

Village of Greenwood
Board of Trustees
September 26, 2018
Minutes

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Greenwood Board of Trustees will be held at 7:00 p.m. on Wednesday, September 26, 2018 at the E.L. McDonald Community Center, 619 Main Street, Greenwood, Nebraska. Said meeting is open and the public is encouraged to attend. The Board of Trustees reserves the right to adjourn to Executive Session per State Statute 84-1410. The open meetings act is posted in the meeting room for the public to view.

Roll Call

Present- Piehl, Gerlach, Wilken, Starr Absent-Meyer

Consent Agenda

Approve/Disapprove minutes

Approval of time cards

Claims

Financials

Gerlach questioned what the village purchases from Municipal Supply. Wilken told him water meters. Wilken questioned if the bill from ADT was a monthly bill. Cadwell responded that the bill is sent every three months. Starr asked when we could get rid of that. Gerlach thought sometime in December. Starr said that we need to get the other cameras installed because we will no longer pay this bill. That will save the town over 2000.00 a year. Wilken commented that the attorney bill is quite high this month. Starr agreed. Piehl said she isn't surprised because we call the attorney everyday responding to open meeting act complaints brought forth by David Moll. Wilken asked how much money was spent this month dealing with Moll's complaints. Starr said that 70% of the \$6600 was spent responding to Moll's complaints.

Piehl Motion to approve the consent agenda. Gerlach seconded the motion.

Aye-Starr, Piehl, Gerlach, Wilken

Nay-None

Motion carried

Communication of Citizens

Consider requests from individuals present. Each speaker will be allowed two minutes and no action will be taken on these topics until the next Board Meeting. The Village Board will review the matters and take action as they deem appropriate. Notice: There is to be no comments or disruption to the meeting in progress. You will be asked to leave if the above is not adhered to. We ask for your cooperation and courtesy. Thank You.

Ahlman brought up an air compressor for sale. He said there is one on auction time. He said you bid on it starting on Monday and closes on Wednesday. It is low on hours.

Current Business (discussion with approval or disapproval as needed)

Board Comments or Questions

Discussion approve/disapprove Simple City contract renewal

Wilken said he spoke with Andrews the representative and she was unable to make the meeting because she was in Sidney, Nebraska. She sent Wilken the prices. One year would be \$3090.00. Three years would be 3150.00, and 5 years would be \$3000.00. Fergus said we will also need to renew the contract for Simple signs and simple culverts which will run the village \$600.00 apiece. Starr said that is on top of the \$3000.00 so we would be paying around 4800.00 a year. Wilken said we already invested around \$50000.00 into this project. Wilken said with that kind of money already invested he thought we should probably try it for one more year. Starr said he would like to see a representative come to a board meeting. He said on the other hand he doesn't think that they are going to delete our stuff if we don't sign another contract. He thought they might cut us off from it. Piehl said she is aware of how much money has been invested in it. From the get go, she has been against it. She feels we just keep throwing more money at it. She would like to know when it is going to stop. The next year we will be saying the same thing. Starr said one of things that the representative really sold us on would be the insurance savings. Wilken said that we probably need to approach the insurance company to see if we are really saving any money. Wilken suggested that we request a new representative from GIS. He thinks the one we have now is flighty and talks in circles. Piehl agreed that Andrews is hard to communicate with. Wilken said that GIS is a good program. He said if we could be a great program if we could get someone out here that would help train Fergus. Fergus said he is familiar with the program but has not had any real time to

