

MINUTES  
Regular MEETING  
February 10, 2026

1 and 2. **Roll Call and Call to Order.** Mayor Linda Lewis called the meeting to order at 7:00 p.m. Present were Council Members J. Lewis, and Hayden. Also present: City Attorney Matt Munderloh, City Administrator Mike Gorman, Clerk Christie Donnermeyer, Deputy Clerk Jon Barnhart, Utility Clerk Kindra Smith, and Police Chief Bobby Martinez.

The Mayor 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 Hayden moved to approve the agenda. J. Lewis seconded. YES: J. Lewis and Hayden. NO: no one. Motion carried.

7. **Consent Agenda** Council member Hayden moved to approve the consent agenda. J. Lewis seconded. YES: J. Lewis, and Hayden. NO: No one. Motion carried. Items on the consent agenda were: Jan. 13, 2026 city council meeting minutes; Treasurer's Report, Jan. Payroll \$124559.40 & IRA \$4250.36; Keno Receipts \$7089.54; PeopleService Report, Minutes and/or statistics of the following boards and/or committees: Nov. Library board minutes, Jan. Library statistics, Nov. 2025 Planning Commission minutes, Jan., 2026 Cemetery board minutes; approval of reappointment of Mark Conrey to the Planning Commission and Moria Winters to the Library Board; and the following bills: **Services/Utilities/Insurance:** Aflac \$251.22; Bamboo \$375.25; Be Seen Signs \$250.00; Black Hills \$3310.60; BlueCross BlueShield \$25204.94 Creative Planning \$876.00; DataShield \$99.64; DC Environmental Services \$3704.00; DC Treasurer \$1659.52; Eagle Engineering \$62791.92; Edmunds GovTech \$37325.00; Filament Essential Services \$2800.00; FiveNines \$6250.03; FP Finance \$152.95; Fremont Dept Utilities \$43461.14; Goosmann Law \$4450.00; Great Plains Comm. \$1097.81; Guardian \$1660.81; JD Car Wash \$86.70; Morgan White \$1374.46; NE Dept of Ag \$197.64; NE Humane Society \$150.00; NE Rural Water \$500.00; NE Sweeping \$7235.40; Olmsted & Perry \$4558.80; OPPD \$18751.99; PeopleService \$36431.00; Signal 88 \$3050.30; The Daily Record \$317.34; Vrba Const \$24588.38; Waste Connections \$248.48; Wiese Plumbing \$2630.00; Xpress \$1066.42; YMCA \$40.00; **Supplies/Equipment:** Amazon Bus \$1777.59; Bound to Stay Bound \$232.14; Cappel Auto \$355.79; Cintas \$321.14; Core & Main \$35025.65; Douglas County \$82.92; Eakes \$806.94; Everett's Auto \$409.59; FNB Credit Card \$3273.45; Great Plains Uniform \$209.97; Host Coffee \$143.42; John Deere Financial \$42.44; Love's \$892.47; Maguire Iron \$17700.00; Menards Elkhorn \$59.91; Menards Fremont \$104.27; Midwest Alarm \$1146.78; Omaha Door & Window \$4953.53; PowerPlan \$1087.24; Valley Ace Hardware \$129.39; **Bond/Loan/TIF Payments:** Mallard \$23546.17; Bluewater \$280192.39; **Reimburse/Refund:** Commercial State Bank

\$7546.61; Denali Homes \$150.00; Midwest Dwellings \$1000.00; Mueller, M \$608.20; Smith, K \$40.80.

**8. Presentation of Election Results** City Clerk read the election results. Council member Hayden moved to accept the results. J. Lewis seconded. YES: Hayden, J. Lewis, NO: No one. Motion carried.

**9. Administer Oath of Office** City Attorney Munderloh administered the oath of office to new Council members Bill Socha and Jimmy Dean.

**10. Election of Council President** Mayor Lewis called for nominations for council president. Council member J. Lewis nominated Melanie Hayden. Melanie Hayden accepted the nomination. On vote for the nomination of Melanie Hayden: YES: J. Lewis, Socha, Dean, and Hayden. NO: no one. Melanie Hayden was elected to serve as president of the council.

