THE SOUTH RIGHT OF WAY LINE OF IDA STREET; THENCE N89°58'08"E ON SAID SOUTH RIGHT OF WAY LINE; A DISTANCE OF 446.20 FEET TO THE NORTHEAST CORNER OF LOT 2, OF SAID 262 IDA PLAT, TO DOUGLAS COUNTY; THENCE CONTINUING N89°58'08"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE N62°44'34"E, A DISTANCE OF 37.12 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE 264TH STREET AND THE SOUTH RIGHT OF WAY LINE OF IDA STREET; THENCE S00°00'43"E ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 502.98 FEET; THENCE N89°59'06"E, A DISTANCE OF 291.83 FEET; THENCE N00°00'20"W, A DISTANCE OF 69.09 FEET; THENCE N89°59'17"E, A DISTANCE OF 226.66 FEET; THENCE S00°00'43"E, A DISTANCE OF 588.26 FEET; THENCE N89°59'11"E, A DISTANCE OF 860.01 FEET; THENCE S00°00'49"E, A DISTANCE OF 336.88 FEET; THENCE EASTERLY ON A 88.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 31.73 FEET, THE CHORD OF SAID CURVE BEARS N75°53'56"E, A DISTANCE OF 31.56 FEET; THENCE EASTERLY ON A 91.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 144.83 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS S68°50'13"E, A DISTANCE OF 130.02 FEET; THENCE SOUTHEASTERLY ON A 88.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 52.92 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS S40°28'15"E, A DISTANCE OF 52.13 FEET; THENCE S57°42'01"E, A DISTANCE OF 74.68 FEET; THENCE SOUTHEASTERLY ON A 840.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 309.95 FEET, THE *Designated Study Area & Area 1*

Catalina Study Area, DRAFT September 26, 2024, 11

CHORD OF SAID CURVE BEARS S47°07'47"E, A DISTANCE OF 308.19 FEET; THENCE S36°33'32"E, A DISTANCE OF 222.08 FEET; THENCE SOUTHEASTERLY ON A 560.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 75.47 FEET, THE CHORD OF SAID CURVE BEARS S40°25'11"E, A DISTANCE OF 75.41 FEET; THENCE EASTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 124.03 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS S67°58'12"E, A DISTANCE OF 120.53 FEET; THENCE SOUTHEASTERLY ON A 91.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 93.50 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS S62°13'32"E, A DISTANCE OF 89.44 FEET; THENCE SOUTHEASTERLY ON A 165.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 132.49 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS S55°47'42"E, A DISTANCE OF 128.96 FEET; THENCE S10°38'27"W, A DISTANCE OF 80.01 FEET; THENCE

S00°09'31"W, A DISTANCE OF 451.74 FEET TO THE POINT OF BEGINNING, CONTAINING 87.092 ACRES, MORE OR LESS.

Section 2. The Redevelopment Areas are hereby further declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Areas meeting the criteria set forth in the Act, including, without limitation, (a) one or more of the factors set forth in Section 18-2103(3)(a) of the Act, and (b) at least one of the factors set forth in (i) through (v) of Section 18-2103(3)(b) of the Act, as described and set forth in the Blight Study.

Section 3. The blighted and substandard conditions existing in the Redevelopment Areas are beyond remedy and control solely through the regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Act, and the elimination of the blighted and substandard conditions under the authority of the Act is hereby found to be a public purpose and declared to be in the public interest.

Section 4. The Redevelopment Areas are in need of redevelopment and are or will be eligible sites for redevelopment projects under the provisions of the Act at the time of the adoption of any redevelopment plan with respect thereto.

Section 5. This resolution shall be published and shall be in full force and effect from and after its passage as provided by law.

PASSED AND APPROVED THIS 8th DAY OF OCTOBER, 2024.

CITY OF VALLEY

Cindy Grove, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

2024

City of Valley
Catalina Study Area



JEO Consulting Group, Inc.

Introduction

Purpose of the Study

This Catalina Area blight and substandard study is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Valley's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Valley finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "Catalina Area Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2155).

This blight and substandard study examines existing conditions of land use, lots, buildings, and structures within the designated study area in the City of Valley to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Valley to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Valley must adhere to Nebraska Community Development Law.

Nebraska Revised State Statutes

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

The governing body of a city, to the greatest extent it deems to be feasible in conducting the provisions, shall afford maximum opportunity, consistent with sound needs of the city, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-

2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads,

The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105

Prior to the adoption of a redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;
- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or*
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.*

In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;

Substandard and Blight Eligibility Analysis

Designated Study Area

The designated study area is property within or adjacent to the corporate limits for evaluation pursuant to the Community Development Law. The area is a mix of land uses including Industrial, Commercial, Agricultural and Residential uses. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities within the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Valley can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Valley can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City of Valley is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Valley can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

Substandard and Blight Conditions

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration*

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. Age or obsolescence

Estimate age of structures (40+ years criteria)

3. Inadequate provision for ventilation, light, air, sanitation, or open spaces

Overall sight conditions

- Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

4. Other substandard conditions

- (a) High density of population and overcrowding (census); or
- (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes floodplain; or
- (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the

public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. **A substantial number of deteriorated or deteriorating structures***
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Existence of defective or inadequate street layout**
Condition of streets/inadequate access including sidewalks
 - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk condition.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**
Conditions associated with accessibility/usefulness of the lots
 - Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.
4. **Unsanitary or unsafe conditions**
Conditions which pose a threat to public health and safety
 - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**
Field observation of age and condition of public utilities, debris, and inadequate public improvements
 - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**
The total number of unduplicated owners
 - Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**
Examination of public records to determine the status of taxation of properties
 - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.
8. **Defective or unusual conditions of title**
Examine public records to determine any defective or unusual title defects
 - Examples include improper filings, liens, defective titles, etc.
9. **Improper subdivision or obsolete platting**
Examine public records to determine improper subdivision and obsolete platting

- Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.

