

MEETING MINUTES
VILLAGE OF HMEINGFORD BOARD OF TRUSTEES
Regular Meeting
January 21, 2020 6:00pm

Pledge of Allegiance

Opening prayer by Lori Dannar

Meeting called to order at 6:00 p.m.

Present: Thomas, Wacker, Annen

Absent: Planansky and Novotny

Public Open Meeting Act poster location was pointed out on the front panel of Chamber Council

Motion by Wacker, Second by Thomas to excuse Trustees Planansky and Novotny from the January 21, 2020 regular meeting of the Village of Hemingford Board of Trustees.

Voting Aye: Thomas, Wacker, and Annen

Absent: Planansky and Novotny.

Motion by Thomas, Second by Wacker to add emergency agenda item after the close of the public hearing to approve or disapprove the rezoning of property located at 708 Wyoming.

Voting Aye: Thomas, Wacker, and Annen.

Absent: Planansky and Novotny.

Consent Calendar items included the minutes of the December 16, 2019 regular meeting. Minutes of the December 27, 2019 special meeting. Claims against the Village of \$37,724.23, Claims against the Utilities of \$101,781.24, Claims against the Hemingford Community Care Center of \$154,319.96. December 2019 Village Financial Statements and bank reconciliation reports. Additionally, reported was interest income on the Sandhills State Bank CD of \$579.40. December 2019 Library Report.

Motion by Thomas, second by Wacker to approve the consent calendar as read with the addition of the \$579.40 of interest income from the Sandhills State Bank CD.

Voting Aye: Thomas, Wacker, and Annen.

Absent: Planansky and Novotny.

Open Public Hearing @6:05pm For Council consideration; rezoning of property owned by Daniel H. Skavdahl, dba/Apex Storage, LLC.

Mr. Skavdahl is requesting that property commonly known as 708 Wyoming, and legally described as Lots 16,17, and 18, Block 21, Uhrig's Addition to the Village of Hemingford be rezoned to commercial from R2-M to allow for the property to be used to build storage units on, for rental to the public. Mr. Skavdahl shared his vision of the property when construction is complete. There will be two buildings that will run east to west with an entrance to the property remaining on Wyoming Ave. The lot will be graveled, and maintained by the owner, the buildings will be of steel construction and sand with red trim in color. Pictures of the property were shared with the board of the same buildings owned in Mitchell Nebraska. Kyle Huss representing the Hemingford Planning Commission reported that it was the recommendation to move forward with the rezoning of the property.

With no further comments from the board, Mr. Skavdahl, or community members the public hearing was closed at 6:15pm

Motion by Wacker, Second by Thomas to rezone the property commonly known as 708 Wyoming, and legally described as Lots 16,17, and 18, Block 21, Uhrig's Addition to the Village of Hemingford from R2-M to C (commercial).

Voting Aye: Thomas, Wacker, and Annen.

Absent: Planansky and Novotny.

Solar Project update: Michael Larson of GenPro Energy updated the board on the construction of the Solar Project, saying that the modules and wiring all done and there is very little work left to do. We are waiting on a transformer to be delivered late March or early April. We are still looking at a go live date in late April. There is only one issue that we are working through right now, there was a misstep in the engineering and the transformer to be ordered. The transformer was ordered for a different configuration, however, GenPro engineers say that there is a work around for that allowing us to move forward with the installation at the time of delivery. West Plains Engineering will be reviewing the work around to make sure that it is workable, and has been instructed to be the advocate for the village interests and make recommendations. The final decision will be up to Kyle (Utility Superintendent) once the Engineering firms have made their recommendations. Hopefully we will have more information at the end of the week. The Village will be updated as information is available. GenPro is purchasing two poles from the village for use on the project. There are surplus supplies located at the solar site that will be returned to the GenPro warehouse. Looking at Arbor Day event to replace trees at the park, fairgrounds and throughout town. More information to come at a later day as plans are confirmed.

