

Village of Elwood regular meeting minutes, September 11, 2024

A regular meeting of the Board of Trustees of the Village of Elwood, Nebraska was held at the Elwood Village Office, 304 Calvert Avenue on Wednesday, September 11, 2024. Said meeting was called to order at 7:00 p.m. by Clerk Jauken who acknowledged the Open Meetings Act posted on the south wall of the meeting room. Present were Trustees Fong, Townsend and Kleine. Board Chair Martin and Vice-Chair Tilson were absent. Notice of the meeting was given in advance thereof by publication in the Valley Voice Newspaper on August 29, 2024, and by posted notices at Security First Bank, Pinnacle Bank, Elwood Post Office and the Village Office on September 3, 2024. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Clerk Jauken requested a motion to appoint Trustee Kleine as Chairperson Pro Tempore to perform the duties of Board Chair for this meeting. Said motion was made by Fong, seconded by Townsend. Roll call vote was: ayes: Fong, Townsend, Kleine; nays: none; absent: Martin, Tilson; motion carried 3-0-2.

A motion was made by Townsend, seconded by Fong, to approve the August 14, 2024, regular meeting minutes and the August 21, 2024, special meeting minutes as presented. There being no discussion, the roll call vote was: ayes: Townsend, Fong, Kleine; nays: none; absent: Martin, Tilson; motion carried 3-0-2.

After reviewing claims, a motion was made by Kleine, seconded by Townsend, to approve and pay the Village and Library claims as presented. After discussion, the roll call vote was: ayes: Fong, Kleine, Townsend; nays: none; absent: Martin, Tilson; motion carried 3-0-2. Claims are as follows:

Aflac	256.40	emp. pd. Ins.
ATC Communications	14.90	email, website
Aurora Cooperative	211.14	fuel, supplies
Black Hills Energy	171.77	utilities
Blue Cross Blue Shield of NE	3,066.06	health insurance
CAMAS Publishing	289.32	publications
CenturyLink, Inc (Pool)	184.76	phone
Davis, Austin (Clear View Realty)	60.00	UT Dep. refund
Clouse, Madison	60.00	UT Dep. refund
Community Redevelopment Authority	6,250.00	budget
Corder, Kirk	49.00	cell phone
Dawson Public Power District	5,712.79	utilities
Eakes - Copier	124.65	copier payment
Eakes Office Plus	216.86	service agreement
Elan Financial Services - credit card	312.80	supplies
Elk-O-Inc.	27.00	cemetery supplies
Elwood Hometown Coop Market	14.99	supplies
Elwood Public School	540.00	playground border
Fiene, Julie	100.77	UT Dep. refund &
overpymt		
Great Plains Communications	173.77	phones, internet
Hart, Huyser & Miller P.C., L.L.O.	1,280.00	attorney fees

Intuit - QuickBooks	1,922.00	annual subscription
Lawn In Order - Shaune LaPrade	1,950.00	mowing
Lex Truck & Auto	124.00	parts
MTL, Inc.	107.00	cleaning
Mutual of Omaha	21.60	life insurance
NE Dept. of Rev.-Waste/Recycling	25.00	annual fee
NE Dept. of Rev. - Sales Tax	397.57	sales tax
Nutrien Ag Solutions, Inc	101.62	weed chemicals
One Call Concepts, Inc.	5.98	811 locate fees
Pinnacle Bank	765.63	HSA Contributions
RJ Meyer & Assoc, CPA	2,625.00	budget assistance
Schaben Sanitation - Roll-off	1,385.04	large dumpster fees
Schaben Sanitation Inc.	6,953.48	trash fees
Schutz, Shane	20.00	cell phone
Sprinkler's Plus	432.00	sprinkler repair
T&T Lawn Care	66.00	office, library grass
Tilson, Charles. Dpty Zon Admin	50.00	building permits
TOTAL	36,068.90	
PREAPPROVED/PREPAID CLAIMS:		
EFTPS	3,715.50	Aug. federal payroll taxes
Payroll	13,601.99	Aug. net payroll
Schwab - retirement fund	328.45	Aug. company match
TOTAL PREPAID	17,645.94	
TOTAL CLAIMS	53,714.84	
LIBRARY CLAIMS:		
Black Hills Energy	103.59	utilities
Dawson Public Power District	164.45	utilities
MTL Inc	214.00	janitor
Village of Elwood	2,697.34	wages, ss/mc, utilities,
summer lawn care		
Pinnacle Bank CC	53.67	books
Cozad Services	180.00	A/C repair
Kara Brockman	50.00	summer reading
TOTAL LIBRARY CLAIMS	3,463.05	

Upon reviewing the Treasurer's report, a motion was made by Fong, seconded by Townsend, to approve the Treasurer's report as presented. There being no discussion, the roll call vote was: ayes: Fong, Townsend, Kleine; nays: none; absent: Martin, Tilson; motion carried 3-0-2.

Board Chair Pro Tempore Kleine opened the public hearing at 7:06 p.m. for discussion of a Class C Liquor License for The Cove. Erica Fallon and Dylan Paris (owners) were present and reviewed their plans for open days and hours for The Cove. After discussion, Kleine closed the hearing at 7:13 p.m. A motion was made by Townsend, seconded by Fong, to recommend to the State Liquor Commission approval of a Class C Liquor License for The Cove in Elwood. There being no further discussion,

the roll call vote was: ayes: Kleine, Townsend, Fong; nays: none; absent: Martin, Tilson; motion carried 3-0-2.