10. The existence of conditions which endanger life or property by fire or other causes

Examine conditions which endanger life or property

- Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability

Economic and/or socially undesirable land uses

- Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.

12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

- (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
- (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
- (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
- (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
- (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

No Problem

No structural or aesthetic problems are visible.

Adequate Condition

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

Deteriorating Condition

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose siding, windows, or doors (no longer wind- or waterproof),

- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

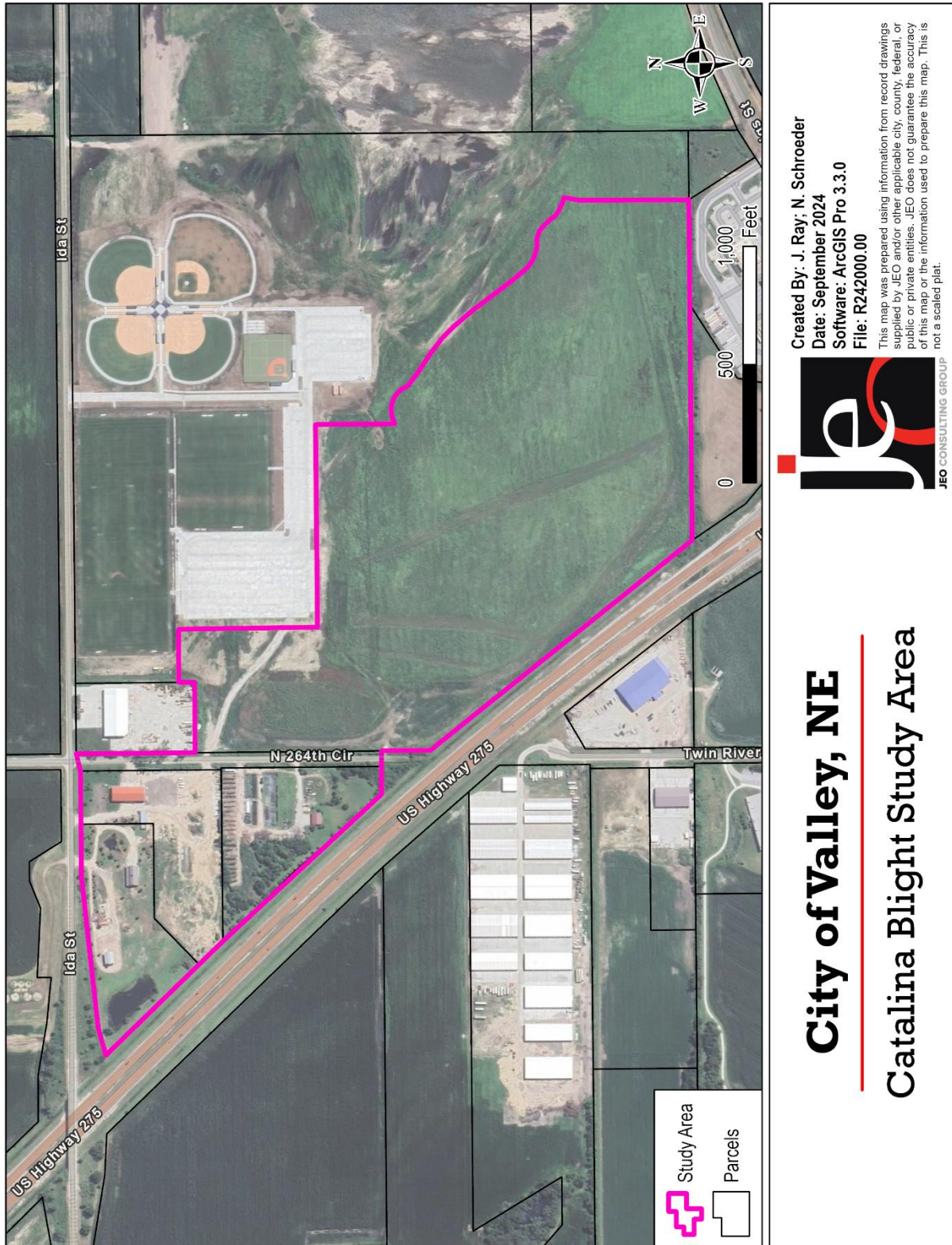
Dilapidated Condition

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

Designated Study Area

The study area as identified can be found in Figure 1. For this study, the study area will be known as the “Designated Study Area” which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



Created By: J. Ray; N. Schroeder
Date: September 2024
Software: ArcGIS Pro 3.3.0
File: R242000.00

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.



