

MINUTES
KENESAW BOARD OF TRUSTEES MEETING AND PUBLIC HEARING
August 13, 2019 AT 7:30 P.M.

The Village of Kenesaw Board of Trustees held a regular board meeting and public hearing on August 13, 2019 at 7:30 p.m. in the Community Room of the Kenesaw Village Office, as was advertised. Board Members present: Teresa Uden, Sarah Kroos, Ronda Ehly, Lawney Knuth and Rene Colon. Members Absent: None Also present: Judy Mignery, Brad Slaughter, Jason Wagoner, Neel Keiser, Joe Stump, Lee Hemberger, Jane Hemberger, Laura Reiman, Henry Wilson, Henry Wilson Clerk: Cindy Kiefer. Maintenance: Jeff Edmondson.

1. **Call to Order:** Chairman Kroos called the meeting to order at 7:33p.m.
2. **Location of the OMAL:** Chairman Kroos gave notice of the location of the Open Meetings Act Literature to be on the south wall of the meeting room.
3. **Review/Approve Minutes of the Regular Meeting July 9, 2019:** Moved by Trustee Uden, second by Trustee Knuth to approve the minutes of the July 10, 2019 meeting. Roll call: Trustee Knuth-yea, Trustee Ehly-Absent, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
4. **Review/Approve Expenditures of July 2019:** Motion was made by Trustee Colon, second by Trustee Knuth to approve the July 2019 Expenditures as presented. Roll call: Trustee Knuth-yea, Trustee Ehly-absent, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
5. **Review/Approve Treasurer's Report for July 2019:** Moved by Trustee Uden, second by Trustee Colon to approve the July 2019 Treasurer's Report as presented. Roll call: Trustee Knuth-yea, Trustee Ehly-absent, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
6. *(agenda #15)* **Discuss/Approve: KVFD Stipend Pay** – Clerk Kiefer presented to the Board of Trustee's information with regard to the stipend pay for the KVFD volunteers, and noted that it has been multiple years since it had been reviewed, and asked if they wanted to have her provide updated information. The board requested her to do some research with other like volunteer departments as to their stipend pay. **TABLED** till more information.
7. *(agenda # 6)* **Open Public Hearing on Wayne Street, Street Improvement Petition** – Chairman Kroos opened the public hearing at 7:40 p.m. She stated the purpose of the hearing was to determine the sufficiency of the petition filed and the existence of the required facts and conditions relative thereto. This petition was filed by the residents of Wayne Street, Kenesaw, NE, as a request for street improvements at the cost of assessment to each frontage land owner on Wayne Street. Clerk Kiefer provided the information on the signatures of the petition, the total frontage footage, and the signed petition frontage footage. She noted that there were 2 signatures that could be called into question, however even without the calculation of those two homes in the footage the petition still has over the 60 percent required by state statute. There were no comments from the public on this petition.
8. *(agenda #7)* **Closed Public Hearing** on Wayne Street Petition at 7:43 pm.
9. *(agenda #8)* **Approve/Deny: Wayne Street Petition** – Motion made by Trustee Uden, and seconded by Trustee Colon, that the Wayne Street Petition for street improvements be approved as submitted. Roll call: Trustee Knuth-yea, Trustee Ehly-absent, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.

10. (agenda #9) **Review/Approve: Resolution 160-2019R** – *A Resolution for Side Walk Assessments on Smith Street.* Trustee Uden introduced Resolution 160-2019R and made the motion to approve Resolution 160-2019R, a Resolution of the Chairperson and Board of Trustees of the Village of Kenesaw, Nebraska, declaring its intent to levy special assessments against property located in Street Improvement District No. 2018-2 of the Village and giving notice of a Public Hearing with regard to the same. A date for the public hearing will be set for September 10, 2019 at 7:35 p.m. to take place in the Kenesaw Community Room located at 109 N Smith Ave, Kenesaw NE. Motion seconded by Trustee Knuth. Roll call: Trustee Knuth-yea, Trustee Ehly-absent, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
11. (agenda # 10) **Comments from the Public on Agenda Items:** - None
12. (agenda #11) **Discuss: Community Development – KCDC – Neel Keiser** - Neel presented that they have named the development “KCDC Development”. Neel requested that the Village submit a request for rezoning of the property named the KCDC Development through Adams County Planning and Zoning. This property is currently zoned Transitional Ag. After discussion with Neel, and Judy from Planning and Zoning, Trustee **Ehly made the motion to approve moving forward with a request to Adams County Planning and Zoning to rezone the Dan Kimle Property presented, a tract of land in the SE ¼ SE ¼ in Section 27, T8N, R12W, from Transitional Ag to Residential. The noted property will be purchased by Kenesaw Community Development Corp and named the KCDC Development.** Motion seconded by Trustee Knuth. Roll call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
13. (agenda # 12) **Review/Approve: Resolution 161-2019R** – A Resolution calling for the redemption and payment of the outstanding principal amount of Street Improvement District Bond anticipation notes, Series 2018. Trustee Ehly introduced Resolution 161-2019R and made the motion to approve Resolution 161-2019R as presented, on first reading, by title only. Motion seconded by Trustee Uden. Roll call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
14. (agenda #13) **Review/Approve: Ordinance OR 527-2019** – An Ordinance issuing Street Improvement District Bonds in the amount not to exceed \$655,000.00. Brad Slaughter presented information with regard to the purchase of the street improvement bonds, noting that the interest rates have dropped. After discussion regarding the total dollar amount worth of bonds to purchase, as well as the length of time on the bond, a **motion was made by Trustee Ehly and seconded by Trustee Uden to Approve Ordinance OR527-2019 on first reading by title only; AN ORDINANCE AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF GENERAL OBLIGATION PAVING BONDS, SERIES 2019, OF THE VILLAGE OF KENESAW, NEBRASKA IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$655,000.00 TO FINANCE CERTAIN IMPROVEMENTS IN THE STREET IMPROVEMENT DISTRICT NOS. 2018-1 AND 2018-2 OF THE VILLAGE; PROVIDING FOR THE FIXING AND ESTABLISHING OF OTHER DETAILS OF THE BONDS; PROVIDING FOR THE LEVEY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON THE BONDS AS THEY BECOME DUE; DESIGNATING THE BONDS AS QUALIFIED TAX EXEMPT OBLIGATIONS; ADOPTING CERTAIN POST-ISSUANCE TAX COMPLIANCE PROCEDURES WITH RESPECT TO THE BONDS; AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH; AND PROVIDING FOR THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.** As well as to set the bonds on a 15- year payment amortization. Roll call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.

