

REGULAR MEETING MINUTES

VILLAGE OF HEMINGFORD BOARD OF TRUSTEES

October 17, 2023-6:00pm

700 Box Butte Ave. Hemingford, NE. 69348

Zoom Virtual Meeting information

Meeting ID 891 5669 5041 Passcode 966357

Pledge of Allegiance

Opening prayer by – Jake Frost

Public Open Meeting Act poster location was pointed out on the north wall of Council Chambers located at the Village office.

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

Present: Frost, Hunter, Mahony, Novotny, Wacker

Consent Calendar items included the Minutes of the September 18, 2023 Budget Hearing. Minutes of the September 19, 2023 Regular meeting. Claims against the Village of \$67,922.14, Claims against the Utilities of \$170,664.81. September 2023 Village Financial Statements and Bank Reconciliations reports. September 2023 Library Report.

Motion by Frost, second by Mahony to approve the consent calendar as read.

Voting Aye: Frost, Hunter, Mahony, Novotny, Wacker.

Introduction of new Hemingford Care Center Administrator Char Zandar. Ms. Zandar shared her credentials with the board, stating she has been working in elder care for several years as a social worker and in a marketing role, she has recently begun working with Vetus Foundation and is looking forward to creating community relationships throughout Hemingford. The facility has taken on a facelift and created a memory care unit that is scheduled to receive its first resident on November 1, 2023. Ms. Zandar intends to host a Memory Care Support group, meeting once a month to support the caregivers and families of those who have loved ones that suffer due to memory related disorders. The first session will focus on active listening. The memory care unit has an 8-bed capacity while the nursing home side has 31 beds of which 26 are full. Hemingford Care Center is now able to accept Medicare and VA as payor sources, opening the beds to a larger population in the Hemingford area. Ms. Zandar encourages anyone to give her a call and request a tour of the renovated memory care unit.

Discussion and possible action Hemingford Volunteer Fire department quarterly update the roster is full with 30 members, the two new members are Heidi Tuma, and Cheryl Kaman. In the last quarter the department has responded to 17 fires, 85 rescue calls, there have been 21 activities including 7 drills and 16 trainings. The Department also would like to thank the Hemingford Utilities crew for a quick response to make sure that power was cut to a recent house fire that helped keep department members safe while putting out the fire. Quick Med Claims has managed the collection of payments for the Department for the last several years, however due to some shortfalls in the billing and collection process the Department has found it would be in their best interest to accept bids from other companies to provide

this service. The department is also purchasing a Striker power cot for \$57,793.55 and Stair chair for \$13,128.38 and would like the approval of the Village Board for the total purchases of \$70,921.93.

Motion by Mahony, Second by Frost to approve the purchase of a Striker power cot in the amount of \$57,793.55 and a Stair Chair for \$13,128.38 for a total of \$70,921.93 by the Hemingford Volunteer Fire Department.

Voting Aye: Frost, Hunter, Mahony, Novotny, Wacker.

Update: North C.R. 70 (Box Butte Ave.), Barb Keegan of the Box Butte County Roads Department reported that she is still working on grant funding to resurface C.R. 70 north to Box Butte Reservoir. She is part of group working with the Nebraska Department of Transportation creating a portal with grant information. The portal is designed to help determine what the best funding fit that the NDOT has available to “the project” needs. Keegan also continues to work with Nebraska Game and Parks for project funding. This project is of interest to the Village of Hemingford as Box Butte Ave, north of the railroad tracks to Millborn Seeds would be included in the project.

Update: According to Mike Olson of MC Schaff and Associates the test well drilled on Ag Society property produced only 45 gallons per minute, the expectation was 400 gallons per minute. Mike believes that by drilling a second well and licensing two submersible wells as a cluster under one license the Village could expect 300 gallons per minute, which is closer to what the current wells are producing. This would mean 2 submersibles, a well house with wells drilled at 300 feet. The water testing was all good, arsenic was an 8 out of 10 and that is in line with the other wells in the Village. Arsenic levels don’t vary much, and will test higher during drought conditions. Mike will be preparing a report that will include the well, AMI upgrades to both the water and electric systems as a requirement of the State of Nebraska Planning Grant the Village received, and to also present to the USDA WEWACK committee for funding recommendations. This funding, if available, could come in the form of loans or grants or a combination of the two.

