

Greenwood Nebraska

Small Town, Nebraska with Big Heart

**Board of Trustees Meeting
November 11, 2020
Meeting Minutes**

A Regular Meeting of the Greenwood Board of Trustees was held at 7:00 p.m. on Wednesday, November 11, 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

Mack, Piehl, and Wilken are present. Starr and Gerlach are present via teleconference.

Consent Agenda

Minutes

Claims

Acme Tools	Equipment	\$1419.99
ADP	Fees	\$156.73
ADP Garnish	Garnishments	\$266.77
ADP Tax	Payroll Taxes	\$2099.44
Amazon Prime	Fees	\$179.00
Amazon	Supplies	\$327.43
Border States	Supplies	\$1174.03
C & L Hardware	Supplies	\$110.10
CHM Computer Services, Inc.	Equipment	\$698.99
Connor Comstock	Deposit Refund	\$142.80
Craig's List	Fees	\$20.00
Dutton-Lainson Company	Supplies	\$475.93
EMSSconnect	Fees	\$42.00
Food Network Magazine	Supplies	\$44.97
Frontier Coop	Supplies	\$445.09
HGTV	Supplies	\$34.97
Invoice Cloud	Fees	\$186.05
Indeed	Fees	\$29.76
Mechanics Inc	Services	\$321.56
Midwest Laboratories, Inc.	Services	\$149.74
NAPA Auto Parts	Supplies	\$451.96
Nebraska Department of Revenue	Utility Sales Tax	\$3645.86
One Call Concepts	Fees	\$4.23
OPPD	Services	\$30,448.30
Paymentech	Fees	\$44.72
Pinnacle Bank	Services	\$21.00
Quick Med Claims	Fees	\$460.08
Ricoh	Services	\$150.75
Spickelmier & Son Inc.	Services	\$1520.00
Wahoo-Waverly-Ashland Newspaper	Services	\$260.77
USA Bluebook	Supplies	\$51.43
Wirebuilt Company	Fees	\$79.00

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 minutes, claims, approval of time cards, payroll detail report, profit and loss, balance sheet, A/P aging summary, and payroll detail report. Mack seconded the motion.

Aye-Starr(teleconference), Gerlach (teleconference), Mack, Piehl, Wilken Nay-None

Motion carried

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Water Report

Vandeman reported that things are looking good. The nitrates are slightly lower on well one than the last time they were tested. There is a monitoring well that was installed by NRD by the tower does not have any nitrates in it. That would be a good site to look into for future use.

The waste water samples were well within the parameters. He reported that he has been pumping out extra sludge. He donated his personal pump while waiting for the new pump to arrive. He feels that he has it wasted down well now. He will add additional enzymes to it. In January, he will do more wasting.

He is going to be installing a sewer service to a house that is being built on Broad Street. He has also assisted with sewer jetting. He will be working on installing the water later on this week.

He provided a list of supplies needed from Municipal Supply for water meters and other supplies for the other new builds that are going up. Piehl thanked him for flushing the fire hydrants.

Wilken made a motion to approve the purchase of supplies from Municipal Supply for \$3783.10. Piehl seconded the motion.

Aye-Wilken, Mack, Piehl, Starr (teleconference), Gerlach (teleconference) Nay-None Motion carried

Maintenance Report

Gerlach asked when the street lights will be repaired. McClatchey stated that they will be repaired when they arrive.

Clerk Report

-Treasurer's Report

Wilken stated that they have received around 30 applications for the clerk's position. Wilken and Mack have reviewed them. He brought them with him for the other board members to view.

Planning & Zoning

Fire/Rescue Report

Communication of Citizens

Elliott brought an article from Ashland Newspaper titled Hometown Heroes. There is a list of members. Elliott stated that she would like to know how many of the people that are on the list are still active on the Fire & Rescue Department. Elliott asked if Wilken was a member of the Fire Department. Wilken said that he is still a member of the Fire Department. Elliott asked him if he knew who is on the Fire Department. She said the reason that she is inquiring is because her grandson is listed in that article as being a member of the Fire Department and he hasn't lived in town for over two years. Wilken stated that maybe he had never provided a resignation and that is why he is still listed. Elliott stated that she brought this up over a year ago and it still has not been handled. She is also aware of some people listed in the article that are no longer serving on the Fire Department. Wilken told Elliott that she would need to speak with the Fire Chief in regard to this matter. Elliott explained that she is frustrated by this because there is no one to answer the calls, but we have a roster of twenty some people. Elliott explained that all of her kids were on the squad. At that time, if you were unable to attend meetings, they were kicked off for not attending meetings. She is just wondering why there are so many members listed if they don't answer calls or go to the meetings. Wilken suggested that she speak with the Fire Chief in regard to this issue. Elliott asked if she should attend a Fire Department Meeting, because the Fire Chief never attends the board meetings. Wilken thought that would be helpful. He explained that the Board has discussed removing inactive members because we pay workman's comp for the members. The inactive members cost the village money. Elliott pointed out that she knows of at least five people listed in the article that are no longer members. Piehl said that she has met with the Chief in regard to this issue and he said that he would take care of it. Piehl said that she followed up with him and it hadn't been done. Elliott thinks this is an issue that needs to be corrected. As a Fire Department, if they do not have active members to answer calls, then they need to start recruiting. Elliott said this matter should interest the Board. That is our Fire & Rescue Department. We need people to answer calls. If we don't have people, we need to start recruiting. Piehl questioned Wilken if our response is good. Wilken thought most of the calls are answered. He stated that it does not matter how many people are on there. There is always the same eight to ten people that are answering the calls. Elliott said that this has been a concern of hers for a long time. When she saw the article in the newspaper, she called the clerk in regard it. Cadwell stated she is not sure who the information came from because she was not contacted for a member roster. Wilken stated that someone had to give them the information.