City of Valley, NE

Catalina Blight Study Area

Recommended Blight and Substandard Area

Based upon the review of the designated study area, and its context with the community, JEO Consulting Group recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 87.07 acres. The following legal description delineates the Recommended Area

A TRACT OF LAND BEING ALL OF LOTS 1 AND 2, 264 IDA PLAT, TO DOUGLAS COUNTY, PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31 TOGETHER WITH THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, LOVES VALLEY, A SUBDIVISION LOCATED IN SAID SECTION 32; THENCE N89°59'47"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 32, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 2, LOVES VALLEY, AND ALSO THE NORTH LINE OF LOT 1, SAID LOVES VALLEY, A DISTANCE OF 294.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°59'47"W ON SAID LINES, A DISTANCE OF 1438.26 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 275; THENCE N38°11'40"W ON SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1472.67 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°00'43"W CONTINUING ON SAID NORTHEASTERLY RIGHT OF WAY LINE AND THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 165.46 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31; THENCE S89°57'54"W CONTINUING ON SAID NORTHEASTERLY RIGHT OF WAY LINE AND ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 150.01 FEET; THENCE N41°05'15"W CONTINUING ON SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 504.99 FEET; THENCE N43°44'00"W CONTINUING ON SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1101.64 FEET; THENCE N74°50'58"E CONTINUING ON SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 120.37 FEET; THENCE N84°14'53"E CONTINUING ON SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 644.05 FEET TO THE SOUTH RIGHT OF WAY LINE OF IDA STREET; THENCE N89°58'08"E ON SAID SOUTH RIGHT OF WAY LINE; A DISTANCE OF 446.20 FEET TO THE NORTHEAST CORNER OF LOT 2, OF SAID 262 IDA PLAT, TO DOUGLAS COUNTY; THENCE CONTINUING N89°58'08"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE N62°44'34"E, A DISTANCE OF 37.12 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE 264TH STREET AND THE SOUTH RIGHT OF WAY LINE OF IDA STREET; THENCE S00°00'43"E ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 502.98 FEET; THENCE N89°59'06"E, A DISTANCE OF 291.83 FEET; THENCE N00°00'20"W, A DISTANCE OF 69.09 FEET; THENCE N89°59'17"E, A DISTANCE OF 226.66 FEET; THENCE S00°00'43"E, A DISTANCE OF 588.26 FEET; THENCE N89°59'11"E, A DISTANCE OF 860.01 FEET; THENCE S00°00'49"E, A DISTANCE OF 336.88 FEET; THENCE EASTERLY ON A 88.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 31.73 FEET, THE CHORD OF SAID CURVE BEARS N75°53'56"E, A DISTANCE OF 31.56 FEET; THENCE EASTERLY ON A 91.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 144.83 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS S68°50'13"E, A DISTANCE OF 130.02 FEET; THENCE SOUTHEASTERLY ON A 88.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 52.92 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS S40°28'15"E, A DISTANCE OF 52.13 FEET; THENCE S57°42'01"E, A DISTANCE OF 74.68 FEET; THENCE SOUTHEASTERLY ON A 840.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 309.95 FEET, THE

CHORD OF SAID CURVE BEARS S47°07'47"E, A DISTANCE OF 308.19 FEET; THENCE S36°33'32"E, A DISTANCE OF 222.08 FEET; THENCE SOUTHEASTERLY ON A 560.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 75.47 FEET, THE CHORD OF SAID CURVE BEARS S40°25'11"E, A DISTANCE OF 75.41 FEET; THENCE EASTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 124.03 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS S67°58'12"E, A DISTANCE OF 120.53 FEET; THENCE SOUTHEASTERLY ON A 91.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 93.50 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS S62°13'32"E, A DISTANCE OF 89.44 FEET; THENCE SOUTHEASTERLY ON A 165.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 132.49 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID CURVE BEARS S55°47'42"E, A DISTANCE OF 128.96 FEET; THENCE S10°38'27"W, A DISTANCE OF 80.01 FEET; THENCE S00°09'31"W, A DISTANCE OF 451.74 FEET TO THE POINT OF BEGINNING, CONTAINING 87.092 ACRES, MORE OR LESS.

Findings and Contributing Factors

The intent of this study is to determine whether the Catalina Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on Wednesday, September 25, 2024, indicated the study area has such deterioration or lack of municipal infrastructure, thus the study area warrants further examination regarding blighted and substandard conditions.

This section reviews the building and structure conditions, infrastructure, site conditions and land use found within the Catalina Area Blight Study Area based upon the statutory definitions, the planning team's observations during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and documents examples of the different conditions that led to each factor's determination. See *Appendix A* for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures and other observed conditions within the Catalina Area Blight Study Area.

BLIGHTED CRITERIA CONDITIONS

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

Substantial Number of Deteriorated or Deteriorating Structures

Structure for each parcel within the Catalina Area Blight Study Area were examined. One of four or 25% of the structures within the designated study area were graded as deteriorating or dilapidated. This is not considered a significant contributing factor.

Defective or Inadequate Street Layout

Street Conditions and Accessibility

Street conditions and accessibility within the Catalina Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. The noted deficiencies are missing portions or incomplete street grid; the lack of the sidewalks in the area and a dead-end street over 1,400 feet in length without a turn around. The transportation infrastructure conditions are illustrated on Figure 2.

Overall, the Catalina Area Blight Study Area has limited connectivity with the adjacent street grid due to the Highway 275's limited access and the lack of developed urban infrastructure. Due to the lack of connectivity, developed streets and sidewalks, this is considered a contributing factor.

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Throughout the Catalina Area Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision; while some are odd shaped with acute angles or have limited use due to irregular shape. In addition, a major portion of the area lacks infrastructure improvements for accessibility and usefulness. Overall, this factor is considered to be contributing to the recommended blight designation.

Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Debris

Debris piles and non-operatable vehicles were noted in the field analysis at three locations. This can contribute to harboring rodents and vermin which may contribute to the spread of diseases.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Floodplain

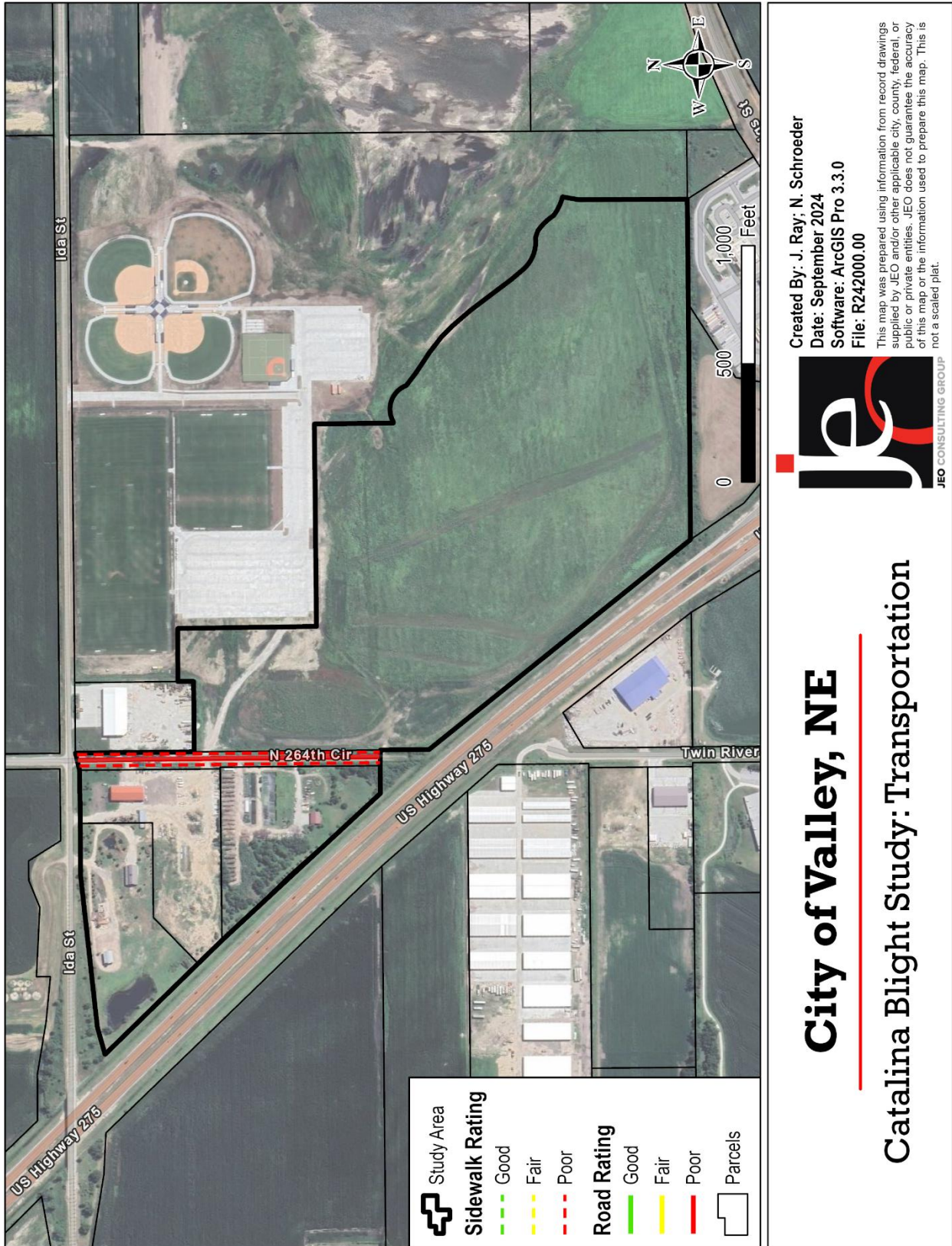
The entire area is with a designated 100-year floodplain. The potential flooding may pose an unsafe condition to structures and humans.

Fire Hazard

The field analysis noted overgrown brush and trees throughout the area. The overgrowth can contribute to wildfires and pose a threat to humans and structures.

As a result, this factor is considered to be contributing the recommended blight designation.

Figure 2: Transportation Conditions



Deterioration of site or other improvements

Sidewalks

The lack of sidewalks, including accessible crosswalks, inhibits pedestrian movement through the study area.

Vehicle circulation and parking

The lack of improved or paved site improvements on parcels throughout the study area were observed and contained ruts, potholes, and poor drainage. Deteriorated private infrastructure and site improvements were observed throughout the study area.

As a result, this factor is considered to be contributing the recommended blight designation.

Diversity of ownership

The diversity of ownership is evident in the Catalina Area Blight Study Area. There are four unique private property owners of the four parcels in the Catalina Area Blight Study Area. Thus, this is considered a contributing factor.

Improper subdivision or obsolete platting

Obsolete platting

Throughout the Catalina Area Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision; while some are odd shaped or have limited use due to acute angles and or odd shape.

As a result, this factor is considered to be contributing the recommended blight designation.