**11. Ginger Cove** request to add 25 mph speed limit signs. Kari Bargstadt-Wilson, 80 Peppermill Point, addressed Council advocating for 2 possibly 3 signs. She also provided a map of potential locations. City Engineer Perry also addressed Council and provided his thoughts on the issue. City Attorney Munderloh did research and confirmed a Resolution was needed to expend City funds for this request. It was discussed further and concluded that a Resolution should be created for presentation at the March Council meeting. Council member Hayden motioned to have City Attorney Munderloh prepare the Resolution for action during the March Council meeting. Socha seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried.

**12. Ginger Cove** request for connector road between Ginger Cove and Ginger Woods. Dave Coover, 15 Ginger Cove Road addressed Council and provided an overview of safety concerns along with background information on the history of the issue. Susan Booth, 52 Ginger Cove Road, addressed Council and provided an overview of safety concerns and events due to the single access into Ginger Cove. She provided examples of how single access has negatively impacted the community during emergencies and what the HOA is doing to try and mitigate some of the issues such as acquiring AEDs and providing First Aid and CPR classes. She also noted that the Valley Fire Chief supports secondary access to Ginger Cove. She requested the City prioritize the connector project. City Engineer Perry addressed Council and provided more background information on the subdivision along with budget allocation and land rights acquisition between Ginger Cove and Ginger Woods as concerns the City should consider for this project. The HOAs of Ginger Cove and Ginger Woods need to meet with City staff to have discussions. City Administrator Gorman was asked to start the process to facilitate discussions.

**13. Water Superintendent** Council member Hayden moved to confirm the appointment of Mike Adair as Water Superintendent. J. Lewis seconded. YES: J. Lewis, Socha, Dean and Hayden. NO: No one. Motion carried.

**14. Fifth Council Member** discussions were held regarding adding a fifth council member. Council member Hayden supports the addition of a fifth council member because of the growth of the City. City Attorney Munderloh stated an Ordinance was needed to add an additional council

member. City Attorney Munderloh was instructed to craft the Ordinance for presentation at the March council meeting.

**15. Resolution No. 2026-05** Discussion were held regarding the merits of the Resolution. City Attorney Munderloh clarified the need for the Resolution. Council member J. Lewis moved for passage of Resolution No. 2026-05 establishing a policy whereby employees reimburse the City for training-related costs and expenses upon separation from employment. Hayden seconded. YES: J. Lewis, Socha, Dean and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

**16. Resolution No. 2026-06** City Administrator Gorman addressed Council regarding the reasoning behind the Resolution. City Engineer Perry also addressed questions posed by Council. City Attorney Munderloh clarified the need for the Resolution. Council member J. Lewis moved for passage of Resolution No. 2026-06 establishing a policy regarding setting fees for cutting into paving, curb or sidewalk. Hayden seconded. YES: J. Lewis, Socha, Dean and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

**17. Resolution No. 2026-07** City Administrator Gorman addressed Council regarding the nursing home bond. Council member Hayden moved for passage of Resolution No. 2026-07 to pay in full prior to the date of maturity the City's Valhaven Nursing Home Bonds and providing for disposition of the funds after payment. J. Lewis seconded. YES: J. Lewis, Socha, Dean and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

**18. Resolution No. 2026-08** City Attorney Munderloh addressed Council regarding the history and reasoning behind the Resolution. Council member Hayden moved for passage of Resolution No. 2026-08 providing for the resignation and removal of a member of the Board of Directors of the City of Valley Leasing Corporation and designating a successor. J. Lewis seconded. YES: J. Lewis, Socha, Dean and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

**19. City of Valley Leasing Corporation** City Attorney Munderloh addressed Council regarding the vacancy and appointment. City Attorney Munderloh stated the previous City Attorney was on the Board and stated it would be appropriate for the current City Attorney to serve on the board. Council member J. Lewis moved to appoint City Attorney Matt Munderloh to the City of Valley Leasing Corporation board. Hayden seconded. YES: J. Lewis, Socha, Dean and Hayden. NO: No one. Motion carried.