implement it yet. He thought this winter he would have more time. Wilken said that if we do approve another year we will need to set up a workshop to train Fergus and Cadwell. Gerlach said he knows that there are two or three features we are not utilizing. Gerlach talked about the work order feature so we can track our spending on projects and different things like that. He said it is just a matter of entering the stuff we need and the chain of command. He said that everyone has a log in ID. He said it is a matter of implementing the services. Gerlach asked what the annual rates for simple signs and simple culverts cost. Fergus said the annual fees is \$660.00 per service. Piehl said they keep changing their prices and the way they are wording things. If you go back and read all this, their prices are changing. Wilken said he was given a figure of \$50000.00 that has already been spent with GIS. Piehl said that must have been before she got on the board. Starr said a lot of money had been spent on the signs and culverts. Piehl said every time they come out they say that it will only cost a certain amount and then you receive the bill for more. Starr said he doesn't like how GIS said they were going to do something and then the board was supposed to approve the other half but they just went ahead and did the work. Then they sent us a bill for it. Starr said we still need to get someone out here. He said agree to pay for a month at \$400.00. At least they would have a chance to come to the village to discuss this with us. Starr said he doesn't know if they will agree to it but if they want our business they will come out. He feels \$5000.00 is quite a bit of money for them to lose. Piehl thought this was the fourth or fifth meeting that we requested GIS to attend and they haven't come. Starr said that they would like to learn a little more in regard to what we are paying for. Elliott asked if that could be presented to GIS. Wilken said as a board they have been having Fergus do the communicating with GIS and he feels one of the board members should be handling this. Gerlach asked the representative from People Service if he was familiar with the program. He said that he is not familiar with GIS but he is familiar with others. Gerlach asked what his experience with the other program was. The representative said the program he has worked with is Beehive. He said that he has had a good experience with them. He said that he actually attending a training session that same day in Arlington. He said they are good about coming out. Gerlach asked if the information is valuable to him. He said the information on the software is handy. Gerlach said he is agreeance with Starr about paying for a month. He feels if they want our business they will show up. Starr asked the representative if People Service had ever utilized our GIS system. He said not necessarily. He said that they have the old paper maps. He said he did find out today that you can input when you change or operated a valve. He said it does create a better history and they have used it yet. He said he doesn't know where the access to the system is. Gerlach explained that the village's GIS system is cloud based. Gerlach said he would just need to provide you with a login. Wilken said that when GIS provides training we need People's Service to attend and the electricians. The representative said that we really do need to do that. He said if they would repair a water main break or whatever the case it is documented. Wilkens said it would be handier to find a shut off on. Starr said that he feels the system has potential it is just a matter of getting everyone to use it. Starr said paying for a month would give both the water guys and the electricians a chance to give us their thoughts on the program is worth us keeping. He suggested in the mean time getting a representative of GIS out to speak with the board. Fergus pointed out that Simple Signs and Simple Culverts would have nothing to do with that. Gerlach said he is in agreeance with Starr. Wilken said if they don't want to agree with that we could hold a special meeting. Gerlach made a motion to approve the SimpleCity contract renewal for one month 1/12th of the rate shown, not to exceed \$500.00 for the month. Starr seconded the motion.

Aye-Wilken, Starr, Gerlach

Nay-Piehl

Motion carried

Discussion approve/disapprove People Service contract for 2018-2023

Gerlach asked the representative if the contract was a one-year or five-year contract. The representative told him it was a five-year proposal. Wilken said that our last contract stated that we are able to renew it year by year. The representative said that if services needed don't change it can be renewed year by year. He said the five-year gives their company a little stability for cross training and hiring employees so they would like a five-year commitment if possible. He said that it also helps with vehicles, insurance, and other things. Starr clarified if we were able to sign the contract for the year. He said he prefers to go five years. Wilken said that he is not in agreeance to the five-year contract. He said his reason for that is that he has been on the board since May 2018 and have only seen a representative out here one other time. He said he knows that board has changed over the years but he is available to come to any board meeting you would like him to. Wilken asked the representative his name. He said that his name is Duane Grashorn. He said that he always has his cell phone on him and is always available for calls. Gerlach asked him what his position within the company was. Grashorn said that he is a regional manager for People Service. He said that he takes care of all the guys in Nebraska. Starr asked if we were supposed to reach out to