The existence of conditions which endanger life or property

Conditions which pose a threat to public health and safety

Debris

Debris piles and non-operatable vehicles were noted in the field analysis on ten locations. This can contribute to harboring rodents and vermin which may contribute to the spread of diseases.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Fire Hazard

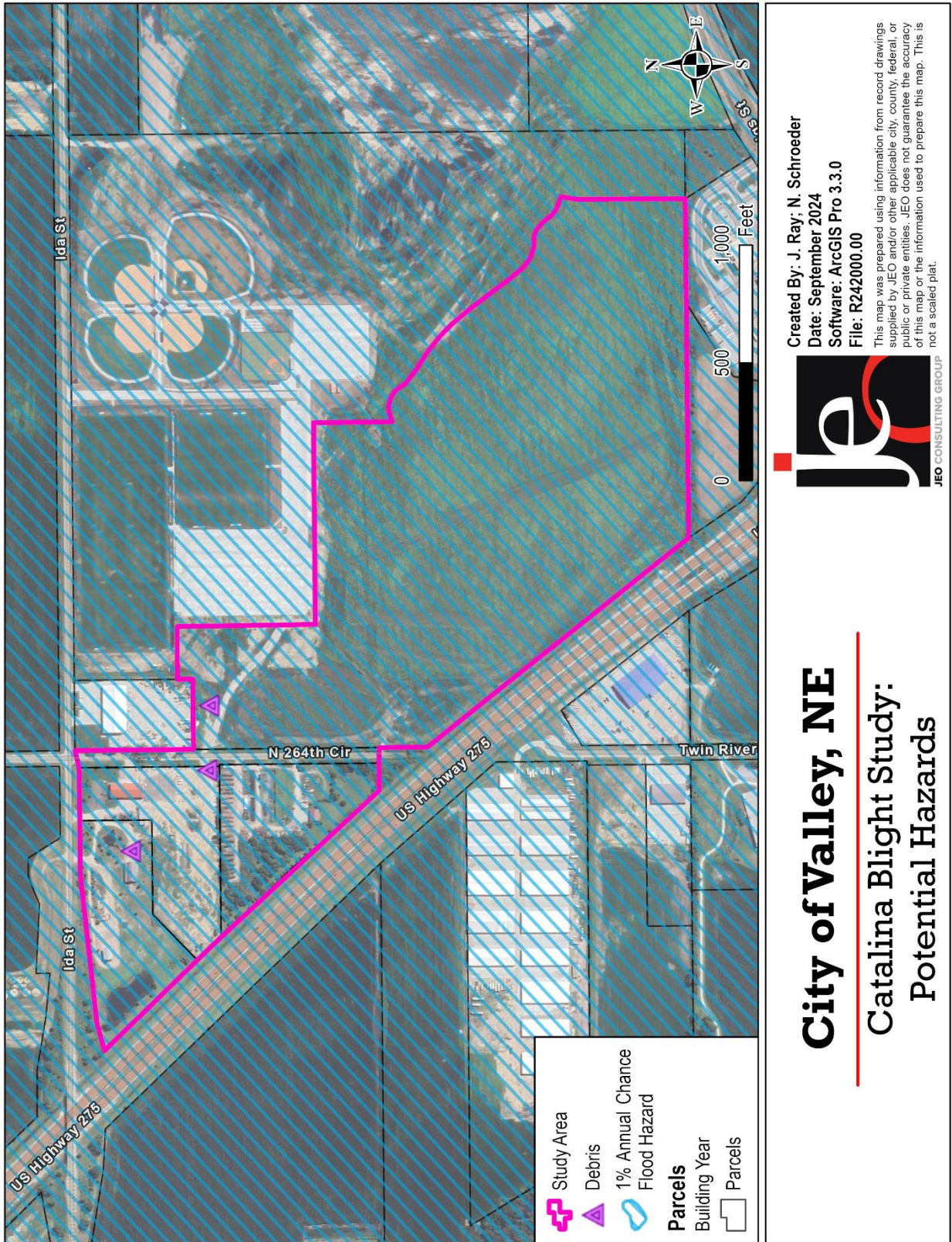
The field analysis noted overgrown brush and trees throughout the area. The overgrowth can contribute to wildfires and pose a threat to humans and structures.

Floodplain

The entire area is with a designated 100-year floodplain. The potential flooding may endanger life or property.

As a result, this factor is considered to be contributing the recommended blight designation.

Figure 3: Potential Hazards of Site



Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.

Minor conditions or factors were observed in the field analysis that could impair sound growth of the community.

As a result, it is not considered a substantial contributor to the Catalina Area Blight Study Area to be considered blighted.

Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

The area has had either stable or decreasing population based on the last two decennial censuses (Census). There are no people living in the Catalina Blight Study Area. Therefore, the population is either stable or decreasing over the last two decennial censuses.

SUBSTANDARD CRITERIA

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the Catalina Area Blight Study Area.

One structure or 25% of the structures within the designated study area were graded as deteriorating. This is not considered a significant contributing factor.

Age or obsolescence

Information regarding the age of the permanent structures within the Catalina Area Blight Study Area was provided by the Douglas County Assessor's Office.

The average age of the commercial structures is 29 years, therefore, this is not considered a contributing substandard factor.

Inadequate provision for ventilation, light, air, sanitation, or open spaces

Poor Drainage and Sanitation

The Catalina Area Blight Study Area contains areas of trash, debris, and drainage issues. However, ventilation, light, air, and open spaces are adequate thus, this is not considered significant to be considered a contributing factor.

Other Substandard Conditions

The existence of conditions which endanger life or property

Debris

Debris piles and non-operable vehicles were noted in the field analysis on six properties. This can contribute to harboring rodents and vermin which may contribute to the spread of diseases.

