**Board of Trustees Meeting**

**April 24th, 2024**

**Meeting Minutes**

Chair Wilken called a Regular Meeting of the Greenwood Board of Trustees to order at 7:00 p.m. on Wednesday, April 24th, 2024, 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. Chair Wilken stated the open meetings act is posted in the meeting room for the public to view

**Roll call was taken with the following members present: Gerlach, Grell, Johnson and Wilken.**

**Consent Agenda**

Minutes

Approval of time cards and payroll detail report

Financials

* Profit and Loss
* Balance Sheet

Gerlach made a motion to approve the consent agenda including the minutes, time cards, payroll detail report, and the financials including the profit and loss and balance sheet. Grell seconded the motion. Roll call vote: All ayes. Motion carried 4-0.

**Water Report**

**Sheriff Report**

**Maintenance Report**

**Clerk Report-** Greve stated she received notice from the Cass County Tourism committee that the Village received the grant for the ball field renovations.

**Planning & Zoning-** Wright stated he submitted a draft of the minutes from their last meeting. Wright stated they did take action at the meeting on item number two for the revisions of the code books. Wright stated it passed 4-1.

**Fire/Rescue Report**

**Park and Rec-** Greve stated they meet on Monday at 7pm.

**Library**

**Communication of Citizens-** Steve Wright stated at 607 Elm Street the alley that runs North and South between Elm and Oak has a telephone pole in the alley. Wright stated you can see it looking South into the alley. Wright stated 7th Street has not been vacated so something needs done with the pole. Wright also asked about the light pole that came down at 1st and Ash and is wondering if the pole is going to be replaced? Teresa Hayes asked about why the residents are not finding out about things happening in Greenwood until after they happen? Teresa Hayes also asked why the Chairman chased down their grandchildren on a ATV back to their home. Teresa Hayes asked why people who keep putting up Townhomes and Duplexes and rentals are not taking care of their yards? Hayes wanted to know why they are not required to take care of them. Dustin Workman asked why the burying of utilities has not been done. Johnson stated there was a plan done by the previous boards that wanted to start this project but than the board switched. Johnson stated they would look into this and get a proves in place to fix stuff. Wilken stated tax dollars can’t go towards utilities. Dallas Hayes asked about street funds. Hayes states the railroad crossing needed to be done but the board did not do anything so a citizen of Greenwood took care of it.

**Public Hearing**

1. Open Public Hearing Regarding amendment to Zoning Regulations- Chair Wilken opened the Public Hearing at 7:13pm. Greve stated that since no motions were made at the Planning Commission meeting to bring to the Village Board there is nothing to discuss at this hearing and will need to be recessed until later after the Planning Commission meets again. Grell stated she attended the planning commission meeting and was told she can create a committee of two board members to give guidance and get information from the public to bring to the planning commission. Grell stated she would like anyone interested to email their name and email to the Village Clerk and they will get a list going. Wright stated these rules have been on the books since 2017 and was part of the plan. Wright stated the changes were paid by tax payers and cost $60,000.00. Steve Wright stated when there was hearing about the changes in 2017 there was no public input. Wright stated that when they adopted the Ordinance, they were told that is what the neighboring communities have on record and they didn’t feel they were restricting anyone. Hayes stated they appreciate the work done by the Planning Commission. Hayes asked why they were not made aware of the public hearing. Greve stated she met the requirements by posting in three places and in the newspaper. The residents asked if the hearings could be posted on the utility bills or flyers monthly. Greve stated she has not done that because of the cost to do so is very expensive and she did not want to waste tax paying money to do that. Khalil stated she would be willing to help stuff envelopes. Dallas Hayes asked if we could just have an email list and send one mass email. Wright stated none of this is required. Karen Sabin stated the Planning Commission members want the residents to rent storage for their campers and trailers. Wilken stated that is one reason they sent it back to the Planning Commission because the board did not agree. Grell stated the board was not ready to move forward with the changes. Joe Jackson asked if they would have a committee meeting before the next Planning Commission meeting. Grell stated they would have to make a meeting or they can table it. Wilken made a motion to recess the hearing at 7:34pm until May 29th at 7pm.

