

# Village of Greenwood

August 29, 2018

Board of Trustees

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, August 29, 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

Piehl, Gerlach, Wilken, and Starr are present

Meyer is absent

## Consent Agenda

Approve/Disapprove minutes

Approval of time cards

Claims

Financials

Piehl said she feels we should withhold payment on the Sandry fire supply bill because the purchase was not approved by the board.

Wilken made a motion to approve the minutes as written, approve time cards, claims and financials with the exception with the Sandry Fire Supply bill for 388.46. Starr seconded the motion.

Aye-Starr, Piehl, Wilken

Nay-none

Abstain-Gerlach

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.

Criswell wanted to thank the board for their support. She thanking them for approving the electrical work for the fire truck. She wanted to thank Gerlach for being the MC for the car show. She said she aims to preregister the cars next year. She said the food truck worked out really well. The Taste Truck plans on coming out next year. She said she was in contact with Blake, the owner of Uptown Saloon to make sure there wasn't any kind of conflict. She said that he said he did well. The car show ended up being way bigger than they expected. She said that they had to turn cars away due to there not being enough places to park. She feels that the board does some really good things and it should be noted. Starr and Wilken said they felt the car show turned out great. She said that she heard a lot of good comments regarding how good the new asphalt looked.

Ahlman wanted to clarify that he no longer owns the property on empty lot on Ash Street where all the trees have been cut down. He said that it is not his mess. He said the property on West Street with the round roof house he no longer owns either. He has no relationship to the cars and trailers that are a crossed the street. He said that has nothing to do with him. Piehl asked if that was his property a crossed the street. Gerlach said he no longer owns the property. Piehl clarified a crossed the street behind the Co-op where they park the vehicles. She told him that is your property. Ahlman argued that is street property. He said that he can't control the street. He said he has never given anyone permission to park there. He said that people still think he owns the property that is over the railroad tracks to the right is still his property. He said that the property is owned by Bohuslavsky and hasn't owned it for seven years.

**Current Business (discussion with approval or disapproval as needed)**

1. Kenny Vandeman water report

He wanted to touch base in regard to well one. He said it is our best producing well. He said the nitrates have been climbing for the last twenty years. He said that he sent the report regarding this issue. He said the well nitrates were about four and half to five twenty years ago. The well nitrates are up to 9.2. Once the nitrate levels get over 10.4, it will be unsafe for pregnant women or children under 2 to drink the water. He said that he doesn't for see the well reaching those levels for another year or two. When the well does reach a nitrate level of 10.4 we can reach out to the community and give those people in need bottle water. He suggested starting to put money away for the new well and to start looking for another well site. The best solution would be to find another site and put another well in. He said we could utilize the old well as a stand by or until it gets to the point where we can't use it. He said we are not technically mixing it, but we are because the other well is lower in nitrates. If the two wells met at the water tower and then went out from there the wells would be mixing and that would be a partial solution there. The way it is set up now we need to use the service mains to get there. Another option would be a blending station in over by the two wells and blending the water and sending it out from there. Wilkens asked what he thought that would cost. He thought around \$300,000 to \$500,000. Vandeman said he is just throwing out some numbers but could get more accurate estimates. The only way to take the nitrates out is through filtration or through micron filters like Elmwood uses. He said that the process that Elmwood uses is very expensive and labor intensive. His advice would be to stay away from that if at all possible. Wilkens asked how far they would have to go to get different water. Vandeman said that the wells now are around 130 feet deep. He was thinking about up in the northwest corner of town up towards the creek bed area might be a good place to start looking. He said that he could be wrong about that though. He said that it would be up to the board to see if they could get property owners to see if we could get some test wells checked out. Vandeman said he knows in the past that they tried putting a test well in the park. He said that he doesn't think it was a good site for production. He said he doesn't know if they checked in the past there was a test site in the park. He isn't for sure exactly where in the park. Gerlach asked how much the nitrates have risen in the last 5 years. Vandeman said in last few years that he has been back it has risen 8.7 and 8.8 to up 9.7 and then went back to 9.2. Gerlach is wondering if there is source of contamination that is getting worse and we are unaware of it. Vandeman pointed out that the well is located next to the storage for the elevator. Gerlach asked if we have any other test sites or soil that we are testing for nitrates. Vandeman said that NRD is doing that. Vandeman said he will meet with them to find out what they came up with. Vandeman showed that board a report by year. He said that in 2015 the nitrate level was 8.13. In 2016 the nitrate level was up to 9.48 and then it dropped back down 8.7. This year it is back up to 9.2. Wilken asked if the higher nitrates might be caused by heavy rainfall? Vandeman said that nitrates are usually from fertilizer. Vandeman brought up a theory that the casement could possibly have a rust hole in it and we are getting surface nitrates in the water. Wilkens asked if we had already put a new casement on that well. Vandeman said that was the other well. He said the only way to know for sure if that is the issue is to pull the well apart. He said he could get a quote from Brad Harris, but he thought it would cost the town at least \$5000.00 to see if that was the issue. Wilken asked if the other well is tested for nitrates. Vandeman said it is running around 5.5. Wilken wanted to know how deep the other well is. Vandeman said they both around the same in depth and ironically sit 100 feet apart. Gerlach asked what the lead time if we would need to do test wells. Vandeman said he will find out from Brad Harris when he gets the quotes. They discussed putting money away and grants for this expenditure.