**20. Resolution No. 2026-09** Council member Dean moved for passage of Resolution No. 2026-09 fireworks sale application from American Legion Post 58/Legion Baseball. Socha seconded. YES: J. Lewis, Socha, Dean and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

**Resolution No. 2026-10** Discussion was held regarding the current state of Valley Days Foundation. Mayor Lewis clarified that the current board members are resigning but that a meeting of the Valley Days Foundation is scheduled next week. She also encouraged residents to attend

the meeting. Council member Dean stated there is a lot of interest in the community in keeping the Foundation active. Council member Hayden moved for passage of Resolution No. 2026-10 fireworks sale application from Valley Days Foundation. Dean seconded. YES: J. Lewis, Socha, Dean and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

21. **Ordinance No. 845** amending the zoning regulations Lot 1 Flatwater Development Additional Replat 3. City Engineer Perry addressed Council with an overview of the issues with the property and the reasoning for the requested amendment. Mayor Lewis opened the public hearing. No one spoke. Mayor Lewis closed the public hearing. AN ORDINANCE AMENDING THE ZONING REGULATIONS OF VALLEY, DOUGLAS COUNTY, NEBRASKA, FINDING THE PROPOSED AMENDMENT WAS DULY SUBMITTED TO THE PLANNING BOARD OF VALLEY, DOUGLAS COUNTY, NEBRASKA, FOR ITS RECOMMENDATION AND THAT IT RECOMMENDED THE ADOPTION OF THE AMENDMENT; FINDING THAT NOTICE OF HEARING ON SUCH AMENDMENT WAS DULY GIVEN PRIOR TO THE HEARING AS PROVIDED BY LAW AND THAT SUCH PUBLIC HEARING WAS HAD THEREON; FINDING THAT THE ZONING MAP OF VALLEY, DOUGLAS COUNTY, NEBRASKA, BE AMENDED AS FOLLOWS: Lot 1, Flatwater Development Addition Replat 3, an Addition to the City of Valley, as surveyed, platted and recorded in Douglas County, Nebraska shall be re-zoned from medium/high density residential (R-2) to lakefront residential (R-3) PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH. Council Member J. Lewis moved to introduce Ordinance No. 845 on the first reading. Hayden seconded. YES: J. Lewis, Socha, Dean, and Hayden: NO: no one. Motion carried. Said Ordinance was then read by title and thereafter Council member Hayden moved that the statutory rule requiring reading on three different days be suspended. J. Lewis seconded the motion to suspend the rule and the following council members voted YES: J. Lewis, Socha, Dean, and Hayden. NO: no one. 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.

22. **Ordinance No. 846** amending the zoning regulations from transitional ag/highway commercial to all highway commercial. City Engineer Perry addressed Council with an overview of the request. Mayor Lewis opened the public hearing. Jeff Stoll, E & A Consulting Group addressed Council and clarified the intent of the request for the zoning amendment. Mayor Lewis closed the public hearing. AN ORDINANCE AMENDING THE ZONING REGULATIONS OF VALLEY, DOUGLAS COUNTY, NEBRASKA, FINDING THE PROPOSED AMENDMENT WAS DULY SUBMITTED TO THE PLANNING BOARD OF VALLEY, DOUGLAS COUNTY, NEBRASKA, FOR ITS RECOMMENDATION AND THAT IT RECOMMENDED THE ADOPTION OF THE AMENDMENT; FINDING THAT NOTICE OF HEARING ON SUCH AMENDMENT WAS DULY GIVEN PRIOR TO THE HEARING AS PROVIDED BY LAW AND THAT SUCH PUBLIC HEARING WAS HAD THEREON; FINDING THAT THE ZONING MAP OF VALLEY, DOUGLAS COUNTY, NEBRASKA, BE AMENDED AS FOLLOWS: A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SW1/4, AND ALSO PART OF THE NW1/4 OF THE SW1/4, AND ALSO PART OF THE SE1/4 OF THE NW1/4, AND ALSO PART OF THE SW1/4 OF THE NW1/4, ALL LOCATED IN SECTION

04, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA shall be re-zoned from transitional ag/highway commercial (TA/C-3) to all highway commercial (C-3). PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH. Council Member Socha moved to introduce Ordinance No. 846 on the first reading. Hayden seconded. YES: J. Lewis, Socha, Dean, and Hayden: NO: no one. Motion carried. Said Ordinance was then read by title and thereafter Council member Hayden moved that the statutory rule requiring reading on three different days be suspended. Socha seconded the motion to suspend the rule and the following council members voted YES: J. Lewis, Socha, Dean, and Hayden. NO: no one. 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.

