

Village of Greenwood
Board of Trustees Meeting
June 13th 2018

The Greenwood Village Board of Trustees met in regular session on Wednesday, June 13th, 2018, at 7:00 pm at the Greenwood Village Office. Present were trustees, Piehl, Gerlach, Meyer and Wilken. Starr is absent. Minutes complete by Clerk Cheri Cadwell. Notice of the meeting was posted in three public places (the Post Office, the community center and bulletin board in front of Clerk's Office.) A copy of the proof of publication, as well as the Chairman and Trustees' acknowledgement of receipt of notice, are on file. Proceedings here after noted were taken while the meeting was open to the public.

Call to Order

Don Wilken opened the meeting at 7pm and publicly stated to all in attendance that a current copy of the Nebraska open meetings Act and a copy of all documents being discussed at the meeting were available for inspection and indicated the location of such copies in the room where the meeting was being held.

Roll Call

Aye- Meyer, Piehl, Gerlach, and Wilken

Consent Agenda

Piehl made a motion to approve the consent agenda. Meyer seconded the motion.

Aye- Piehl, Gerlach, Wilken, and Meyer

Approve or disapprove transformer at 6th and Oak Street. There is currently a pole and transformer located there that is looking rusted and the concern is that it might be starting to leak. Meyer questioned if we should stick with a pole or go to a cabinet ground? It was determined that a pole would be necessary for that location. There is an ongoing list of poles that need replaced and before making a decision they would like to see if that location is already on the list.

Approve or Disapprove to implement Fairbury's rental property annual inspection certificate for the village of Greenwood. This inspection is to ensure that rental properties are up to date. Gerlach has spoken with the lawyer who said that board approval was the only thing needed to move forward. Wilken questioned the type of upfront cost that would be incurred. He stated that it would only cost a couple hours for billing. Gerlach pointed out that this would create revenue for the city. The certificate would assure that the rental properties have fire extinguishers and working smoke alarms. Meyer suggested that our health department do the inspection. Gerlach added that this inspection will help identify safety hazards.

Wilken made a motion to let Gerlach proceed with annual inspections. Piehl seconded the motion.

Aye- Gerlach, Wilkin, Meyer, Piehl

Nay - None

Motion Carried

Approve or disapprove the Village Board of Health to inspect and decide status of nuisance properties.

Gerlach brought to attention some properties. Gerlach has consulted the lawyer and there is a state statute on file that would allow the village to clean up these properties and have the owners charged annually. There is a procedure to these inspection that would need to followed.

511 North Street has been sitting empty for a couple of years

621 Walnut Street Someone is paying the property taxes but there is no one maintaining the property.

622 6th Street this property has become a haven for the raccoons and opossums. The fire department has made some visits to this house and said that they would rather not go back in due to the holes in the floor and a few other things.

425 Elm Street It is currently in the process of being worked on right now. The water meter has been repaired. The property has been gutted on the inside. There are currently tenants occupying the rental property and Gerlach is wondering if this property is even habitable.

Meyer suggested that Gerlach and Piehl take pictures of these properties for documentation purposes. He also said that more money would need to be incorporated into the budget to deal with these properties.

Gerlach suggested having the Department of Health show up or send a letter might encourage the property owner to get the issues solved sooner. Piehl pointed that this did not work previously. The village cleaned up that property and sent a bill to the home owner. She also mentioned that the attorney is drawing up a generic letter for the nuisance properties which will state the consequences and imposed fines for not resolving the issues.

Approve or disapprove Nathan Ahlman's lot split for rezoning on North Broad

Wilkins informed Nathan that he would need to post his lot split. Wilkins also incorporating the property to within the city limits at the same time they rezoning. Ahlman pointed out that building on this property would create tax revenue for the village. Meyer talked about a property that was on 7th and Grant Street that had to go through some legal issues while rezoning. Meyer said that the board can grant the preliminary. Then when the criteria is approved the board can vote on whether Alhman is in compliance. Then park and recs, the chairman, and the engineer would need to sign it. Alhman said that the person who is looking to purchase the property is looking to open a small business. He also mentioned because the property is located near the railroad tracks that people are not looking build houses in that area. Piehl agreed with Alhman but reminded him that a year ago he was not interested in another owner building storage facilities in that area. Piehl questioned whether Blaine and Depot Streets would need to be opened if it was rezoned for commercial use. Alhman stated he thought Blaine Street would need to be opened, but not Depot Street. Piehl stated that if it was being used for commercial use the city would have to open Depot Street up due to fire trucks having access to the building. Wilkins told Alhman that if he is building this development that he would need to come up with the streets, water, and sewer. Wilkins questioned whether the railroad guidelines would even allow this. Wilkins said he wouldn't mind rezoning if he brought in a potential buyer, but other than that does not recommend switching it to commercial at this time. Gerlach pointed out that Alhman has not completed the list from the zoning ordinances. He would like Alhman to have an up to date survey, information regarding the business, traffic patterns in the area, and weight and vehicle dimensions of stuff that will be used for the business. He also questioned whether the roads would need to be strengthened due to extra traffic.

Meyer motioned that this matter be postponed until next meeting. Wilkins seconded that motion.

Aye – Meyer, Piehl, Gerlach, Wilkins

Nay- None

Motion Carried

Jim Swenson wanted to commend effort on the park. He thinks that playground needs to be inspected routinely. He thinks that once a month would be adequate. It was also mentioned that the park is in need of wood chips. Gerlach questioned Stewart in regard to the tree stump in the park that needs to be grinded. It will be handled next week.

The gazebo that the village was awarded money for by Cass County Tourism. The project will need to be completed within 18 months. There is a three-bid process that is in place to find a contractor to complete the project. This will be advertised in the newspaper.

A compost area was suggested by a citizen. Most communities offer this for leaves, grass clippings, etc. An ordinance would need to be established so that anyone who abuses these privileges could be fined.

Wilkins was notified today that the air conditioner in the fire department was not working. It is working for now, but a control board was ordered.

Park and Rec has inquired about painting the horse shoe boards. Stewart said the wood would need to be replaced.

The scoreboard is down by the dugout. Piehl suggested eventually having some kind of fundraiser to fix up the ball park. It was mentioned that new lighting is also needed for the ball park.

Gerlach talked about the cameras for the playground need to be installed. Piehl stated you need to talk to Colin.

Wilkins a motion to adjourned at 8:25 Piehl seconded

Aye- Wilken, Piehl, Meyer, Gerlach

Motion Carried