

MINUTES
Regular MEETING
August 11, 2026

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

Mayor L. Lewis 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** Marian Perkins, 400 W Megis would like to see continued maintenance in Rogert Park. This matter will be brought to the attention of the Public Works Superintendent.

6. **Approval of Agenda** Council member Hayden moved to approve the agenda. J. Lewis seconded. YES: Socha, Dean, 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: Hayden, Socha, Dean, and J. Lewis. NO: No one. Motion carried. Items on the consent agenda were: July 14, 2026 City Council meeting minutes; Treasurer's Report, July Payroll \$107528.89 & IRA \$3654.16; Keno Receipts \$6600.35; PeopleService Report; Minutes and/or statistics of the following boards and/or committees: July Library Board minutes; July Library statistics; June 16, 2026 Cemetery Board minutes, June 18, 2026 Park advisory Committee minutes, and the following bills: **Services/Utilities/Insurance:** Advanced Heating \$1241.74; Aflac \$222.66; Alternate Rain \$130.00; Bamboo \$431.29; BCBS \$29709.34; Black Hills Energy \$489.82; DataShield \$99.64; DC Environmental Services \$1463.00; Eagle Engineering \$23264.25; FiveNines \$6998.23; FP Finance \$652.95; Fremont Dept Utilities \$68832.52; Getzschman Heating \$463.00; Goosmann Law \$4228.00; Great Plains Comm \$1073.41; Guardian \$1608.61; Kacie in Your Face \$273.00; League of Ne Municipalities \$35787.00; Michael Matzen \$825.00; Morgan White \$1155.70; Neb. Sweeping \$4650.34; OPPD \$21606.87; PeopleService \$36112.00; Southeast Library System \$70.00; Strategic Air Command \$450.00; The Daily Record \$359.99; Three Rivers Clerks Assn \$20.00; Waste Connections \$464.01; Waters Edge Aquatic Design \$7362.00; Workplace Screening \$140.40; Xpress \$1035.10; YMCA \$30.00; **Supplies/Equipment:** Amazon Bus \$2130.01; Big O Bounce \$658.00; Bomgaars \$392.97; Cappel Auto \$39.46; Ciaccio Roofing \$6260.00; Cintas \$376.21; Core & Main \$29525.95; Ditch Witch \$663.85; Eakes \$1171.02; Electric Pump \$8515.66; Everett's Auto \$568.14; FNB Credit Card \$1002.77; Great Plains Uniforms \$392.95; Host Coffee \$160.20; J D Financial \$40.36; Love's \$2885.41; Menards \$153.10; Michael Todd Ind \$361.43; Midwest Tape \$24.99; Nutrien AG Solutions \$430.00; Omaha Childrens Museum \$255.00; Valley Ace Hardware \$344.32; Waterloo Landscape \$200.00; Young's Service Inc. \$285.00; **Bond/Loan/TIF**

Payments: Mallard \$23257.51; Bluewater \$57931.00; **Reimburse/Refund:** Callahan, M \$500.00; Donnermeyer, C \$107.87; Dreamscape Homes \$150.00; Kelly, G \$465.45; Midwest Dwellings \$4000.00.

8. Wastewater Rates Council member Dean moved to table the wastewater rate discussion for further review. Socha seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried.

9. Mileage Reimbursement Council member Hayden moved to approve the \$0.76 mileage reimbursement as set by the Internal Revenue Service. J. Lewis seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried.

10. Resolution No. 2026-26 Clint Simmons, LARM representative, addressed Council and discussed the LARM insurance deductible options. He reviewed a \$5,000 deductible on everything except E&O and Law Enforcement liability and the potential savings. He stated that a decision does not need to be made tonight on the deductible. Mayor L. Lewis asked if the deductible can be changed at any time. Mr. Simmons stated the deductible can be changed at any time, but that the decision regarding the deductible needed to be made by October 1, 2026. City Attorney Munderloh asked about submitting deductibles by October 1st if they are locked in, to which Mr. Simmons stated it can be changed anytime. Mayor L. Lewis presented the options to Council for decision. There was discussion on the two options, and it was decided on the 2-year commitment, 4 percent discount. Council member Dean moved to approve LARM property and casualty insurance 2026-2027 renewal term commitment for a 2-year commitment; 4 percent discount. 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.

11. Ordinance No. 854 AN ORDINANCE OF THE CITY OF VALLEY, NEBRASKA, AMENDING ORDINANCE NO. 580 (AS CODIFIED IN SECTION 34.02 OF THE MUNICIPAL CODE) PERTAINING TO CONTRACTS, PURCHASES, AND BIDDING AND OTHER REQUIREMENTS; REPEALING CODE SECTIONS, ORDINANCES, AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Member J. Lewis moved to introduce Ordinance No. 854 on the first reading. Hayden seconded. YES: Hayden, J. Lewis, Dean, Socha. 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: Hayden, J. Lewis, Dean, Socha. 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.