Grashorn or Vandeman for point of contact. Grashorn explained that Vandeman is the normal point of contact. He said if there are issues that you don't feel is up to par he said we can always contact him. He said that he is Vandeman's direct supervisor. He said if you are unhappy with anything please give him a call. He said that if there is an issue to call him first that way we can get things sorted out. He said that he would appreciate it if you called him with any questions or concerns. Gerlach said that he knows from our last contract that there are quite a few things that the operations managers were supposed to be doing. He referenced the operations manager being at one board meeting a month and he is never here. Gerlach said he only sees him at water quality reports. Grashorn said we can make sure that Vandeman is at meetings if that is what you would like. It has been questionable between the different boards throughout the years. Starr said that Vandeman coming to a meeting once a month to give a report would be fine. Gerlach said that is what he is supposed to be doing according to the old contract. Grashorn said he can have Vandeman start coming to meetings and giving a report starting next month. Starr brought up when there is a water main break that People Service sometime utilizes the village's maintenance men for help. He asked if this is supposed to be done this way? Starr said he always notices Fergus helping Vandeman out, is that how it is supposed to work. Grashorn said that is always how we have done things, by helping each other out. He said he knows that Vandeman has helped dig an electric line here and there. He said that it is a little bit of a gray area. He said that as long as they are working together on those emergencies. Grashorn said if you don't want our guys helping the city guys we can split that up a little better too. He said that it has worked quite well though with everyone working together. Starr brought up the meter reads and re-reads. He asked Grashorn if they were going to be reading all of the meters. He said he knows that Vandeman read them again this month. He said that they had got out of the habit. He didn't realize that this had been going on. He said that Fergus had wanted to read them for a time or two. He said the same went for the rereads. He said he knows that there has been an issue with the program. He thinks that it has been straightened out now, but that is our job to read and reread meters. Starr said that they are still having issues from the sound of it. Fergus said that they are software issues is the problem. Starr asked Grashorn if Vandeman understands the software. Grashorn said he understands it somewhat, but if the meter ID numbers are loaded properly into the software than they are able to read the meter. If they are not loaded in the system properly they will not read. He said it is just a matter of getting meter ID's entered properly. He also thought there had been some new equipment as well. Cadwell said that Vandeman went around and read meters this month. She said that she knows that the meter numbers that are entered into the system are correct because Fergus takes pictures of the meter numbers on his phone and then I enter them by looking at the picture. These meters are still not reading. She said then Fergus has to spend half of his day rereading the meters that have already been read. Cadwell said she doesn't think the program is functioning properly. Starr asked if we can get Vandeman to handle this. Piehl said that isn't a people Service issue that is a software issue. Grashorn asked if the software comes from Municipal Supply. He said he believes they can have lady, that comes out and reads the meters. He said he couldn't remember her name but she will come out and address this issue. Gerlach asked if anyone has been out. Fergus said it has been awhile since they first switched software late last year. Grashorn said that he will provide Cadwell with the number to get a hold of the lady at. Grashorn thought the program had been updated recently. Fergus said within the last eight months. Grashorn said that would be their job to address the issue since they sold us the software. Starr asked if Vandeman will be okay doing the rereads, shutoffs and high bill complaints. Gerlach brought up hydrants not being flushed. He said that he hasn't seen this done in over two years. Grashorn said he doesn't have a good handle on that to be honest. He said he will talk to Vandeman about that. Fergus said we have done it here and there when asked. Grashorn said he thinks they have only been doing them if we get a dirty water complaint or things like that. He said that he will make sure he starts doing them because he found out recently that it hasn't been getting done on a regular basis. Piehl said she feels that this is big things though, going back and making sure that he is doing the meter reads now. He needs to be doing all the rereads too. Grashorn feels they got off track with the installation of the new program and Fergus taking over the reads. Grashorn asked how many rereads there are in a typical month. Fergus said it depends. He said this month he had thirty. Last month he only had ten rereads. Grashorn said that isn't that many if you look at the big picture. He didn't remark that it is funny how they read one month and don't the next. Fergus said this month he had a whole street that he had to go back and reread. Wilken said that he discussed with Starr doing our own meter reads to cut back on some of the cost. Wilkens said he thought that People Service would have gotten back to us to see if we are happy with their services before trying to renew a contract. Piehl asked Grashorn if for the time being they could just renew the contract for a year to see if things turn around. Grashorn said that is up to you. Piehl said that after a year they would

reevaluate. Starr said we need to make a checklist to make sure we are receiving the services specified in the contract.

Piehl made a motion to approve People Service Contract for one year ending September 30, 2019. Starr seconded the motion.

Aye-Gerlach, Wilken, Starr, Piehl

Nay-none

Motion carried

Discussion approve/disapprove double door for main office

Fergus said he spoke with Gordon Sovereign the man who had remodeled this building. He said he would be able to cut this door in half and that way the clerk won't have unwanted guests in her office. Wilken and Gerlach agreed that too many people are in and out of the office. Wilken recommended getting a bid for a door that is already split in two with two deadbolts. Gerlach made a motion to table this for the next meeting. Wilken seconded the motion.

Aye-Piehl, Gerlach, Wilken, Starr

Nay-None

Motion tabled for next meeting

Discussion approve/disapprove zoning change for lots 1&2 of the Leadabrand Addition