Fire Hazard

The field analysis noted overgrown brush and trees throughout the area. The overgrowth can contribute to wildfires and pose a threat to humans and structures.

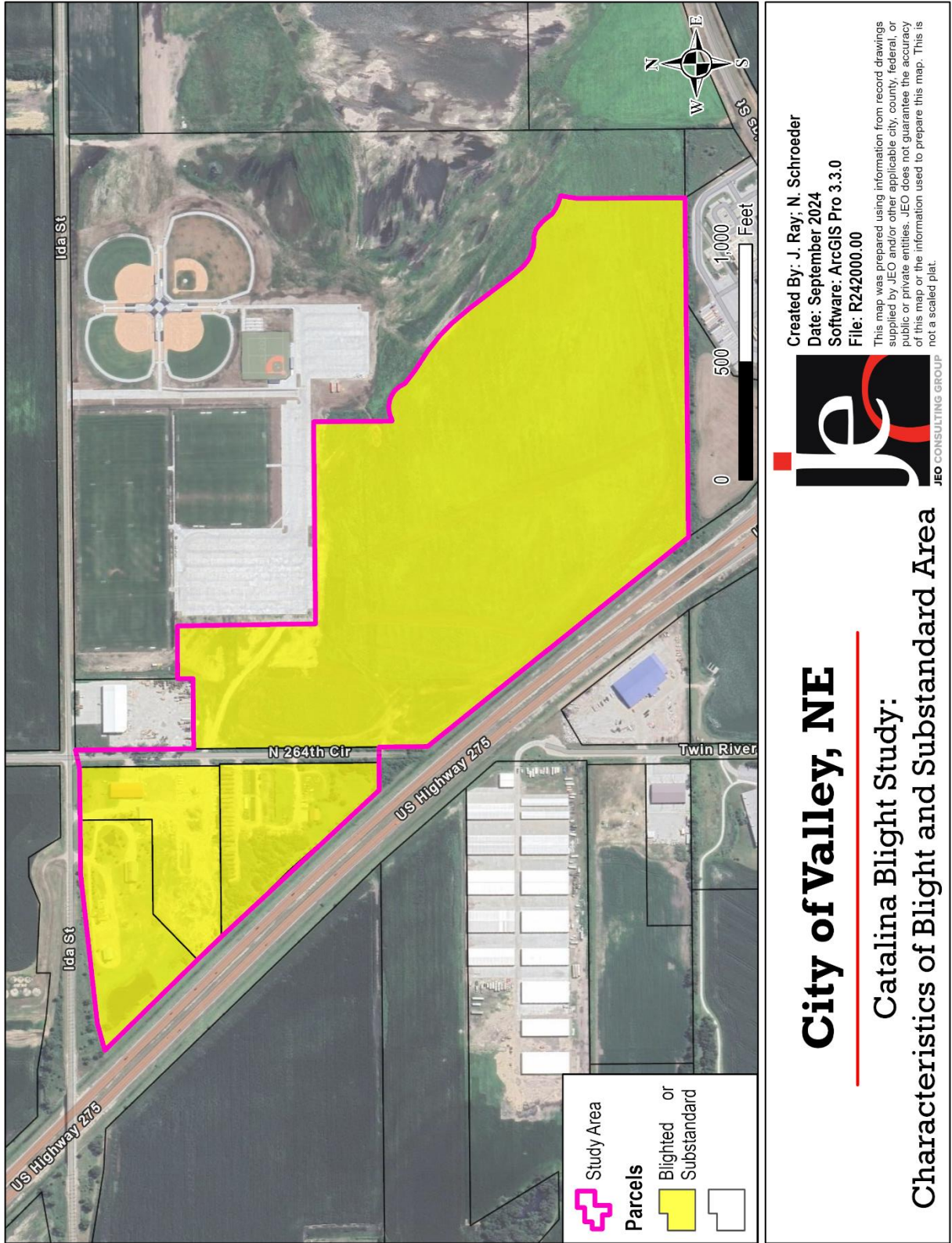
Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Floodplain

The entire area is with a designated 100-year floodplain. The potential flooding may endanger life or property.

Figure 4: Parcels Showing Blight and Substandard Criteria



Blighted and Substandard Findings

The Catalina Area Blight Study Area has many items contributing to the blight and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has assorted items that were considered beyond the remedy and control of the normal regulatory process of the City of Valley or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