2. Approve/disapprove hiring of village of clerk

Piehl said that 2 people have applied. She said that both the interviews went well. Their recommendation was to hire Cadwell based on the fact that she has a degree and knew quick books. Starr said that Cadwell has been filing in temporarily and has been doing a great job. Starr made the motion to hire Cadwell as the village clerk. Piehl seconded the motion.

Aye-Wilken, Starr, Piehl                      Nay- none                      Abstain- Gerlach                      Motion carried

3. Approve/disapprove adding village clerk to bank accounts  
 Wilken said that he felt the board should add her to the bank accounts because the board members aren't always able to be there when needed.  
 Wilken make a motion to approve Cadwell to all the bank accounts for Greenwood. Starr seconded the motion.  
 Aye- Piehl, Wilken, Starr                      Nay-none                      Abstain-Gerlach                      Motion carried
4. Discussion approve/disapprove meter audit  
 Fergus went around last winter and spring to verify the numbers that are in the computer matched the numbers on the meters. He has listed the numbers of the meters that do not read. He did come across a couple issues with residents having second meters. He said one of those issues has been corrected and the other one has been metered and the board is aware of the situation. All the water and electric meters are current, up to date, and verified. Fergus reminded the board that things are subject to change. Meters do go bad. Piehl said she appreciated their help with this. Starr said people have asked how this was done. Fergus explained that Stewart had been through houses in the past. They knew which houses had issues. He said that not every meter was physically checked. Fergus said if he can read them and you can see where it is coming in at. He checked all the shut offs and marked all the shut offs. He said that all the electric meters have been verified. Everything is reading like it should at this point. He said the issues that they have had in the past have been rectified. Starr said there were two houses that had second unmetered waterlines. Fergus said one the residents requested to have the second line shut off. The second resident tried to install their own meter and then Fergus went back and installed the correct type of meter. Fergus said that it is the decision of the board on how they would like to rectify that. Starr said he thought that the attorney will be here for the next meeting. Piehl suggested talking to the attorney before next meeting.
5. Approval/disapproval of IBC Code books  
 Wilken asked Gerlach what he found out regarding his research on the price for the IBC books. Gerlach said going to be the same price for the village. Gerlach said that you could buy the complete set of 9 books even though we do not need the complete set. Mack's daughter works for Seward County. Wilkens said she recommended only buying the few we needed. He said some of those books are for electrical codes and the village doesn't deal with that. Gerlach suggested purchasing the electronic copy of the books. Piehl said that she thinks they need to be ordered. Starr motioned to purchase the IBC code books for under 600.00. Piehl seconded it.  
 Aye-Wilken, Starr, Piehl, Gerlach                      Nay-None                      Motion carried
6. Discussion approve/disapprove of annual bucket truck service  
 The copy of previous years invoice was included. This service is required every year. Fergus said he can get the truck in to be serviced this week or the next.  
 Wilken made a motion to approve the annual inspection of the bucket truck not to exceed \$1500.00. Starr seconded the motion.  
 Aye-Gerlach, Wilken, Starr, Piehl                      Nay-None                      Motion carried
7. Discussion 545 Elm Street vegetation overgrowth  
 Piehl asked if a letter had already been sent. Cadwell confirmed that a letter had been sent. Gerlach said it looks as if the riding mower is broken. There have been many complaints in regard to the trailer that sits there. Residents fear that if there was a fire that the fire truck would not be able to get through on that alley. It is too close and will need to be moved. Cadwell said that Wright from planning and zoning said that there is something in the ordinances that require the trailer to be on cement. The other complaint is that the trailer is unlicensed. Wilkens requested that another letter be sent certified mail. Wilken said you have to go through the steps. The board continued to discuss the time frame a resident has to comply to the letter. Gerlach said that the book states 5 days. He said that includes that are fourteen feet or less.