Elliott discussed reading the minutes from the last meeting. She was upset to learn that the clerk is leaving. Elliott feels that getting the employees good health insurance should be a priority for the next board. We need to take care of our employees so they stay. Wilken explained that they do pay a cash stipend for insurance every month. Elliott asked what the other towns are offering that are making our employees leave. Wilken thought that maybe they are providing a health insurance policy. Elliott asked Cadwell what enticed her to go to another town. Cadwell stated that she needs a health insurance policy for her children. Elliott expressed frustration with going through clerks. She feels that they just go to better jobs. Wilken pointed out that both of the towns on either side of us, are bigger in population and have more employees. It is hard to get a good package for employees when you only have two or three

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employees. It will cost the village a lot. If the town is willing to do it, he is all for getting an insurance policy. He is all for retention. He doesn't like hiring all the town. It costs the town a lot of money to train another employee. He stated that people have spoken out before about not wanting pay for the cost of benefits. He also explained that they just increased her salary a bit. He thought this would keep her. Wilken explained that Piehl knows that the office can be difficult at times. It has it's good and bad days. Wilken stated that there are perks here that the bigger cities don't offer. We try to be flexible with employees. It is not always greener on the other side of the fence. Mack explained that this isn't the first time this was discussed. This was discussed when he first got on the board. He said that there wasn't anyone working here that wanted the insurance. Wilken explained that Stewart and McClatchey don't need the insurance. Wilken stated that are looking into figuring this out. Elliott did mention that they gave the clerk a raise of \$1.50 and that did not keep her. Wilken explained that they are trying to get the clerk's wage up to what other villages of this size are paying their clerks. Elliott explained that she feels like Cadwell did a really good job in the office and she hopes the next clerk will do as good of a job.

Board of Adjustment Hearing

Discussion approve disapprove for variance for Parcel # 130392438

Wilken said that he spoke with Tweton and he will not be signing off on the building permit until a survey and property pins are marked. They are not able to move forward on the variance until the building permit has not been signed. Aberg expressed frustration in regard to attending a meeting for nothing. He asked why he was not contacted. Wilken explained that he had received the text until a little before the meeting. Aberg explained that not signing the building permit until the survey is completed is unnecessary. He owns a 10-acre plot of land. He is well within the setbacks. He said that the survey has been delayed due to COVID-19 but they should be out there sometime this week. He stated that he is only asking for the variance due to the building being delivered before the house materials. Wilken asked when his building is to be delivered. Aberg told him December 12, 2020. Wilken explained that there is still another meeting between now and then. Aberg explained that he has now attended three meetings to try to get things dealt with. Aberg said that he had spoken with Tweton early this week and did not understand why he was not told about it at that time. Wilken stated that his permit had only been turned in the day before. Aberg asked so know the issue is we don't know the property line? He is not asking for the property line. He is asking can he build his building before his building before his house because his building will be arriving on December 12, 2020. He will have all the stuff in line by that time. He is just asking for the variance to build his building before his home is built this spring. Wilken stated that the board can not approve a variance before the building permit is signed. Aberg stated that he is confused on the order in the way things go. He stated that he submitted two packets of information to the village. Wilken asked if he had a survey done at that time. Aberg explained that he was not told that he needed to get a survey done at that time. Cadwell explained that at the time they submitted there building permit, they turned in a survey from Cass County. McClatchey stated that the survey is from 2007. McClatchey said that is not the concern. The concern is that the pins have not been located on the property. McClatchey explained that what Aberg is stating is that no matter what the survey says I am in the constraints. McClatchey stated that he will talk with Tweton in regard to this tomorrow. McClatchey stated that he does not think that he knows where Aberg is placing the building. Aberg stated that there are flags out there now. McClatchey stated that Tweton had told him that the only thing that was out there where yellow flags. Aberg said that there are red flags out there now. Wilken stated there will need to property pins in place. McClatchey said he will relay the information to Tweton and he will get back to Aberg. He knows that the first thing that Tweton is going to want to see are the property pins. Aberg stated that his frustration is that when he spoke with Tweton earlier this week, he wished that all this had been disclosed. I am happy to get the information for you. He said that he is kind of acting as his own general contractor because he has one company installing the building and another company building the house. He said that he is not receiving guidance on what he should be doing and not doing. That is why he came to the board to request the variance. His building is arriving before the house. They had to redraw the plans for the house due to the cost of lumber. They are requesting a variance due to hardship. They will not start construction on the house until March or April. Now, sometime today, he finds out about the property pins. Aberg explained that if the board understood what he has gone through over the last six months they would understand. He just wished that someone would tell him what he needs to do that way he would have it done before the meetings. McClatchey stated that he would talk to Tweton tomorrow and explain the situation to him. It will still be up to Tweton. McClatchey explained that Tweton had not been out to the property until he received the building permit from Cadwell. Aberg thought that the survey from Cass County would have been sufficient enough to get a building permit approved. He didn't realize this would create an issue. He stated that on ten acres he is within the setbacks. He feels that his building will be around a 100 ft from the setbacks. He understands that there are guidelines that he will need to follow. He would like to do the right things. McClatchey stated that he would explain it to Tweton, but again it will be up to Tweton to make the final decision on the building permit. Aberg said that a surveyor will be out sometime this week. The stakes will be placed sometime this week. Aberg explained that his intent is to buy some additional land to the west. He explained that there are four or five parcels that make all that up. They will need to split one of the parcels. Aberg asked if those areas will need to be pinned too. Wilken asked if he would be building