Discussion and possible action: Disposition of 2014 Dodge Charger owned by the Village of Hemingford. The Board directed Village Attorney Stobel to prepare a notice for a sealed bid auction, and resolution for the sale of the Dodge Charger. The resolution and notice should state that the minimum bid accepted will be \$10,000. The resolution and notice of sale will be reviewed at the November 2023 meeting of the Village Board of Trustees.

Discussion and possible action: First Reading of Ordinance # 819

AN ORDINANCE OF THE VILLAGE OF HEMINGFORD TO REVISE THE RATES FOR ELECTRIC SERVICE IN THE VILLAGE OF HEMINGFORD, RULES AND REGULATIONS GOVERNING DISCONTINUANCE OF ELECTRIC ENERGY AND SERVICE, REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE

Ordinance # 819 moved to second reading at next meeting.

Discussion and possible action: First Reading of Ordinance # 820

AN ORDINANCE OF THE VILLAGE OF HEMINGFORD, NEBRASKA, CREATING STREET IMPROVEMENT DISTRICT NO. 2023-01 WITHIN THE VILLAGE; DEFINING THE BOUNDARIES OF SAID DISTRICT AND THE PROPERTY CONTAINED THEREIN; AND PROVIDING FOR THE CONSTRUCTION OF IMPROVEMENTS THEREIN CONSISTING OF GRADING AND/OR REGRADING, RECURBING AND REREGUTTERING OR CONSTRUCTION OF CURB AND GUTTER, AS MAY BE REQUIRED, PAVING, REPAVING, EARTHWORK, STORM DRAINAGE IMPROVEMENTS, PEDESTRIAN WALKWAYS AND SUCH OTHER APPURTENANCES AS MAY BE INCIDENTAL THERETO.

Motion by Novotny, Second by Hunter to waive readings 2 & 3 of ordinance # 820

Voting Aye: Frost, Hunter, Mahony, Novotny, Wacker.

Motion by Hunter, Second by Novotny to pass and publish ordinance #820 **AN ORDINANCE OF THE VILLAGE OF HEMINGFORD, NEBRASKA, CREATING STREET IMPROVEMENT DISTRICT NO. 2023-01 WITHIN THE VILLAGE**

Voting Aye: Frost, Hunter, Mahony, Novotny, Wacker.

Discussion and possible action: First reading Ordinance # 821

AN ORDINANCE AUTHORIZING THE ISSUANCE, SALE, AND DELIVERY OF STREET IMPROVEMENT DISTRICT BOND ANTICIPATION NOTES, SERIES 2023, OF THE VILLAGE OF HEMINGFORD, NEBRASKA, IN ONE OR MORE SERIES AND IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED THREE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$3,750,000), TO PROVIDE INTERIM FINANCING FOR THE COSTS OF CONSTRUCTING AND IMPROVING STREETS AND OTHER IMPROVEMENTS IN STREET IMPROVEMENT DISTRICT NO. 2023-01 OF THE VILLAGE; AUTHORIZING CERTAIN OFFICIALS TO DETERMINE THE FINAL AGGREGATE PRINCIPAL AMOUNT, MATURITIES, RATES, REDEMPTION PROVISIONS, TERMS AND OTHER DETAILS OF SUCH NOTES; PRESCRIBING THE FORM AND DETAILS OF THE NOTES; COVENANTING TO ISSUE GENERAL OBLIGATION PAVING BONDS TO PAY THE NOTES AT MATURITY OR EARLIER REDEMPTION OR TO PAY THE NOTES FROM OTHER AVAILABLE FUNDS, INCLUDING REFUNDING NOTES; DESIGNATING THE NOTES AS QUALIFIED TAX EXEMPT OBLIGATIONS; ADOPTING CERTAIN POST-ISSUANCE TAX COMPLIANCE AND DISCLOSURE PROCEDURES WITH RESPECT TO THE NOTES; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

Motion by Frost, Second by Mahony to waive reading 2 & 3 of Ordinance # 821

Voting Aye: Frost, Hunter, Mahony, Novotny, Wacker.