8. Discussion 510 4<sup>th</sup> Street side walk repair

Fergus said this is right a crossed from the water tower. The homeowner had a water issue that needed repair. They called in their plumber. While he was working on the resident's issue, the plumber found a leak that was the village's issue. Vandeman and Fergus went over and repaired the issue. The plumber assumed the village was going to replace the line and left it. Fergus said the village is not going to install a new line. He said until that line fails they will not replace it. The homeowner allowed their contractor to tear the sidewalk up and now it needs to be replaced. Piehl asked if that was on the homeowner. Fergus said it is on the homeowner to replace the damaged portion of the sidewalk. Wilken said to send a certified letter for it to be fixed in 10 days.

9. Discussion on vacant property at 619 Walnut

Fergus said that it is right on the corner of Walnut and 6<sup>th</sup> Streets. Gerlach asked if that was the double wide that you can't see from the street. Fergus said it is barely visible from the over growth of vegetation. Starr said that it has been like that for at least two years. Wilken said that we would need to go through the board of health for that. Gerlach said that it has been for sale on Sheriff's property numerous times and no one has any interest in purchasing it. He said that it just keeps changing hands and accruing interest. His suggestion is vegetation killer and clean it out for right now. Piehl said it is her understanding is that someone is paying taxes on it. Gerlach said it is a corporation that is paying taxes and accruing interest from when it sells. Wilkens thought that after so many years it becomes the corporation's property. Gerlach said that he thinks that a corporation out of New Mexico owns it. Piehl said that in that in this case we would basically clean it up and the village would eat the cost of the clean-up. She said it is not like they can put a lien on the property. Wilken said that whoever owns it will be sent a certified letter. After two certified letters are sent, the village will clean up the property and a lien will be placed on the property. They also would like to have the board of health assess the property.

10. Discussion approve/disapprove lawnmower repair/replacement

Wilken said the yellow mower has died. It will be around 1000 to 2000 to repair. They did say that it is only worth 750.00 broken. Fergus got quotes for different new mowers. Wilken suggested we get on plan to buy and trade in plan. That way if something did go wrong it would still be under warranty. Fergus said he would like to go with John Deere because of the rubber less tires. Starr feels we need to wait until after the end of the fiscal year to make this purchase. He asked Fergus if they could wait until then for a new mower. He said that Stewart is doing the mowing now since they are down to one mower. Gerlach asked if soccer had started. Zach and Starr where in agreement to go with John Deere. Fergus recommended 930M or 930R models. Piehl agreed with Starr on waiting until after the end of the fiscal year. Starr said that they need to get the old mower back from the repair shop so that it can be sold. Get the old mower back to sell. He thought after October 1, 2018 we will start getting bids on the mowers. He said that we need to post the mower for sale taking sealed bids. Motion to table until first meeting in October 2018.

11. Discussion approve/disapprove Simple City renewal

Fergus said that he provided the board with a copy of the agreement. He said that he spoke with Janelle from the company. Fergus said that he hasn't used the program. He said he has been too busy. He thought maybe in the winter time he would have time to work on the program. Fergus did say that he is not at a place to implement the program. Gerlach said that he concerned with the fact that we have all this information at our disposal and if we do any planning or changing especially with the well stuff coming up, we have the information. If we lose the contract we will have to go to another consulting firm to gather the information again. Wilken asked how much was spent on this already. Fergus said he thought around \$30,000. Gerlach said that was the initial cost of gathering and inputting all the information. Wilken said that back when he was first on the board that they requested they come to a meeting and they said they couldn't make it and would come to the next one. Wilken said they haven't seen them since. Starr asked if the \$3000.00 is the only cost that the board would occur to maintain the contract yearly. Gerlach said the \$3000.00 is for the maintenance contracts. It we would add more information to the program that is where they add additional fees. Fergus said they are supposed to be coming up with a program that would work with mobile devices. They told him they would come out and train him as soon as the program was launched. Gerlach said that program has already came out.

Gerlach said that they send him emails all the time. Wilkens asked if we could get them to come to the next meeting. Elliott said if the village has spent \$30,000 on the program we should not throw it away. Wilken said that he just wanted to figure out the hidden costs that we are not aware of it. Gerlach said the \$30000 came up was when we had to do the culvert study and get the information for JEO. Wilken suggested that we table it until the next meeting and see if they can attend the next meeting.

12. Discussion approve/disapprove nominees to run village website

Gerlach said that Shenna Christner has been maintaining the newsletter for the last three weeks. Elliott asked if that was the website. Gerlach said no that isn't the website. Elliott asked where she can view the newsletter. Gerlach said that if you go to the website and click on newsletter it will take you to the newsletter. Elliott asked what is in the newsletter. Gerlach said that has information on events taking place in the village and in the county. Gerlach explained that he approached Christner about helping with the newsletter because she maintains two others for her employer. Elliott said that Jared Massa was interested in helping with the website. Gerlach said he approached him and he declined. He told Gerlach that if he couldn't find anyone else to let him know. Starr asked Gerlach if Christner would come to the next meeting so the board could meet with her. Starr requested that now that Gerlach has help maybe some of the minutes could be updated. Gerlach said that the way he has it set up now that there is a link in the newsletter that will take you to the current minutes. Elliott asked what good in the webpage if there is a newsletter that you can link on to everything. Gerlach said the way he has the webpage set up now it is only things pertaining to the village. The newsletter has other things that are going on outside of the village. Elliott said she messaged the administrator of the site and asked why he didn't roll over any of the original minutes from 2014 on to that website. She said people have been calling her asking where these are at. Gerlach said it was his understanding that when the new site went live they started fresh. Elliott said she does have all the old minutes on the old website. Gerlach said he will take a look because he has access to the old website.