23. **275 LLC Subdivision** preliminary plat. City Engineer Perry addressed Council regarding the application and Douglas County's comments about reviewing and approving any driveway approach application. Mayor Lewis opened the public hearing. Jeff Stoll E & A Consulting Group addressed Council regarding the preliminary plat. Mayor Lewis closed the public hearing. Council member Socha moved to approve the preliminary plat. Dean seconded. YES: J. Lewis, Socha, Dean, and Hayden: NO: no one. Motion carried.

24. **Resolution No. 2026-11** Casey's Marketing Company conditional use permit. City Engineer Perry addressed Council with an overview of the project and cleared up concerns about liquor sales within the proximity of the school. He also addressed the timeline for construction of the project and the entrance location. Mayor Lewis opened the public hearing. Aaron Wolfe, 1 Southeast Convenience Blvd., Ankeny, Iowa, Casey's Representative addressed Council and provided more information on the project and stated the current Casey's location would not be closing. Mayor Lewis closed the public hearing. Council member Socha moved for passage of Resolution No. 2026-11 approval of a conditional use permit for operating a gas station/convenience store Lot 2 Valley Landing Replat 1. Hayden seconded. YES: J. Lewis, Socha, Dean and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

25. . **City Engineer**

Council member Hayden moved for passage of Resolution No. 2026-12 approving contractor's application for payment no. 13 in the amount of \$661,500.00 from Eriksen Construction for the water treatment plant expansion. J. Lewis seconded. YES: J. Lewis, Socha, Dean and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

Council member Hayden moved to approve Contractor's Change Order No. 1 (final) for a decrease in the amount of \$1,918.25 from Luxa Construction for Valley Landing Street paving improvements. Dean seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried.

Council member Hayden moved for passage of Resolution No. 2026-13 authorizing Core Bank to disburse to Luxa Construction the amount of \$25,990.05 for payment of contractor's application

for payment no. 3 for Valley Landing street paving improvements and to the City of Valley in the amount of \$5,981.52 for engineer fees. Socha seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: no one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

City Engineer Perry stated the timeline regarding the water main replacement would begin late Spring.

26. **PeopleService** Mike Adair addressed Council with an overview; ninety percent meter readings and zero discolored water complaints due to low usage. March hydrant flushing will begin, and notices will be sent out. Also, one of his employees went above and beyond and helped a resident with a frozen pipe and shut off the water. He also reviewed the standard operating procedures for non-response of residents regarding meter changes.

27. **Police Department** Chief Martinez addressed Council with an overview of the progress of the Police Department.

28. **City Administrator** City Administrator Gorman addressed Council with an update on the grant from Congressman Bacon's office. We are waiting on the details of arrival and spending requirements. He also provided an update on the Pool and the failure of the Pool passing an electrical inspection. At this point there is nothing which can be done to reopen the Pool. He discussed the best pathway forward for a new Pool. He provided an update on the Fareway project. Timeline for Fareway opening is 2028.

29. **City Attorney** City Attorney Munderloh addressed Council and reviewed upcoming agenda items for future council meetings.

30. **Mayor's Report** Mayor Lewis spoke about the Valley Days Foundations and reminded everyone of the meeting on February 17, 2026 at 6:00 p.m. at Alloy Solutions.

31. **Upcoming items** No February Planning Commission meeting; 2026 Midwinter Conference Feb. 23-24, 2026.

32. **Adjourn** Council Member Hayden moved to adjourn. J. Lewis seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one, motion carried. Meeting adjourned at 8:20 p.m.

  
Linda Lewis, Mayor

  
Christie Donnermeyer, City Clerk