Hemingford Volunteer Fire Department – Barb Keegan

Summary of 2019 activities; currently there are 29 members for 389 years of combined service. There are no names on the waiting list, there were no retirements, one resignation, and two new volunteers. In 2019 there were 26 fire calls and 137 EMS calls, there were 14 volunteers that signed in on a minimum of 10% of the combined fire and EMS calls: S. Bryner, R. Buchheit M. Curtis, S. Dillard, J. Frost, J. Glendy, R. Hunter, J. Huss, B. Keegan, J. Keegan, M. Klemke, M. Kluver, J. Miles, R. Planansky and M. Stites. There are 11 eligible for the tax incentive. There were 6 continuing education opportunities away from Hemingford and 5 drills in Hemingford. There were 34 public service opportunities that were supported. New equipment purchased includes a 2019 Freightliner tanker as well as a powerlift and power cot for the ambulance #411. The 2020 roster includes 30 Volunteers.

Hemingford Housing Authority – Vickie Elder

Vickie came to Apollo Court with 15 years of experience in 2017, Apollo Court had been without a director that had any experience for quite some time. The first 6 months was full of catching up with notices and updating records, June of 2019 there was an assessment review with 3 individuals from Omaha, they reviewed management, financials, property and strategic planning. They were very impressed with our physical property and upkeep, there were no financial concerns. We rarely have a tenant that is past due or unable to make rent payments. There were 12 point of general deficiencies mostly updating of policies and procedures, and a couple of strategic planning concerns. These points are being addressed as the Housing Authority Board and Director continue to work on updating policies and address the strategic planning issues. Unexpected expenses include \$5000.00 for tree trimming and \$4000.00 in software updates. There are 15 units at Apollo Court and no vacancies.

Discussion and possible action: Payment to MCT Trucking for snow removal on 1/4/20 and 1/5/20 for \$1100.00.

No Action Taken

Discussion and possible action: Payment of first annual land lease to Box Butte County Ag Society, for lease on the solar array property in the amount of \$1000.00. This is the first payment of the 20-year lease.

Motion by Wacker, Second by Thomas to make the first annual payment of the 20-year land lease to the Box Butte county Ag Society in the amount of \$1000.00

Voting Aye: Thomas, Wacker, and Annen.

Absent: Planansky and Novotny.

Second reading of Ordinance #810

AN ORDINANCE OF THE VILLAGE OF HEIMINGFORD, BOX BUTTE COUNTY, NEBRASKA, TO ESTABLISH A NO PARKING ZONE ON CUSTER STREET, BETWEEN THE INTERSECTIONS OF SHOSHONE AVENUE AND HIGHWAY 2; PROVIDING AN EFFECTIVE DATE; AND REPEALING ANY EXISTING ORDINANCES OR OTHER PROVISIONS IN CONFLICT THEREWITH; AND DIRECTING THE PUBLICATION OF THIS ORDINANCE.

Motion by Thomas, Second by Wacker to move Ordinance #810 to the third reading at the next regular meeting of the Village of Hemingford Board of Trustees

Voting Aye: Thomas, Wacker, and Annen.

Absent: Planansky and Novotny.

Discussion and possible action: Removing ex-board members Lori Dannar and Deb Hunter from the Village, Utilities, and Hemingford Care Center bank account signature cards and replacing them with new board members Debra Planansky and Marcella Thomas.

Motion by Wacker, Second by Annen to remove Lori Dannar and Deb Hunter from all Village, Utilities and Hemingford Care Center bank account signature cards and replace them with Debra Planansky and Marcella Thomas.

Voting Aye: Thomas, Wacker, and Annen.

Absent: Planansky and Novotny.

Discussion and possible action: Addition of Lori Dannar and Heather Kresl to the signature card for the Hemingford Community Care Center Resident trust account and removing Barb Straub. Straub requested the change to better and more efficiently manage time. The current policy is the resident trust checks require only one signature, Barb, it will be much more efficient if Lori or Heather could sign those checks and, in the event, Barb is unavailable they would still have access to the account. Currently if Barb is out of town blank checks for resident trust are signed and left in the safe at the village office, upon return Barb is shown receipts for each check used, to verify amounts of the pre-signed checks. It was the decision of the board to require a second signature on the Hemingford Community Care Center Resident Trust Account and to add Lori Dannar and Heather Kresl to the signature card.