**Old Business**

1. Discussion possible action claim by resident at 530 Walnut- Leslie Krings spoke for Estelle Hansen. Krings asked if the board had received the same letter she did from Continental Western Group. Krings stated the sewer that had backed up caused significant damage. Krings stated they had no idea a claim was even sent. Krings stated the sewer that backed up was over her shoe soles. She submitted pictures and the gentleman from Continental Western Group was not nice. Krings stated in December the Village paid part of the cleanup bill which took out over 4 foot of drywall. It caused extensive damage to the shower and shower floor. Krings stated it all happened within seconds. Krings stated she contacted someone with the Village and told Zach. Krings stated they were told it was a city issue and to call Don. Don told Krings to get receipts and turn paperwork into Jasmine. Krings stated they poured gallons of Clorox on the floors. Krings stated as soon as the jetting was done the sewer started receding. Krings stated she called Brad with the Village insurance company to make arrangements to do an inspection and stated he was told not to come out. Krings stated Brad told her he was going to start the investigation but was told to stop and not come out by the Village Chair and Clerk. Krings stated they appreciate what the Village did and paid the claim of $5,500.00. Krings is asking the board to reconsider the second half and they would modify the proposal. Krings asked if a board member would come out and review but no one showed up. Krings stated since the incident the board has hired someone to come out and jet the lines. Krings asked about the maintenance plan and they could not provide one. Krings stated Zach told her he down the 5th St sewer man hole and found chunks of cement. Krings stated she is presenting a new bid to the board that is half of the original cost. Grell made a motion to table to review the claim and to address at a later time with no action. Gerlach seconded the motion. Roll call vote: All ayes. Motion carried 4-0.
2. Discussion possible action Swenson request- Swenson stated they have had a company give a bid and are needing another bid. Wilken made a motion to table the Swenson request. Grell seconded the motion. Roll call vote: All ayes. Motion carried 4-0.
3. Approve/ Disapprove Green Light Subdivision Street Request- Alan Grell stated he was present representing GreenLight Realty. Grell stated he is requesting not to pave the 100 some feet because it currently leads to nowhere. Grell asked for an amendment if possible Greve stated maybe having Green Light agree to paving it once the Village was ready to develop it. Grell stated he was okay with that but needs an answer quickly as he does not want to pay mobilization cost. Gerlach asked stated the letter from Julie states several things need to be reviewed and changed. Grell asked what was changing? Gerlach made a motion to approve the Green Light Street request of not paving the 180ft with a signed agreement with Green Light Realty to be drafted by the Village attorney. Johnson Seconded the motion. Ayes- Gerlach, Johnson and Wilken. Grell abstained. Motion carried 3-0-1.