Gerlach pointed out that we no longer have the GI classification. He said we no longer have the industrial classification. Ahlman asked what would the closest zoning classification to that would be. Gerlach thought it would be C1. Wilken pointed out that it would be going from R2 to R1. Gerlach asked Ahlman if when he filled out the permit he was going off of the old black zoning book. Ahlman said yes. Wilken said now it is classified as R2. Ahlman said he wasn't aware of the new classifications. Wilken asked Ahlman if he had someone wanting to purchase the property. Ahlman said he has had several different people interested in the property. Wilken suggested that he should bring them to the hearing, because the change might not go through unless someone is willing to buy. He said that he has someone who is interested in the whole property as commercial. Ahlman said he realizes that if it is posted for thirty days and there is not a response from anyone in opposition, would you consider doing the whole property. Wilken said his rezoning application is quite vague to the proposed use. Wilken said he needs to fill out that part of the application. Ahlman said that is the crazy part of zoning and referenced Wilken buying his land. Wilken said I told you what I was going to do with the land I purchased. Ahlman said well if you decide to sell the property and what ever fits in that zoning the next person is able to do. Ahlman said he feels as if this is quite abstract. He went on to explain that people's plans change and he doesn't have any control over that. Wilken said you still need to fill out that section of the application. Gerlach said that everything is on the website under zoning. Gerlach said in order for this zoning change to happen according to this book, you will have to give us a proposed use and a few other things. Gerlach said he recognizes that he has tried to do that in the letter previously, but it was vague. Gerlach said you need to be able to tell us what it going in there. Ahlman said that he is able to do that, but if a buyer changes his mind then that is out of his control. Gerlach said he needs a paper trail of what you are trying to put in there. Ahlman said that people can tell him what they are interested in putting on the property. He said he doesn't want anything he doesn't like being put there either. Piehl said you say that but you are using my argument I used to you last time you brought this to us. Is that you are going to sell the property and they are going to say this is our property now and we can do what we want with it. Ahlman said he doesn't have control of the buyers. Piehl said exactly, that was what I told you the last time you came to us. Piehl said that it is residential and they can't have junk all over. There is a difference between a residential and commercial property. Ahlman said this is kind of hard to control. The only thing you can do is go by the guidelines in the book. If they don't meet the guidelines they will have to fix the problem. Gerlach said one other thing that he is going to stress is that is in that book, if it is not stamped drawing from an engineer it will not get approved. He said that we need to get away from the hand drawings. Ahlman said he has survey drawings of all the lots. Gerlach said if someone is going to be putting something in, I need to see an architect or engineer approved drawing. Gerlach said that Ahlman approached him a few weeks ago to see if he could put together a foundation package together. He asked Ahlman if he had found anyone to do this for him for the building he was talking about. He said if Ahlman said he doesn't bring in a drawing that is stamped it will not get approved. Ahlman said he knows that. Gerlach said it is in the guidelines. There is a list of five things Ahlman needs to complete. One is parking, two is plans for the building, three is traffic patterns, etc. Ahlman said to put the zoning change sign out and we will go from there. Gerlach said you have sent in two different applications on this, but they are not filled out completely. Gerlach said they are not correct with what you are trying to do here. Ahlman said his applications he received where filled out complete. Wilken and Gerlach agreed that they are not filled out correctly. Ahlman asked what he had missed. Gerlach said that nature of operating characteristics and proposed use. Gerlach asked what he is going to use in there. You are the one that wants to change the zoning what are you using it for. Gerlach said that is what I am getting at. You are the property owner

why do you want to change the zoning. Ahlman said technically I can apply for the zoning for what ever business I want and we will go from there. Gerlach said yes, but we have to know why we are changing the zoning. We can't just change it. Wilken said you have two permits here and one says change to GE and the other states GI. Ahlman said that was because at the time there were two different classifications. Gerlach says he will also need to clarify whether this is for the Leadabrant addition or the Ryder addition. Ahlman said it is actually the same Leadabrant deal. Wilken said that we will not be approving the commercial for lots 1 through six. Ahlman said the reason that came up is because he originally applied for the back lots one and two. He said then he had a gentleman approach him wanting commercial. So, he thought he would turn in an application to change all lots to be zoned for commercial use. He said then a lot of people could put there businesses out there. Piehl said that he needs a sure thing that this is what the buyer intends to use it for. Gerlach said that if you have a set of plans stamped, the more information you have the easier it is for us to get this approved for you. He said that he will not pass this blindly. Ahlman said to just put up the sign and he will get him any information he needs. He said the thirty-day waiting period is what kills everyone. Wilken said realistically we don't have to put the sign up because the application is not filled out correctly. Gerlach said with the two applications you have here they are conflicting. Piehl asked what were these businesses that were wanting to purchase your land if it was zoned commercial. One gentleman has a farm outside of Greenwood would like to use the land to service his personal vehicles. Gerlach said so you are saying a private garage then. Ahlman said he has been approached by several people regarding garages. He also was approached by someone wanting to do furniture repair. Gerlach asked if the person or people he had talked to have a set of drawings for what they are wanting to put up. Ahlman said he would talk to him to see what he has available. Gerlach said that if you can fill out an application completely with submitted drawings I will approve it. Gerlach said he just can't approve it the way it stands. Wilken said he would make a motion to put the zoning sign up for thirty days once the application is filled out correctly. Starr said that is at least starting the process. Gerlach said just to be clear, after he fills out an application correctly we will put the sign up for thirty days. Starr said that what Gerlach is saying that for the application to be correct we need to know exactly what is going to be put on that property, so we will need all that information before that sign is put up. Piehl asked if we are clear on what you need to do. Wilken said he would make a motion to put the zoning sign up for thirty days once the application is filled out correctly. Starr seconded the motion.

