

ORDINANCE NO. 815

AN ORDINANCE RATIFYING THE EMERGENCY REPLACEMENT OF THE HEMINGFORD CARE CENTER'S SOUTH WING HVAC FOR AN EXPENDITURE OF \$105,727.70, AND THE EMERGENCY REPLACEMENT OF THE HEMINGFORD CARE CENTER'S NORTH WING HVAC FOR AN EXPENDITURE OF \$102,727.70

BE IT ORDAINED BY THE CHAIR AND THE VILLAGE BOARD OF THE VILLAGE OF HEMINGFORD, NEBRASKA.

Section 1. The Village Board finds the following:

A. On September 1, 2022, the Village was notified by its lessee, Future Nebraska at Hemingford, LLC, who operates the Hemingford Care Center ("HCC"), that the HCC's heating and cooling system ("HVAC") in the south wing was completely non-operational. An evaluation of the HVAC unit revealed the Village needed to replace the entire south wing HVAC immediately. Village staff was not equipped to perform the necessary repairs, from a safety or construction standpoint.

B. The inoperable HVAC created a danger to the HCC south wing residents, who are an otherwise vulnerable population. An emergency existed because the inoperable HVAC created a threat to the residents' health and safety, and replacement was needed to soon as possible. The Village contacted multiple HVAC repair and replacement company. The only proposal came from MPC Heating and Cooling in the amount of \$98,727.70.

C. The proposal of MPC Heating and Cooling in the amount of \$98,727.70 as previously described was hereby accepted at the Board's Regular September meeting on September 20, 2022. Following the initial proposal, additional copper wiring was needed, and the replacement costs for the south wing HVAC increased \$7,000, to a total of \$105,727.70. This total claim was approved by the Village at the October 18, 2022 regular meeting. This The funds for this project were taken from the Village's line of Credit and deposited into Hemingford Community Care Center Fund.

Section 2. The Village Board further finds the following:

A. On or about December 11, 2022, the Village was notified by Carrier (the manufacture of the HVAC equipment) that the system in the north wing working at 50% efficiency. An evaluation of the HVAC unit revealed the Village needed to replace the entire north wing HVAC immediately. Village staff was not equipped to perform the necessary repairs, from a safety or construction standpoint.

B. The 50% efficiency HVAC created a danger to the HCC north wing residents, who are an otherwise vulnerable population, as temperatures in the past month have been well below

freezing. An emergency exists because the inoperable HVAC creates a threat to the residents' health and safety, and replacement was needed to soon as possible. The Village contacted MPC Heating and Cooling, who had only a few months prior replaced the south wing, and was again willing to present a proposal for replacement.

C. Due to the nature of the emergency, at the Board's Regular Meeting on December 27, 2022, the Board approved MPC Heating and Cooling's repair of the North Wing HVAC in an amount not to exceed \$110,000. MPC has since presented a proposal in the amount of \$102,727 and the Village hereby accepts the same. The funds for this project were taken from the Village's line of Credit and deposited into Hemingford Community Care Center Fund.

Section 3. An emergency exists which requires that this Ordinance be effective immediately due to the fact that there is an immediate threat to public safety. This ordinance shall take effect immediately upon proclamation and publication of the Ordinance as required by law.

PASSED and APPROVED on January 17, 2023.

Board Chair

Attest:

Village Clerk (Seal)

PROCLAMATION

On January 17, 2023, the Chair and the Board of the Village of Hemingford passed and approved Ordinance No. _____ concerning the emergency replacement of the south wing and north wing HVAC systems at the Hemingford Care Center. Due to the fact that the inoperable HVAC units threatens the safety of vulnerable residents of the Hemingford Care Center, this constitutes an immediate threat to public safety. This Ordinance must be effective immediately.

I, Rick Wacker, the Board Chair of the Village of Hemingford, proclaim the existence of an emergency which requires the immediate operation of Ordinance No. _____. The Ordinance shall take effect immediately upon the signing of this Proclamation and publication of the Ordinance as required by law.

Board Chair

Attest:

Village Clerk (Seal)