12. Resolution No. 2026-31 Council Member Hayden moved for passage of Resolution No. 2026-31 approving adoption of policies and procedures to govern procurement transactions conducted by the City. J. Lewis seconded. YES: Hayden, J. Lewis, Socha, Dean. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

13. Resolution No. 2026-32 City Attorney Munderloh provided an overview of the four options for the ballot question. Council member Hayden asked if a decision must be made today for the ballot question to be on the ballot this November and the answer was yes. There was discussion about the ballot question options with option 4 favored. Council member Dean commented on taking out the 4-year timeline regarding the watermain replacement. Mayor L. Lewis asked City Engineer Greg Perry and Mike Adair of PeopleService to comment on if the 4-year plan is feasible to which the City Engineer agreed with Council member Dean to remove the 4-year timeline concerning the watermain replacement in option 4. City Administrator Gorman recommended the 4-year timeline remain. City Attorney Munderloh asked if 4 years is the current plan for watermain replacement and the answer was yes. After much discussion on the language for option 4 it was decided to modify it by adding the word current before the words 4 years. City Attorney Munderloh noted the revisions are in the interest of transparency. Council member Hayden moved for passage of Resolution No. 2026-32, option 4 with the noted revisions. J. Lewis seconded. YES: Hayden, J. Lewis, Socha, Dean. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

14. Gibbs Land Development LLC (Falcon Business Park) – preliminary plat City Engineer Perry addressed Council with an overview of the project and Planning Commissions approval. Discussions were held regarding access points from the circle, the history of the developer with the City, and the platting process. Mayor L. Lewis opened the public hearing. No one spoke. The public hearing was closed. Council member J. Lewis moved to approve Gibbs Land Development, LLC (Falcon Business Park) preliminary plat. Hayden seconded. YES: Hayden, J. Lewis, Socha. Abstain (without conflict): Dean. NO: No one. Motion carried.

15. Gibbs Land Development LLC (Falcon Business Park) – final plat Mayor L. Lewis opened the public hearing. No one spoke. The public hearing was closed. Council member Socha moved to approve Gibbs Land Development, LLC (Falcon Business Park) final plat. J. Lewis seconded. YES: Hayden, J. Lewis, Socha. Abstain (without conflict): Dean. NO: No one. Motion carried.

16. City Engineer

Council member Hayden moved to approve Change Order No. 4 for an increase in the amount of \$27,061.40 from Eriksen Construction for the water treatment plant expansion. J. Lewis seconded. YES: Hayden, J. Lewis, Socha, Dean. NO: No one. Motion carried.

Council member Dean moved for passage of Resolution No. 2026-33 approving contractor's application for payment no. 19 in the amount of \$784,799.36 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.

City Engineer Perry addressed Council regarding the FY26 water main replacement project and the recent water main breaks. Mayor L. Lewis discussed the possibility of replacing one of the six water mains scheduled for this year with the water main behind NP Mart because of the multiple water main breaks over the past couple of days. Council member Dean noted the businesses affected by the water outages and if the breaks took place at the same spot on the water main.

Mike Adair, PeopleService, addressed Council with potential reasons for the water main break. Council member Hayden moved for passage of Resolution No. 2026-34, Contractor's Application for Payment No. 2 in the amount of \$88,982.37 from Vrba Construction for FY26 water main replacement. J. Lewis seconded. YES: Hayden, J. Lewis, Dean, and Socha. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

City Engineer Perry gave status updates on upcoming projects.

17. PeopleService Mike Adair, PeopleService Inc., addressed Council regarding the watermain break over the weekend. A trainee from a driving school, driving an eighteen-wheeler, hit a fire hydrant at 4:00 a.m. on Saturday. Mr. Adair outlined how the watermain break was repaired without completely shutting down the water supply. Water pressure was reduced for a short period of time while the watermain was capped. If the water supply had to be shut down or water pressure went too low for too long, those things could have caused the issuance of boil water notices. He discussed how businesses were informed during the multiple watermain breaks over the weekend.

18. Police Department Chief Greg Kelly wanted to thank Officer Geoff Willmann for all the work he did as Interim Chief to ensure a smooth transition. He discussed National Night Out and Valley Days. He provided an update on Active Shooter training for the entire Police Department as well as other training planned for October. He is in the process of reviewing operating procedures which will take time to complete. He stated they are in the process of applying for a grant for police department equipment.

19. Building and Zoning Building Inspector Gabe Evans addressed Council and the public regarding the letters sent out concerning the tree ordinance. He wanted to inform residents if they received a letter they could call him and/or the administrative assistant Leah Schmeling with any questions.

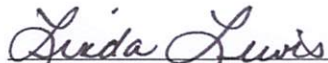
20. City Administrator City Administrator Gorman addressed Council regarding the status of the swimming pool survey results. He discussed what was presented at the town hall meeting held at the YMCA regarding the pool. He discussed next steps, one of which is approving the ballot initiative to split the sales tax. We are waiting for the survey results to be completed by August 21st. The consultant will film the presentation given August 5th so it can be posted on the city website. He noted doing another survey after August 21st to acquire more data at no extra cost. He stated the final report from the consultant should be received October 6th, and working on an educational program explaining the ballot issue.

21. City Attorney City Attorney Munderloh addressed Council and stated he had nothing to report.

22. Mayor's Report Mayor L. Lewis encouraged residents to submit the Cross Connection Survey and Lead Line Reporting and explained the difference between the two. Mike Adair further explained both surveys, and the importance of completing same and the impact of contamination to the City's water supply if it is not completed.

23. Upcoming items Planning Commission August 18, 2026, at 4:30 p.m.; Budget Workshops August 17 and 24, 2026 at 7:00 p.m.

24. **Adjourn** Council member Hayden moved to adjourn. Socha seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried. Meeting adjourned at 8:28 p.m.


Linda Lewis, Mayor


Christie Donnermeyer, City Clerk