Motion by Wacker, Second by Thomas to require two signatures on Hemingford Community Care Center Resident Trust checks and that Lori Dannar and Heather Kresl be added to the signature card, while leaving Barb Straub also on the account signature card.

Voting Aye: Thomas, Wacker, and Annen.

Absent: Planansky and Novotny.

Discussion and possible action: Lori Dannar is requesting that the credit limit of the Hemingford Community Care Center Bank Card be raised from \$2500.00 to \$5000.00. At the current limit of \$2500.00 there are some months that the limit is met, and there are other needs that arise. For example, new smoke alarms were needed and to purchase the amount needed used the available credit and there was still a need to pay for rooms for staff training away from the facility that had to wait.

Motion by Wacker, Second by Thomas to increase the credit limit of the Hemingford Community Care Center from \$2500.00 to \$5000.00.

Voting Aye: Thomas, Wacker, and Annen.

Absent: Planansky and Novotny.

Discussion and possible action: Barb Straub is requesting that the Tuesday March 17, 2020 regular meeting be moved to the following Tuesday March 24, 2020 due to the timing of Clerk School.

Motion by Thomas, Second by Wacker to move the Regular March meeting of the Village of Hemingford Board of Trustees to March 24, 2020 at 6pm

Voting Aye: Thomas, Wacker, and Annen.

Absent: Planansky and Novotny.

Administrators Report: Bands on the Butte will be held on Friday June 26th this year, the band name has not been confirmed yet but it will be a Country Band this year. Saturday January 18th was the Vet clinic, held at the Village Shop, 37 animals were licensed at that time. This is an election year and three of the five seats on the Village Board of Trustees are up for election, the filing deadline for incumbents is July 15, 2020.

Utilities Report: Josh Beck is back to work (light duty) following shoulder surgery, Snow removal at the first of the month went very well. We have worked on the Village office and Board room remodel, as well as Equipment repairs and maintenance. Regarding the Solar Project, and the current situation with the Transformer, it is the opinion of both the Utilities Superintendent and the Electrical Lineman that the contractor order the correct transformer, and have shared their opinions with the contractor, even if it delays the projected go live date. All Board members fully supported that and recommended that Kyle Huss, Utilities Superintendent talk with the contractor and relay the message that a new correct transformer should be ordered as soon as possible.

Hemingford Police Department Report: Chief Bryner says there have been no issues and has been busy working on a case that was just solved, the use of the new cameras provided valuable footage to allow the case to come to a close. Quarterly statistics were not available yet and will be reported at the next meeting.

Chairman Annen reported that he Barb Straub and Chelsie in the process of planning a Strategic Planning Meeting to involve all Board members and Department Heads for the Village. The goal of the meeting is plan and set goals for each department both immediate and future.

Hemingford Community Care Center Report: there are 10 residents on the Assisted Living Side and 26 on the Nursing Home side, there has been 1 state reportable item, the three-door refrigerator went bad and need to be replaced, the new one should be in the next few days. Deb Hunter was hired as the new Social Services person and Kim Eggers will lead the Laundry, Housekeeping, and supply departments. The new front entrance to the facility will be complete when the door opener is installed on Wednesday or Thursday of this week. The State surveyors were in for the annual survey, there were a few deficiencies they reported, all paperwork related, and nothing that was immediate danger to residents overall, they were very pleased with the facility. Thank you to the village crew for the help with snow removal and all the other items they are so willing to come and help with.

Motion to adjourn by Wacker, second by Thomas at 7:27pm

Voting Aye: Thomas, Wacker, and Annen.

Absent: Planansky and Novotny.

John Annen, Chairman

ATTEST:

Barb Straub, Village Clerk