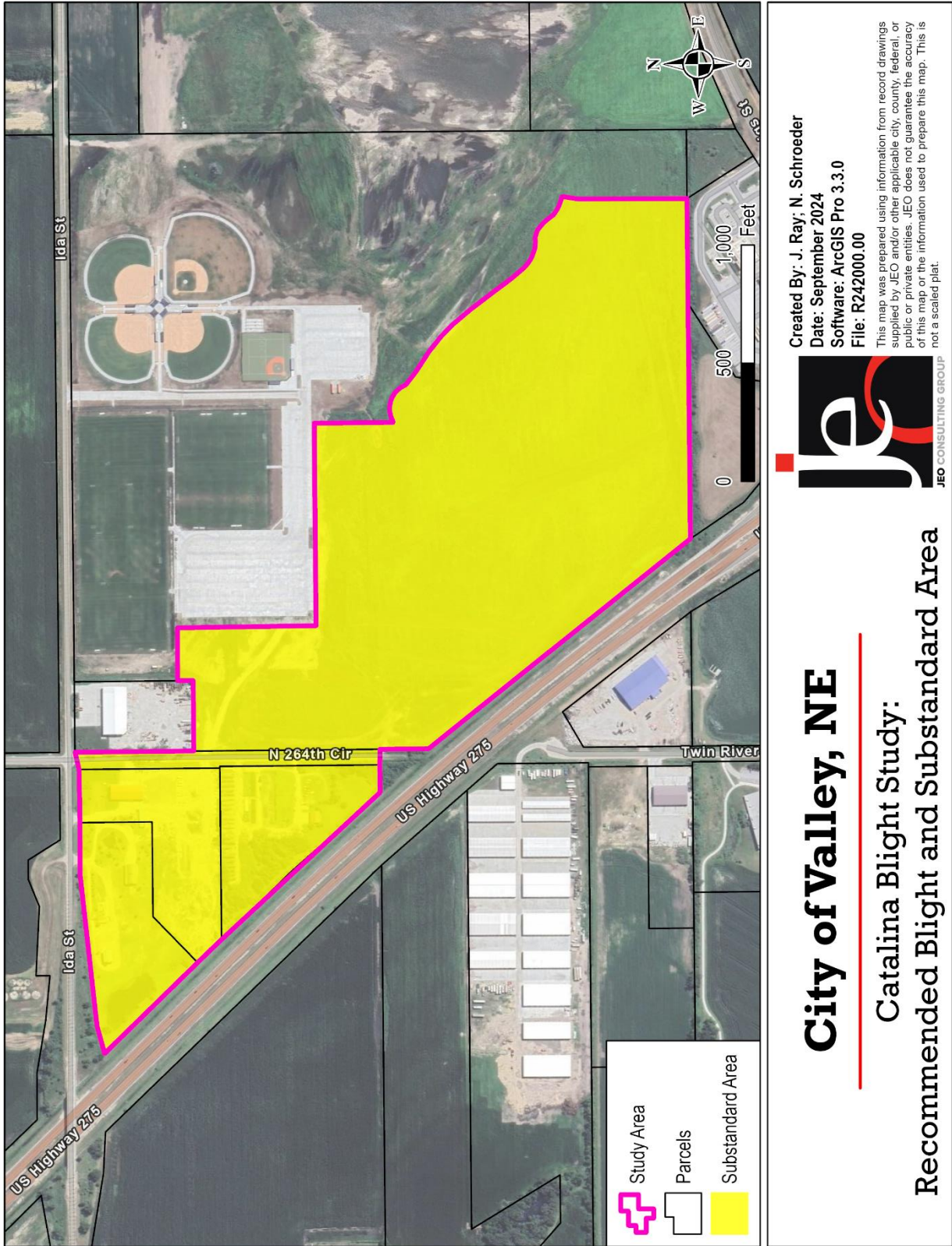
Criteria	
Structure condition	No
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	No
Age of Structure	Yes
BLIGHT TOTALS	8/12
Exterior inspection of structures	No
Age of structures	No
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	1/4
TOTALS	9/16

Conclusion

Several conditions within the Catalina Area were observed during the field survey and review of the Douglas County Assessor’s property data which warrant a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the Catalina Area Blight Study Area, and as such, parcels within the boundaries of the Catalina Area Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the Catalina Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Valley and the Community Redevelopment Authority. The City of Valley should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the Catalina Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

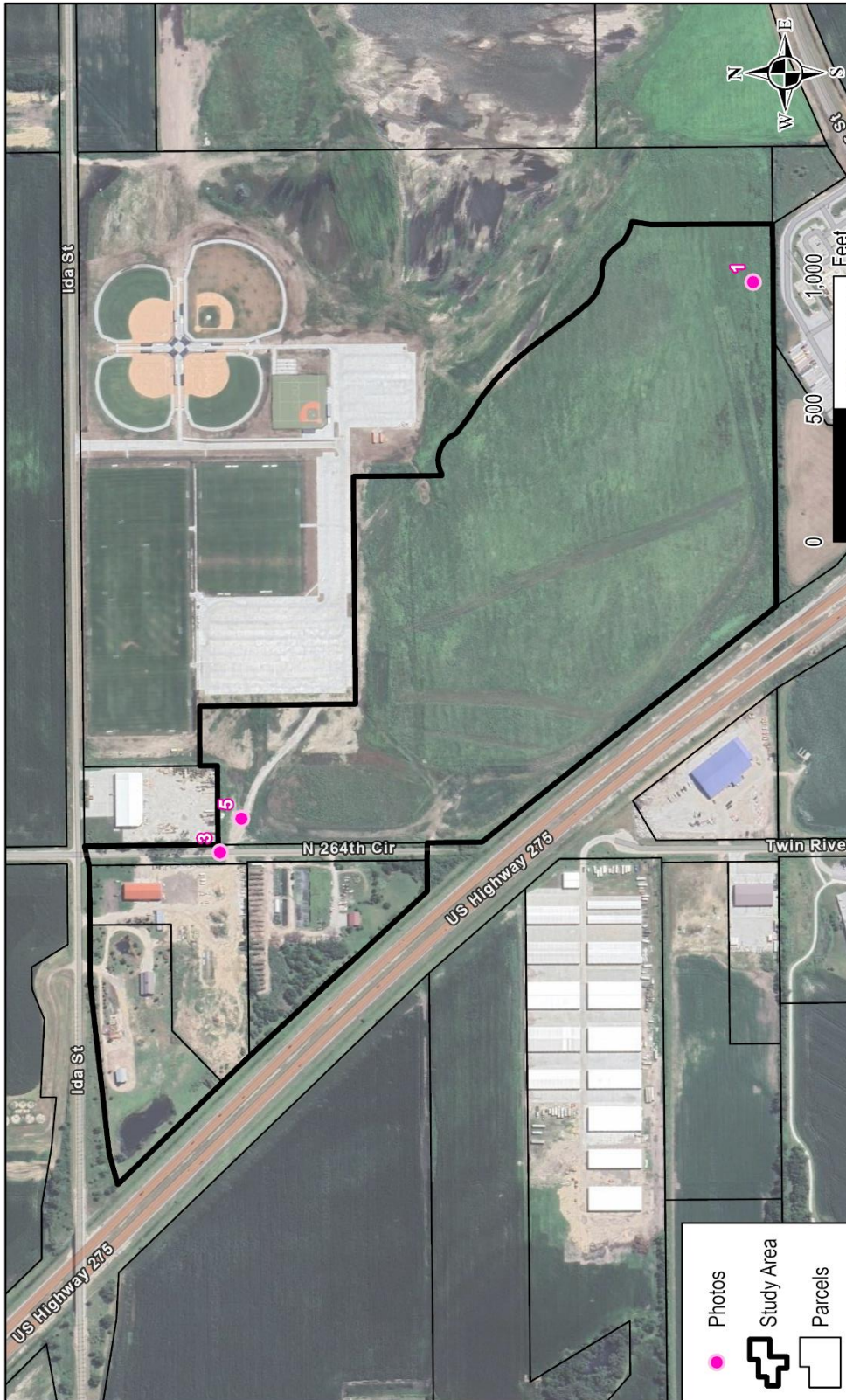
Figure 6 Recommended Blight and Substandard Designation