It was noted that public hearings are set for the redevelopment project at the grocery store. There was no other information regarding the Redevelopment Authority.

Deputies Vossler and Richie were present to report to the Trustees that there will be a new interim sheriff appointed on October 16th. They reviewed happenings in town and plans to increase public awareness of village ordinances.

Utility Superintendent Corder will be meeting with Miller & Associates to review pipe sizes for the future meter project. Miller & Associates will also be putting out for bids the paving of Rush Street north of the school. Corder presented two estimates for repairing washouts on Randolph Street near Oakland Avenue. A motion was made by Fong, seconded by Kleine, to accept the estimated bid from Daniel Galvin for \$8,000.00 to make said repairs. There being no further discussion, the roll call vote was: ayes: Kleine, Townsend, Fong; nays: none; absent: Martin, Tilson; motion carried 3-0-2.

Josh Evans is planning to haul concrete to the sewer ponds soon for the state required riprap that needs placed for erosion prevention; and Corder reported that he was asked about the possibility of insulating the bathrooms at the ballpark concessions building.

Ed Houlden with Security First Insurance presented the insurance renewal for the upcoming fiscal year. The cost increased by \$2,735.00. A motion was made by Fong, seconded by Kleine, to accept the insurance proposal as presented. There being no further discussion, the roll call vote was: ayes: Kleine, Fong, Townsend; nays: none; absent: Martin, Tilson; motion carried 3-0-2.

Ashley Neiman with West Central Development District (WCNDD) presented an update on nuisance properties. Scott and Gwen Stoll were present to discuss two of their properties. After discussion, a motion was made by Fong, seconded by Townsend, to rescind the nuisance declaration for the Stoll property labeled 2024-029 by Resolution 2024-029-01. There being no further discussion, the roll call vote was: ayes: Townsend, Fong, Kleine; nays: none; absent: Martin, Tilson; motion carried 3-0-2. Another motion was made by Fong, seconded by Kleine, to grant an extension to the Stoll property labeled 2024-005 until the next nuisance review on October 2nd. There being no further discussion, the roll call vote was: ayes: Townsend, Fong, Kleine; nays: none; absent: Martin, Tilson; motion carried 3-0-2.

After a brief discussion on the remaining nuisance properties, a motion was made by Fong, seconded by Kleine, to abate properties labeled 2024-020 and 2024-033. There being no further discussion, the roll call vote was: ayes: Fong, Kleine, Townsend; nays: none; absent: Martin, Tilson; motion carried 3-0-2.

A motion was made by Fong, seconded by Townsend, to pass Resolutions 2024-006, 010, 012, and 015 rescinding previous nuisance declarations for the properties with these labels. There being no further discussion, the roll call vote was: ayes: Fong, Townsend, Kleine; nays: none; absent: Martin, Tilson; motion carried 3-0-2.

A motion was made by Fong, seconded by Kleine, to pass Resolutions 2024-008, 011, and 013 declaring properties with these labels as nuisance properties. There being no further discussion, the roll call vote was: ayes: Fong, Kleine, Townsend; nays: none; absent: Martin, Tilson; motion carried 3-0-2.

A Show Cause Hearing was called at 8:20 p.m. regarding the property located at 304 North Smith Avenue, Elwood, Nebraska. A motion was made by Fong, seconded by Townsend, to appoint Attorney Huyser as the acting hearing officer. The roll call vote was: ayes: Kleine, Townsend, Fong; nays: none; absent: Martin, Tilson; motion carried 3-0-2. The hearing was heard before a quorum of the governing body. Attorney Huyser opened the hearing by allowing the Village to offer its evidence. No testimony was given but Exhibits 1 & 2 from the Village Clerk were offered, which were marked and received by hearing officer Huyser. Attorney Huyser then administered the witness oath to Amanda Zackery & Alec Zackery, the objecting party. Zackery's did not offer any exhibits, however, provided testimony. Attorney Huyser then administered the witness oath to Phil Kleppinger. Kleppinger is the next-door neighbor and provided testimony as to the nature of the property. Hearing officer, Attorney Huyser, concluded the hearing at approximately 8:40 p.m. after each party had concluded its presentation of evidence. The governing body reviewed the evidence presented. A motion was made by Fong, seconded by Kleine, to grant a 60-day extension from the date of said hearing to Zackery's to abate and remedy the nuisance. There being no further discussion, the roll call vote was: ayes: Fong, Townsend, Kleine; nays: none; absent: Martin, Tilson; motion carried 3-0-2.

The Board concluded it would be best to wait to purchase Power Manager software until the Village is closer to the installation of water meters.

A draft ordinance to update dump rules was reviewed and will be addressed further at the next meeting.

An ordinance allowing the use of golf carts to be driven in town was reviewed and will be revisited at the next meeting.

Increases to water and sewer rates were discussed. This was tabled until the next meeting.

Two approved building permits were discussed.

There is a Town Hall Meeting scheduled for September 18, 2024 at 5:30 p.m. to discuss future planning for the Elwood Community.

There is a meeting scheduled for the Budget and Tax Request Hearing at 8:00 p.m. on Wednesday, September 18, 2024 to be immediately followed by a special meeting to approve the budget and property tax request.

The next regular Board Meeting is scheduled for Wednesday, October 9, 2024 at the usual time of 7:00 p.m.

Acting Board Chair Kleine adjourned the meeting at 8:58 p.m.

Laurie Jauken, Clerk/Treasurer