**New Business**

1. Approve/ Disapprove Claims List A- Grell made a motion to approve Claims list A. Johnson seconded the motion. Roll call vote: Ayes- Grell, Johnson and Gerlach. Wilken abstained. Motion carried 3-0-1. Approved Claims: Wages. $7,214.05, American Funds $370.22, IRS Tax Payment $2,442.79, Border States $15,681.05 (Wire for subdivision), Cass County Sheriff $800.00 (Monthly fees), Donald Wilken $25.00 (refund for paper service), Jasmine Mach $630.00 (Cleaning fees), JEO Consulting Group $1,350.00 (Professional Fees), Lincoln Water Works $1,131.35 (Supplies), Municipal Supply $4,246.70 (Water supplies), NE Dept of Charitable Gaming $482.00( Keno reporting), NE Medicine $493.80 (Fees), NE Public Health Environmental Lab $46.00 (Testing), Pavers $222.02 (Supplies), Quick Med Claims $123.53 (Fees), Spickelmier and Son $4,060.00. Total Paid $39,318.51.
2. Possible action 248 Ash Street Nuisance Violations- Greve stated this was added since the items have not been moved that he previously stated in the board meeting and the property has not been cleaned up. Greve asked if the board would like to proceed with legal action. Wilken made a motion to table the 248 Ash Street property until Monday after Greenwood Cleanup Day, May 6th. Johnson seconded the motion. Roll call vote: All ayes. Motion carried 4-0.
3. Approve/ Disapprove Wright request for Sewer Service Fee refund- Wilken made a motion to refund Wrights Sewer Charges in the amount of $200.00. Grell seconded the motion. Roll call vote: All ayes. Motion carried 4-0.
4. Approve/ Disapprove Julie Ogden for oversight of Green Light Estates- Wilken stated by hiring Julie this will protect both sides. Grell stated they would pay for it. Wilken made a motion to approve 20 hrs. for oversight from Julie Ogden not to exceed $5,000.00. Gerlach seconded the motion. Roll call vote: Ayes- Gerlach, Johnson and Wilken. Abstained- Grell. Motion carried 3-0-1.
5. Approve/ Disapprove 110 E 3rd Street electrical- Wilken stated he bought property know where the current electrical is so he is not sure. Greve asked if anyone has spoken to the property owner to ask what he is requesting? Wilken made a motion to table the 110 E 3rd Street electrical until someone speaks to the property owner. Grell seconded the motion. Roll call vote: All ayes. Motion carried.
6. Discussion possible action Green Light electrical for Subdivision- Grell stated there was confusion on the agreement on cost and installation of electrical. Grell stated the frustrating part is that there has been no plan in place now or prior to the agreement for the electrical and he is a couple months away from needing power. Grell proposed doing a cost share with the Village. Grell stated he proposed putting the storm sewer in along 5th Street and would install the power over at this location if the Village paid for the supplies. Wilken stated he knows we need three transformers for the subdivision so we need to at least get those ordered and we can figure out the logistics problem later. Wilken stated Rich Eyemann got us a bid from an Engineer he works with to at least get the project started. Wilken made a motion to hire NMPP to work on the project for the electrical at Green Light Subdivision. Johnson seconded the motion. Roll call vote: Ayes- Johnson, Gerlach and Grell. Grell abstained. Motion carried 3-0-1.
7. Approve/ Disapprove transformers for Green Light Subdivision- Wilken stated he know we need three and we can figure out the rest later. Wilken made a motion to approve three transformers and three pads not to exceed $21,000.00. Johnson seconded the motion. Roll call vote: Ayes- Gerlach, Wilken and Johnson. Grell abstained. Motion carried 3-0-1.
8. Approve/ Disapprove engineering services for Green Light Subdivision electrical- Motion was made in previous action item.
9. Approve/ Disapprove Dylan Siemers for Fire and Rescue- Grell made a motion to approve Dylan Siemer for Fire and Rescue. Gerlach seconded the motion. Roll call vote: All ayes. Motion carried 4-0.
10. Approve/ Disapprove Ball field renovations- Greve stated as she previous said she received notice of the ball field grant from Cass County Tourism. Greve stated she has bids in the packet from companies for the outfield fence. Greve also stated Blair was generous and donated a score board to the Village free of charge. Joe Jackson asked if he could use the field for him and his son and asked if there would be a fee if he wanted to just go play with his family. Wilken said there wouldn’t be a fee to just play with your family. Gerlach made a motion to approve the bid from NE Curb and Fence estimate not to exceed $22,500.00. Johnson seconded the motion. Roll call vote: All ayes. Motion carried 4-0.
11. Approve/ Disapprove adopting Building Code Versions adopted by the Cass County Board of Commissioners; to adopt the International Property Maintenance Code 2021; to amend the IRC provisions pertaining to exempt accessory structures (change from 200 sq ft to 120 sq feet) and IBC/IRC provision removing fences as exempt structures for permitting- Wilken stated these were recommended by the Planning Commission. Wilken made a motion to adopt the Building Code versions adopted by the Cass County Board of Commissioners; to adopt the International Property Maintenance Code 2021; to amend the IRC provisions pertaining to exempt accessory structures (change from 200 sq ft to 120 sq feet) and IBC/IRC provision removing fences as exempt structures for permitting. Gerlach seconded the motion. Roll call vote: All ayes. Motion carried.