Motion by Novotny, Second by Hunter to pass and publish Ordinance # 821 **AN ORDINANCE AUTHORIZING THE ISSUANCE, SALE, AND DELIVERY OF STREET IMPROVEMENT DISTRICT BOND ANTICIPATION NOTES, SERIES 2023, OF THE VILLAGE OF HEMINGFORD, NEBRASKA**

Information Only: Splash Pad Update, the Cooperative Purchasing agreement has been signed, the State of Nebraska requires specific verbiage on the Request for Proposal, (RFP) regarding the attachment of federal funds to the project. Once that is added to the RFP and the State approves that addition, we will be able to start ordering parts for the Splash Pad.

Information Only: Street Project Phase 1 MC Schaff is currently surveying phase 1, that should take about a month weather permitting. Once surveying is complete the design will be put together and bid requests sent out, hopefully construction will be able to start late spring to mid-summer with completion in early 2025.

Utilities Department Report: The department is back to a full crew. Electric work in the alley on the 200 and 300 block of Ogallala is started, replacing a service. Winterization is complete, equipment is serviced for winter usage, we will be cleaning out the garage at the police station this winter to make room for storing mowers and other small equipment. Wheatridge apartments lost power, they have a 3phase service and lost one phase. Temporary repairs have been made with the help of the Alliance crew. A permanent repair will be done next week once all the necessary equipment is delivered. It is unknown the exact cost of this project but is expected to be \$15,000- \$20,000 just due to the cost of parts and the age of our system. Sidney Ne. is updating their system and has several transformers that fit our system at have the cost as our suppliers for a refurbished one without the wait time so we purchased one for the Wheatridge project. There has been more vandalism at the ball fields. – Kyle Huss
Huss was directed by the Board to purchase other needed transformers from Sidney Ne. while they are available.

Discussion and possible action: Permission to donate or gift kids bicycles and scooters found in the garage at the police station. The Board directed Village Attorney Stobel to prepare a notice for a sealed bid auction, and resolution for the sale of bicycles and scooters. The resolution and notice should state that the minimum bid accepted will be \$1. The resolution and notice of sale will be reviewed at the November 2023 meeting of the Village Board of Trustees.

Discussion and possible action: Ami metering systems, for water and electric metering of services. Estimates from both Core & Main and Wesco were reviewed. Using Core & Main all meters, both water and electric will be the same brand. Electing to use Wesco the water and electric meters will be different brands, adding a third party on to the project.

Motion by Mahony, Second by Hunter to move forward, making available information needed to prepare a formal quote from Core & Main for AMI metering for both the water and electric services.

Voting Aye: Frost, Hunter, Mahony, Novotny, Wacker.

Administrators Report: Sheriff's office reports 16 calls for service and 6 traffic stops during September. Refunding Bond Series 2013 opened March 26, 2013 last payment was made on 10/05/23 the Village will receive the cancelled bonds after the accounts are closed. -Barb Straub

Code Enforcement Report: there are 18 open violation cases and 2 closed in the last month. Adamson Automotive is working on getting mechanics titles for vehicles around the Cargill building so they can be removed. The school district is receiving demolition bids to remove the old nursing home owned by the school. Properties on west Niobrara is being cleaned up. There are approximately 15-20 abandon vehicles around town that letters will be sent to owners asking them to remove the vehicles. There will be a Christmas Light Contest with more details to come next month. - Kyla Cotant

Discussion and possible action: Property at 604 Park Ave. next steps. Estimated by Village of Hemingford Code Enforcement Officer there has not been much progress in clean-up at 604 Park Ave. maybe about 20% reduction in matters identified as nuisances is all. There are still abandoned mobile homes and vehicles, storage containers and appliances. There has been not fence erected. The Board directed Village Attorney Stobel to prepare and resolution for the abatement of the property located at 604 Park Ave. Hemingford Ne. The resolution should include specific items to be abated such as mobile homes, vehicles, appliances, as well as trash and debris found on the property. The resolution and notice of sale will be reviewed at the November 2023 meeting of the Village Board of Trustees.
NO FURTHER ACTION TAKEN AT THIS TIME.

Public Comment: Sara Blumenthal thanked members of the Hemingford Fire Department for the quick response to her tenants mobile home fire.

Motion by Mahony, Second by Frost to adjourn at 7:52pm.

Voting Aye: Frost, Hunter, Mahony, Novotny, Wacker

ATTEST:

Richard Wacker, Chairman

Barb Straub, Village Clerk