15. *(agenda #14)* **Discuss/Approve: Municipal Code Codification** - Clerk Kiefer presented to the Board of Trustees that it has been a minimum of 7 years since the city's municipal code book has been recodified/updated. She presented to the board a quote from American Legal Publishing, making note that she had reached out to other companies for a quote and been told that because we did not have our original codification with them, that the cost would be significantly higher due to starting from scratch. The quote to codify all our ordinances/municipal code book, have digital code access, full statute updating, continued updating as new ordinances are passed, and availability to a data base of ordinance and resolution template options will cost \$6,970.00. This cost can be spread out over 2 budget years. After discussion, **A motion was made to approve the acceptance of the quote from American Legal for the services as presented, and to have Clerk Kiefer move forward with acquiring this service. Payment for 1-year plan or 2-year plan will be left up to the accountant when making the annual budget.** Roll call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
16. *(agenda #18)* **Discuss/Approve: Appointment of CRA** - Chairman Kroos presented that she had been presented with names of people who would be willing to participate on the Community Redevelopment Association (CRA). It was noted that the CRA is to be comprised of 5 total members with no less than 1 member being from the Village Board of Trustees. All members must be residents within the limits of the Village of Kenesaw. Trustee Knuth was nominated to sit on the CRA as the Board of Trustee representative. And he accepted. Motion was then made by Trustee Ehly and seconded by Trustee Uden to approve the appointments made by Chairman Kroos to the CRA: Lawney Knuth, Travis Sidders, Stephen Schneider, Sarah Bockstadter, David Jacobitz. Roll call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
17. *(Agenda #16)* **Discuss/Review: 2019-2020 Budget Workshop Review** - Joe Stump of AMGL -- Village Accountant Joe Stump presented the proposed 2019-2020 budget worksheets, and reviewed each department budget with the board. Discussion was noted with regard to whether or not budgeting for any CRA expense would be needed. As well as looking into what the board's restrictions/wishes are with regards to the Youth Projects Funds
18. *(agenda #17)* **Set Date for Budget Hearing for 2019-2020 Budget** - Motion was made by Trustee Ehly and seconded by Trustee Knuth to set the Public Budget Hearing for September 10, 2019 at 9 pm to take place at the Village of Kenesaw Community Room, 109 N Smith St., Kenesaw, NE. Publication to be made in the Hastings Tribune as well as posted in 3 locations in the town of Kenesaw. Roll call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
19. **Discuss: Flood Plain Manager** - Chairman Kroos presented to the board that with the addition of the Kenesaw being put on a FEMA Flood Insurance Rate Map (FIRM), that what originally looked like it might not be too much of an addition to the work load of the clerk, has actually turned in to a much larger responsibility and time use than had been planned for. This being said, Clerk Kiefer has provided her with information, stating that due to the increase of duties brought on as the Flood Plain Administrator, she is having a very hard time getting the other clerk and treasurer duties she was hired for done in a timely and correct manner. Clerk Kiefer provided information that showed the time it can take for one Building Permit and Development Permit request for a property located in the Zone A flood zone. She noted that the Village still needs to set their own process and requirements for the permitting process. There was much discussion about what was

and was not required for a Flood Zone Development Permit, as well as what type of development required a permit. Clerk Kiefer requested to the board that they look into finding someone else to be the Flood Plain Manager. The Board asked her to reach out to a couple of names noted to see if there was any interest in the position.

20. **Adjourn regular meeting at 10:48 pm**

21. **Next regular meeting** scheduled for September 10, 2019 at 7:30 pm/**BUDGET HEARING** September 10, 2019 at 8:00 pm.

Chairman

(SEAL)

Clerk/Treasurer

I, Cindy Kiefer, Clerk for the Village of Kenesaw, hereby certify that the preceding minutes are a true and correct copy of the proceedings had and done by the Chairman and the Board of Trustees of the Village of Kenesaw on August 13, 2019. These minutes were posted in three public locations in the Village of Kenesaw and the shortened version was published in the Hastings Tribune.

Clerk/Treasurer