

Small Town, Nebraska with Big Heart

Board of Trustees Meeting October 28, 2020 Meeting Minutes

A Regular Meeting of the Greenwood Board of Trustees will be held at 7:00 p.m. on Wednesday, October 28, 2020, at the E.L. McDonald Community Center located at 619 Main Street in 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

Call to order

Starr, Piehl, Wilken are present. Mack and Gerlach are absent

Consent Agenda

Minutes

Claims

ADP	Fees	\$57.75
ADP Garnish	Garnishments	\$266.77
ADP Tax	Payroll Taxes	\$2350.59
Amazon	Supplies	\$341.33
Ashland Disposal Service	Services	\$80.00
Black Hills Energy	Services	\$241.74
Central Community College	Fees	\$85.00
Cass County Sheriff	Services	\$800.00
Frontier Coop	Supplies	\$15.50
Nebraska Department of Revenue	Taxes	\$740.00
Nebraska Medicine	Services	\$445.38
Paymentech	Fees	\$42.08
Ricoh	Services	\$67.78
Spickelmier & Sons HDD	Services	\$2257.50
Total Wellness	Services	\$240.00
US Postal Service	Supplies	\$227.55.
Wages	Employee/Board Member Wages	\$8766.96
Windstream	Services	\$451.63

Approval of time cards and payroll detail report

Financials

- Profit and Loss
- Balance Sheet
- A/P Aging Summary
- EFT Transactions

Piehl made a motion to approve consent agenda including minutes, claims, time cards, payroll detail report, and financials including profit and loss, balance sheet, A/P aging summary, and EFT transactions. Starr seconded the motion.

Aye-Wilken, Piehl, Starr Nay-None Motion carried

Water Report

Sheriff Report

Maintenance Report

Wilken mentioned that when he was pushing snow the other night, he realized that he street light at 6th and Ash is out. McClatchey said that he is aware of that and the lights have been ordered.

Clerk Report

Planning & Zoning

Kubik mentioned that they had another resignation which will be recognized tonight. He said that now that the Planning & Zoning Board is down to two members, they are at a standstill. He mentioned that the website needs to be updated. It does not reflect the current information. Kubik recommended raising the building permit fee to \$75.00 to cover the costs in the office and the costs for the Zoning Administrator. He mentioned that the Open Meeting Act needs to be hanging in the community center when holding meetings in that room.



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Fire/Rescue Report

Communication of Citizens

Snell asked who they need to call when the power goes out. She feels this information should be on the bill. Piehl stated that if it happens in the evening, you would need to contact a board member. They will contact either the electricians or OPPD depending on what the problem is.

Snell also voiced concern over the website not being up to date. The minutes and agendas are not being posted in a timely fashion. She explained that she emails Gerlach will not respond when she emails him. She said that she was told by Cadwell that Gerlach is the only one who has access to this. Starr stated that Cadwell should be given access to the website so she is able to update the minutes. Wilken explained that Kubik and him talked about posting unapproved minutes to the website and stating at the bottom that they are draft copies until approved. Once approved, they would be removed and the official copy would be posted. Wilken agreed that the clerk should be able to update minutes and agenda on the website. Elliott wondered why the members of Planning & Zoning, Park & Rec, etc., are not listed on the website.

Kubik asked if we would be able to hold teleconference. Wilken stated that the Governor has not made any exceptions to this at this point. Kubik stated that they had good attendance when they were able to hold the meetings via teleconference.

Board of Adjustment Meeting

Discussion approve disapprove variance for building on Parcel ID 130029963 & 130395454

Wilken explained to the audience that they are not allowed to hold the Board of Adjustment meeting because they do not have four board members present.

Old Business

Discussion approve disapprove fee schedule

Wilken made a motion to table the fee schedule until the next meeting. Starr seconded the motion.

Aye-Piehl, Starr, Wilken Nay-None Motion tabled

New Business

Discussion approve disapprove Karen Sabin's resignation from Planning & Zoning Commission

Wilken made a motion to approve Sabin's resignation from the Planning & Zoning Commission. Starr seconded the motion.

Aye-Starr, Piehl, Wilken Nay-None Motion carried

Discussion approve disapprove purchase of electrical supplies

McClatchey reported that they have already order a lump sum of electrical supplies. They are requesting to purchase an additional 5-meter cans which would leave us with three extras on hand.

Wilken made a motion to approve \$2300.00 for electrical supplies including a transformer and meter cans. Starr seconded the motion.