Aye- Wilken, Starr, Piehl

Nay-Gerlach

Motion carried

Discussion approve/disapprove issue of broken sidewalk at 510 4th Street

Starr said that Hauschild messaged him saying that she didn't feel it was her responsibility to fix the sidewalk since the town tore it up. He told her he would pass it along to the board and discuss it at the meeting. Hauschild did not appear at the meeting today. Fergus said this property is located a crossed the street from the water tower. He said her plumber tore it up. Gerlach said it was his understanding that her plumber tore it up and, in the process, found an extra leak that was the town's responsibility to fix. Fergus said that Vandeman fixed the leak. Then her plumber filled it back in. Fergus said at that point it was her plumber's responsibility to fix the sidewalk. According to the ordinances right now it is the homeowner's responsibility to repair sidewalks.

Gerlach made a motion to table this to next meeting. Gerlach seconded the motion.

Aye-Starr, Piehl, Gerlach, Wilken

Nay -none

Motioned tabled until next meeting

Discussion and approval/disapproval of induction lights provided for free by Ligman lighting. Shipping to be paid by VOG (Est. \$400-500)

Fergus said he brought it up to the electrician and the ones that we have are way more cost effective. Fergus said we run LED's and if these bulbs go bad then for the cost of the bulb we might as well just put up a new fixture. Fergus said he understands that they are free, but it will still cost \$400-500 to be shipped her. He said that he is able to buy six lights for the cost of shipping. Wilken said the cost of the bulbs are ridiculous.

Discussion approve/disapprove building permit for 724 Main Street

Wilken told Moeder that he will need to know how many feet it is from the lot line. Starr asked him to explain what he plans on doing. Moeder explained that the structure is already attached to the house. It is a covered patio. Wilken said that you are still going to the west. Moeder said it is all a part of the house currently. Wilken said he understands that but we still need to know how many feet it is from the lot line due to setbacks. Moeder said that it is village center and he is able to build property line to property line. He told Wilken that we have already had this argument when he did the driveway. Gerlach asked Moeder if he was enclosing the patio to make it like another living space. Moeder said that is correct, he would

like to have more room. Gerlach asked what kind of framing he would be using. Moeder said wood framing would be used. He said he will come off the house and run floor joists. Moeder said he will do his own work. He said that this is his third permit.

Wilken made a motion to approve the building permit for 724 Main Street.

Starr seconded the motion.

Aye- Piehl, Gerlach, Wilken, Starr

Nay-None

Motion carried

Resolution and Ordinance

Resolution 18-7 selling of village lawnmower

Wilken made a motion to approve Resolution 18-7, opening all sealed bids on Oct 30,2018 at 7pm. Piehl seconded the motion.

Aye- Starr, Piehl, Gerlach, Wilken

Nay-none

Motion carried

Questions and comments

Gerlach said he spoke with the pastor down at the Christian Church before the meeting tonight. The pastor is in favor of paving and rocking that area along the west side of the water tower lot. He is going to get in touch with the congregation and see what their view is on it. Piehl asked if they would be willing to share some of the cost for the paving. Gerlach said that was what he will be talking to the congregation regarding.

Gerlach asked if anything had been heard in regard to the Horvath. Wilkens said that they hadn't heard anything in regard to this. Fergus said that dirt pile had been moved so they can do their testing.

Wilken talked to NRD, North Platte South and EA Engineering. North Platte South would like to put in a few test wells for us at their cost. He has been discussing the issue with the increased nitrate levels. They would like to come to the next meeting to discuss putting in the test wells and will pay us for the use of our land. They would like to install by the water tower and then one on Main and Pine Streets.

Adjournment

Wilken made motion to adjourn at 8:08pm. Piehl seconded the motion.

Aye- Starr, Piehl, Gerlach, Wilken

Nay-None

Motion carried