

AGENDA
VALLEY CITY COUNCIL
Tuesday, December 9, 2025
City Hall
203 North Spruce
Valley, NE 68064
7:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Proof of Publication**
4. **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.

5. **Approval of Agenda**
6. **Consent Agenda**

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

6.A. Approve Minutes of October 14, 2025 Community Development Agency Meeting

7. **Heimann Ventures III, LLC - Champion Shores recommendation for approval of Champion Redevelopment Plan Resolution No. CDA 2025-_____**
8. **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 MEETING
CITY OF VALLEY
Tuesday, December 9, 2025 at 7:00 P.M.
Valley City Hall
203 N. Spruce Street, Valley, NE

Notice is hereby given that a meeting of the Community Development Agency of the City of Valley, Nebraska will be held on **Tuesday, December 9, 2025, at 7:00 p.m.** at **Valley City Hall**.

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

Christie Donnermeyer, City Clerk

11/28 ZNEZ



Proof of Publication

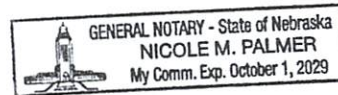
JASON W. HUFF, Publisher

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:

11/28/25

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 \$21.33

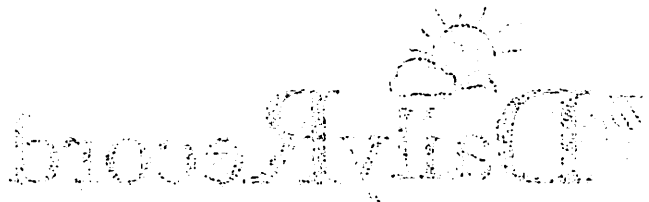
Additional Copies \$ _____

Filing Fee \$ _____

Total \$21.33

Jason W. Huff
Subscribed in my presence and sworn to before me this NOVEMBER 28 2025

Nicole M. Palmer
Notary Public in and for
Douglas County, State of Nebraska



Daisy Record

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MINUTES
COMMUNITY DEVELOPMENT AGENCY
October 14, 2025

1. and 2. **Call to Order and Roll Call** Chairperson Grove called the meeting to order at 7:00 p.m. Present were chair Cindy Grove, agency members, John Batchter, Linda Lewis, Jake Lewis, Melanie Hayden and Secretary Christie Donnermeyer. Also present: City Attorneys Jeff Farnham and Andrea Griffin, and Deputy Clerk Jonathan Barnhart.

Chairperson 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. **Proof of Publication** the proof of publication was on the desk.

4. **Visitors/Correspondence**

Deb Smith, 204 S. Park Ave. addressed Council with her concerns regarding the paving of Park Ave. and how the paving has diverted storm water onto her property. She would like the issues addressed and resolved.

Taytum West, 117 W. Second St. addressed Council with her safety and traffic concerns regarding the future Coffee Shop on 124 West Second St. She is concerned about the safety of pedestrians and emergency vehicle access due to traffic congestion on Second Street.

5. **Approval of agenda** Agency Member Batchter moved to approve the agenda. J. Lewis seconded. YES: Batchter, L. Lewis, J. Lewis and Hayden. NO: no one, motion carried.

6. **Consent Agenda** Agency Member Batchter moved to approve the consent agenda. J. Lewis seconded. YES: Batchter, L. Lewis, J. Lewis and Hayden. NO: no one, motion carried. Items on the consent agenda were Community Development meeting minutes September 9, 2025.

7. **Adjourn** Agency Member Batchter moved to adjourn as the Community Development Agency. J. Lewis seconded. Batchter, L. Lewis, J. Lewis and Hayden voted YES. NO: no one. Motion carried. The meeting adjourned at 7:06 p.m.



Cindy Grove, Chairperson



Christie Donnermeyer, Secretary