City of Valley, NE

Catalina Blight Study: Recommended Blight and Substandard Area

Appendix A
Photo Exhibit




City of Valley, NE

Catalina Blight Study: Photo Guide

Created By: J. Ray; N. Schroeder
Date: September 2024
Software: ArcGIS Pro 3.3.0
File: R242000.00

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.



JEO CONSULTING GROUP

Location 1



Location 2



Location 3



Location 4



RESOLUTION NO. 2024-58

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA:

The Application for Payment No. 3 filed with the Clerk by the special engineer of the project, showing the amount of material furnished and work performed in the City under contract heretofore from **Vrba Construction Inc.** for **Ginger Cove Lift Station No. 3 Upgrades** and the statements of the engineer and others set out below are hereby approved and the Council finds that the materials therein set out have been furnished and have been received by the City and work has been performed and claim therefor is hereby submitted as follows:

1. ORIGINAL CONTRACT PRICE	<u>\$61,505.00</u>
2. Net change by Change Orders	<u> </u>
3. Current Contract Price (Line 1 + 2)	<u>\$61,505.00</u>
4. TOTAL COMPLETED AND STORED TO DATE (Column G Lump Sum Total & Column J Unit Price Total)	<u>\$61,505.00</u>
5. RETAINAGE:	
a. 0% x \$61,505.00 Work Completed	<u>\$0.00</u>
b. 0% x \$_____ Stored Material	<u>\$0.00</u>
c. Total Retainage (Line 5.a + Line 5.b)	<u>\$0.00</u>
6. AMOUNT ELIGIBLE TO DATE (Line 4 + Line 5.c)	<u>\$61,505.00</u>
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	<u>\$39,006.90</u>
8. AMOUNT DUE THIS APPLICATION	<u>\$22,498.10</u>
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 – Line 4)	<u>\$0.00</u>

PAYMENT OF: **\$22,498.10**

NOW, THEREFORE, BE IT RESOLVED THAT the Valley City Council consents to and authorizes payment to:

VRBA CONSTRUCTION, INC. \$22,498.10

PASSED AND APPROVED THIS 8th DAY OF OCTOBER 2024.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

Cindy Grove, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

Contractor's Application for Payment

Owner: <u>City of Valley, Nebraska</u>	Owner's Project No.: <u>n/a</u>
Engineer: <u>EAGLE ENGINEERING GROUP</u>	Engineer's Project No.: <u>22-64</u>
Contractor: <u>Vrba Construction Inc.</u>	Contractor's Project No.: <u>n/a</u>
Project: <u>Ginger Cove Lift Station No. 3 Upgrades</u>	
Contract: <u>Ginger Cove Lift Station No. 3 Upgrades, Valley, NE</u>	
Application No.: <u>3</u>	Application Date: <u>10/3/2024</u>
Application Period: From <u>3/1/2024</u> to <u>9/25/2024</u>	

1. Original Contract Price	\$	61,505.00
2. Net change by Change Orders	\$	-
3. Current Contract Price (Line 1 + Line 2)	\$	61,505.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	61,505.00
5. Retainage		
a. <u>0%</u> X <u>\$ 61,505.00</u> Work Completed	\$	-
b. <u>0%</u> X <u>\$ -</u> Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	-
6. Amount eligible to date (Line 4 - Line 5.c)	\$	61,505.00
7. Less previous payments (Line 6 from prior application)	\$	39,006.90
8. Amount due this application	\$	22,498.10
9. Balance to finish, including retainage (Line 3 - Line 4)	\$	-

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Vrba Construction Inc.

Signature: _____ **Date:** 10/3/2024

Recommended by Engineer	Approved by Owner
By: _____	By: _____
Title: <u>Project Manager</u>	Title: <u>Mayor</u>
Date: _____	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