13. Fergus and Stewart employee reviews

Piehl said that they did both reviews. Piehl and Starr said they were in agreeance that they only had positive things to say regarding both employees. Starr asked if either employee had any feedback. Fergus said we are staying on task and keeping up with everything. He said there is always something to work on and something to get better at. Piehl said that Fergus is here for the long haul. Stewart isn't ready to leave the village yet. Gerlach asked if they had set any goals for the next year that they would like to discuss. Starr said there were a couple improvements that they had discussed. Fergus said it would be nice to get the town cleaned up. They discussed making park improvements. Starr said he would recommend the max raise for both of the employees. Fergus asked if they were going to make up for him only receiving the 1% last time. He was told they would hold a 6-month review for reevaluation and the review never took place. Piehl said the last review he was given a 1% raise and he was given a list of improvements. Piehl said Fergus has improved. She said making up the difference from last review is something to think about for the next meeting. Wilken suggested that the issue be tabled for the next meeting.

### **Board Comments or Questions**

Piehl said that Frank the librarian said that people were telling her the kids railroad table needed to be removed from the board room. She said someone told her that the State of Nebraska requested that it be moved. Gerlach said it was brought to his attention by two or three different people that they don't think it looks very professional in the board room. Piehl said the only problem is that they have don't have anywhere else to put it. Gerlach said he has heard that complaint two or three times and has suggested it be moved a crossed the hall. Gerlach said he was told that it was in the board room so Frank is able to see the kids. Fergus said when she has her summer reading group the location of the table makes sense. Piehl said there are people that come use the internet whose kids play with the railroad table. Cadwell said there are people who come to the office whose children will play with the table also. Piehl also said that most of the renovations came from Frank writing grants. Piehl also said that if she is not mistaken Frank has to use so many square feet of the building. Gerlach said he was just bringing it up because it was brought to his attention. Wilken said that this was the first he had heard of it. Fergus and Starr agreed it could be moved out before the meetings and then put back in after the meeting was over. Gerlach said he was made aware of water standing around the co-op and up on Main Street where the roads where repaired. Fergus said he is working on Main Street. He is going to add asphalt millings.

Gerlach said the over by the co-op there is an inch indentation in the middle of the street. He said that there is still a puddle sitting there. Piehl said she noticed it too. Fergus said he had to fill in a bunch at that location with asphalt millings. Gerlach also said where the ditch meets the Co-op's and Christian Church's driveway there is kind of hump there that needs to be dug out because it runs into the street and then back into the ditch.

Gerlach said the Planning and Zoning Commission is down to two members. Wilken asked how many they have. Gerlach said they had five but two term limits are up and one resigned. Starr asked if Wright was the guy in charge now. Gerlach thought that was the situation. Wilken said a sign will need to be put up to request volunteers to fill the positions. Starr requested that Wright come to the next meeting. Gerlach asked what we heard regarding the gazebo at the park from Park and Rec committee. Starr said that grant was approved. Cadwell said that we have to match it. Piehl said the last time we discussed it when the budget time comes around that the board will decide on whether the village has enough money for it.

Gerlach brought up the lighting that his vendor would give to the village for free. The only cost the village would occur would be freight and installation charges. Gerlach said these lights are called induction lighting. He said they are the same size as a LED fixture. Fergus said they are not LED power though. Fergus asked what the cost per kilowatt. Gerlach said that they are two hundred-watt fixtures. Fergus said he doesn't think this would be feasible. Gerlach said that these lights would not be adequate for the ball diamond. He said these would be more for the playground or horseshoe pits. Fergus asked what the cost of the replacement bulbs would be and how hard would it be to get them. Gerlach said the life span on the bulbs is 100000 hours. Gerlach said replacement bulbs are around \$150.00. Fergus said that he doesn't see it being feasible.

Wilken said Scott and Shelia Tracy resigned from the Fire department so we will be looking for a new member on the board of health.

### **Adjournment**

Wilkins made a motion to adjourn at 8:33pm. Gerlach seconded the motion.

Aye-Piehl, Gerlach, Wilken, Starr

Nay-none

Motion carried