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on it. Aberg stated that he would not. Wilken stated that if he is not building on it, it would not be an issue at this time. Piehl asked if Aberg if he had an issue with Cass County in regard to putting up a building before a house. She thought that they had a provision stating that you are not able to do that. Aberg explained that Cass County has something stating that your home has to be constructed within a year or eighteen months from your building being installed. He said that he understands the thought behind this. He stated that the home that he lives in has sold and now he is trying to figure out how to rent back his house for the next few months due to the delays that he has been facing due to COVID-19 and lumber prices. He said that there is a strong chance they will have to move into an apartment. Piehl stated that she just wanted to make sure that Cass County is aware of the situation. Wilken requested a change on the building permit height of the building. He said that according to the plans the side walls are 16ft and the permit stated 14ft. It will need to be corrected. Aberg stated that he will get it corrected.

Old Business

Discussion approve disapprove fee schedule

Wilken thought that maybe a workshop should be held to make changes to the fee schedule. Starr thought that maybe this should be tabled until the next board that come on. McClatchey explained that this is something that should be handled sooner than later.

Wilken made a motion to table the fee schedule. Piehl seconded the motion.

Aye-Wilken, Gerlach(teleconference), Starr (teleconference), Mack, Piehl Nay-None Motion tabled

New Business

Discussion approve disapprove Snell to Planning & Zoning Committee

Wilken made a motion to approve Snell to the Planning & Zoning Committee. Piehl seconded the motion.

Aye-Starr (teleconference), Mack, Gerlach(teleconference), Wilken, Piehl Nay-None Motion carried

Discussion approve disapprove Ahlman to Planning & Zoning Committee

Wilken pointed out that last time he was on the Planning & Zoning Committee he refused to work with people and resigned from his position with Planning & Zoning. He has a number of nuisance complaints in town on his property. Wilken feels his properties will need to be brought to code before allowing him to volunteer for any boards. Mack agreed. Gerlach agreed saying that if a person refuses to work with the other members previously, than there is not reason to reapprove him.

Wilken made a motion to disapprove Ahlman to the Planning & Zoning Committee. Mack seconded the motion.

Aye-Mack, Piehl, Starr (teleconference), Gerlach (teleconference), Wilken Nay-None Motion carried

Discussion approve disapprove hiring temporary clerk

Wilken stated that Kubik's wife is not interested in helping at this time. Cadwell agreed to come in on weekends and nights to train and keep the office running. Piehl thought the plan was to Cadwell train the new clerk. Wilken stated that it was. Piehl stated that if Cadwell is training the new clerk, it would make more sense to keep her than hire someone one to work temporarily. Wilken explained that he came in the other night and Cadwell showed him where things are at. Hopefully, he will be able to help out too. Cadwell asked what days they would like her to be here. Piehl feels that entering bills and getting things paid would be a priority. Cadwell explained that she is able to get a lot done on Tuesdays because the office is closed to the public. It she just works nights and weekends; she should be able to keep up most of the things in the office. Wilken stated that since we are not hiring a temporary clerk and keeping Cadwell to work on nights and weekends until the new clerk is hired, we do not need to make a motion.

Discussion approve disapprove purchase of sand/salt mix

Wilken made a motion to approve the purchase of a truck load of sand/salt mix. Mack seconded the motion.

Aye-Gerlach (teleconference), Starr (teleconference), Mack, Piehl, Wilken Nay-None Motion carried

Board Questions or Comments

Adjournment

Wilken made a motion to adjourn at 7:41PM. Piehl seconded the motion.

Aye-Gerlach(teleconference), Starr (teleconference), Mack, Wilken, Piehl Nay-None Motion carried