**Ordinance**

1. Ordinance No. 547 Miscellaneous Provisions

Ordinance number 547 of the Village of Greenwood, Nebraska. First Reading: The Clerk read the aforesaid Ordinance No 547 by title. AN ORDINANCE OF THE VILLAGE OF GREENWOOD, CASS COUNTY, NEBRASKA, TO AMEND CHAPTER 7 ARTICLE 3 OF THE MUNICIPAL CODE OF THE VILLAGE OF GREENWOOD, NEBRASKA, TO CONFORM THE LANGUAGE WITH OTHER CODE PROVISIONS; TO AMEND CHAPTER 8 ARTICLE 1, TO PROVIDE FOR RESCUE FEES TO BE ADOPTED BY RESOLUTION; TO ADOPT THE INTERNATIONAL PROPERTY MAINTENANCE CODE AND PROVIDE AMENDMENTS FOR ENFORCEMENT OF THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE AND ADD OR AMEND THE SAME IN CHAPTER 9, ARTICLE 1; TO PROVIDE THAT THE CHAIR AND THE APPROPRIATE DEPARTMENT, WHETHER ONE OR MORE, OF THE VILLAGE OF GREENWOOD, NEBRASKA, ARE HEREBY AUTHORIZED AND DIRECTED TO IMPLEMENT THIS ORDINANCE; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, PROVISION OR PORTION FOUND UNCONSTITUTIONAL OR INVALID; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED WITHIN THE FIRST 15 DAYS AFTER ITS PASSAGE AND APPROVAL EITHER IN PAMPHLET FORM OR BY POSTING IN THREE PUBLIC PLACES IN THE VILLAGE OF GREENWOOD, NEBRASKA, AND SHALL BE IN FULL FORCE AND TAKE EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION, AS PROVIDED HEREIN; AND TO PROVIDE THAT THIS ORDINANCE SHALL BECOME AND BE MADE A PART OF THE MUNICIPAL CODE OF THE VILAGE OF GREENWOOD, NEBRASKA, AND THE SECTIONS OF THIS ORDINANCE MAY BE RENUMBERED TO ACCOMPLISH SUCH INTENTION.

A motion by Wilken was made to approve the first reading of Ordinance No. 547 Johnson seconded the motion. Roll call vote: All ayes. Motion carried 4-0.

Wilken made a motion to waive the second and third readings of Ordinance No. 547. Seconded by Grell. Roll call vote: All ayes. Motion carried 4-0.

Wilken made a motion to adopt Ordinance No. 547 Johnson seconded the motion. Roll call vote: All ayes. Motion carried 4-0.

1. Ordinance No. 548 Waiver Fine Schedule

Ordinance No. 548 of the Village of Greenwood, Nebraska. First Reading: The Clerk read the aforesaid Ordinance No. 548 by title. AN ORDINANCE OF THE VILLAGE OF GREENWOOD, CASS COUNTY, NEBRASKA, TO AMEND CHAPTER 4 ARTICLE 6 OF THE MUNICIPAL CODE OF THE VILLAGE OF GREENWOOD, NEBRASKA PERTAINING TO THE WAIVER FINE SCHEDULE, TO PROVIDE THAT THE CHAIR AND THE APPROPRIATE DEPARTMENT, WHETHER ONE OR MORE, OF THE VILLAGE OF GREENWOOD, NEBRASKA, ARE HEREBY AUTHORIZED AND DIRECTED TO IMPLEMENT THIS ORDINANCE; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, PROVISION OR PORTION FOUND UNCONSTITUTIONAL OR INVALID; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED WITHIN THE FIRST 15 DAYS AFTER ITS PASSAGE AND APPROVAL EITHER IN PAMPHLET FORM OR BY POSTING IN THREE PUBLIC PLACES IN THE VILLAGE OF GREENWOOD, NEBRASKA, AND SHALL BE IN FULL FORCE AND TAKE EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION, AS PROVIDED HEREIN; AND TO PROVIDE THAT THIS ORDINANCE SHALL BECOME AND BE MADE A PART OF THE MUNICIPAL CODE OF THE VILLAGE OF GREENWOOD, NEBRASKA, AND THE SECTIONS OF THIS ORDINANCE MAY BE RENUMBERED TO ACCOMPLISH SUCH INTENTION.

A motion by Wilken was made to approve the first reading of Ordinance No. 548 Johnson seconded the motion. Roll call vote: All ayes. Motion carried 4-0.

Wilken made a motion to waive the second and third readings of Ordinance No. 548. Seconded by Grell. Roll call vote: All ayes. Motion carried 4-0.

Wilken made a motion to adopt Ordinance No. 548 Grell seconded the motion. Roll call vote: All ayes. Motion carried 4-0.

**Board Comments- Gerlach asked about the light pole on Church Road. Greve stated it was ordered. Johnson thanked Greve for applying for the Grant for the ball field.**

**Wilken adjourned the meeting at 8:41PM.**

*Respectfully submitted,*

*Jasmine Greve, it’s Clerk Don Wilken, It’s Chair*