Aye-Wilken, Piehl, Starr Nay-None Motion carried

Discussion approve disapprove purchase of trash pump for sewer plant

Wilken was informed that the trash pump at the sewer plant is no longer working. McClatchey explained that the trash pump that quit working is 21 years old. It was going to cost around \$780 for the parts. They would not give us a quote on the labor. It will cost around \$1440.00 to get a new one.

Wilken made a motion to approve the purchase of the trash pump for the sewer plant not to exceed \$1500.00. Starr seconded the motion.

Aye-Piehl, Wilken, Starr Nay-None Motion carried

Discussion approve rezoning for Ahlman lot

Wilken explained that this was never approved before. We requested that you restart the process when you had potential buyers so we knew what the intent of rezoning would be. Ahlman stated that the buyer would like to have a building to storage building. The board requested that a purchase agreement provided with the rezoning application so the intent is proven. Kubik mentioned the future use plan and if the rezoning fits with the future use. Kubik explained to that this is a process and this will require public hearings. This is not something that will happen overnight. The Planning & Zoning Commission is down to only two members. We can't hold a quorum with only two members.

Ordinance

Discussion approve disapprove Ordinance 503 Rein wages

Wilken made a motion to introduce Ordinance 503. Piehl seconded the motion.

Aye-Wilken, Starr, Piehl Nay-None Motion carried

Wilken made a motion to approve Ordinance 503. Piehl seconded the motion.

Aye-Starr, Wilken, Piehl Nay-None Motion carried



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Wilken made a motion to waive the three readings of Ordinance 503. Piehl seconded the motion.

Aye-Starr, Piehl, Wilken

Nay-None

Motion carried

Board Questions or Comments

Wilken mentioned that one board member tested positive for Covid-19. He is absent for that reason. He was in contact with some of the employees. They were tested and they all came back negative. Wilken asked if there were any questions or comments about the snow plowing. Piehl thanked Wilken for helping out with the snow plowing.

Wilken explained that they were not able to hold the Board of Adjustment meeting because there were not enough members present to give an approval. Wilken explained that the Planning & Zoning Commission approved the building permit. Dennis has had to request a variance due to the building being too big for the lot. Starr asked if Dennis would like to explain the situation. Wilken said that his concern is that the State will come in one day and notice that they haven't met the state setback by 10ft. Dennis explained that they are able to meet the state requirements, but unable to meet the village setback requirements by 10 ft. Wilken explained that it is not the towns problem that the numbers given on GIS are incorrect. He feels that the engineer should have double checked the measurements. Dennis pointed out that some of the other buildings along the highway do not meet this standard. Wilken questioned how many feet they are off the property line. Dennis explained that they are around 42ft off of the property line. They meet the 70ft from the center of the highway corridor. The engineer stated that they have talked to the state and they meet that requirement. Wilken asked if they are willing to sign their name to it. The engineer stated that the state said they have no issues with the placement of the building. Wilken stated that is not what I asked you. If a state representative is willing to sign their name, at least then we have something in writing. Dennis explained that he was told that as long as they stay out of the 70 ft corridor that there will not be an issue. The engineer stated that they will approach them and try to get them to sign for their approval. Wilken explained that they could tell you anything. What if they leave in ten years? Then a new person comes in and makes an issue out of it. Dennis explained that this will protects him and the village. The engineer pointed out that the front door of the building will face 1st Street. That would be considered his front yard. Technically, his side yard will be Highway 6. The setback should drop from 50ft to 5ft. McClatchey agreed with the engineer. McClatchey asked what the address would be to the new building. Dennis was not for sure but it was an address with 1st Street on it. Wilken asked Kubik his opinion since he is on the Planning & Zoning Commission. Kubik agreed with McClatchey saying that if the front door faces 1st Street that that would be where the 50ft setback would be. The side yard would be Highway 6 and they would only need to meet a 5ft setback. Wilken asked what the setback off of 1st Street would be then? Dennis explained that he only brought this to the attention of the board out of honesty. He said that he didn't want to stay awake at night worrying about the issue. He felt that it was better to ask for permission than to beg for forgiveness later on. Wilken looked up the zoning ordinance that pertained to his property. Kubik and McClatchey explained that 1st Street is a village street classified as a collector. That changes the setback to 25ft from 1st Street. McClatchey recommended contacting the attorney in regard to this matter. Wilken said that he thinks that Dennis might be right but the attorney will have the final say. The engineer stated that he will request a letter from the state.

Adjournment

Wilken made a motion to adjourn at 7:55pm. Starr seconded the motion. Aye-Piehl, Starr, Wilken Nay-None

Motion carried