

MINUTES
KENESAW BOARD OF TRUSTEES MEETING
July 10, 2018 AT 7:30 P.M.

The Village of Kenesaw Board of Trustees held a regular board meeting and public hearing on July 10, 2018 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, JR Pulver and Rene Colon. Members Absent: None Also present: Betty Bittfield, Connie Bittfield, Tom Weides, Dawn Miller, Cody & Megan Krous, Lee Hogan, Glen Larsen, Chuck Neumann, Dawna Witcomb, Neel Keiser, Dale Fearnot, Paul Weiler, Mike Engelhardt, Henry Wilson, Tonya Jensen, Shandra Uden. Clerk: Cindy Kiefer. Maintenance: Jeff Edmondson.

1. **Call to Order:** Chairman Kroos called the meeting to order at 7:30p.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 June 12, 2018:** Moved by Trustee Ehly, second by Trustee Uden to approve the minutes of the June 12, 2018 meeting with the correction of # 6 & 9 to reflect the vote of yea for Trustee Ehly. Roll call: Trustee Pulver-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
4. **Review/Approve Expenditures of June 2018:** Motion was made by Trustee Pulver, second by Trustee Ehly to approve the June 2018 Expenditures as presented. Roll call: Trustee Pulver-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
5. **Review/Approve Treasurer's Report for June 2018:** Moved by Trustee Ehly, second by Trustee Pulver to approve the June 2018 Treasurer's Report as presented. Roll call: Trustee Pulver-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
6. **Review/Approve: Central Nebraska Veteran's Memorial Donations -** Tom Weides presented the plans for the Central Nebraska Veteran's memorial in Kearney, and provided donation information should the board like to donate, and have the name of the town of Kenesaw added to the memorial on the list of donors. The board will look into the legalities of such a donation and then discuss further.
7. **Review/Approve: GALS Yearly Lease Agreement –** Clerk Kiefer presented the Lease agreement for GALS for the 2018-2019 year and stated that GALS has requested that they be allowed to have one more key for their employees for a total of 9. GALS has also requested the consideration of the replacement of the sink in their lunch room to a regular size sink instead of the bar size that is currently installed. Motion was made by Trustee Ehly and seconded by Trustee Pulver to amend the lease agreement to include 9 keys, and to have maintenance look into the possibility of a sink replacement. Roll call: Trustee Pulver-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
8. **Open Public Hearing on Street Improvement District No. 2018-2:** Chairman Kroos Opened Public Hearing for Street Improvement District No. 2018-1 at 7:46 p.m. – Comments were made from the residents' present. Superintendent Edmondson provided information to both Connie Bittfield and Tonya Jensen's questions regarding the side walk replacement on each of their properties. Superintendent Edmondson noted that the engineers stated that the side walk in front of Tonya Jensen's old gas station property will have to be replaced but there will be solid curb – no drive entrance. Tonya agreed that

she feels this is how it should be. He also provided to Connie that because the new sidewalk she just put in with the wheel chair access is not ADA standard, that the city will be replacing her side walk as well. No residents opposed.

9. **Close Public Hearing on Street Improvement District No. 2018-2:** Chairman Kroos Closed the Public Hearing at 7:56 pm
10. **Discuss:** Sewer and Water Connection Charges at 300 S Smith Ave., Kenesaw - Paul Weiler presented the board with the request to disconnect both the sewer and water lines at his property 300 S Smith Ave., Kenesaw. Paul stated that because this is a commercial property, and will be used for dry storage only, he does not have use for the services, and does not wish to pay for access to the services. After much discussion, a motion was made by Trustee Ehly and seconded by Trustee Uden to allow the disconnection and capping of both water and sewer services at 300 S. Smith Ave. Kenesaw, as well as the removal of the water meter because it is a commercial property with no service needs. Removal services are to be preformed by Paul Weiler of Hersh Digging, and over seen by Superintendent Edmonson. There will be no charges for removal unless Superintendent Edmondson has to provide labor services. Water and Sewer disconnection is not openly available and must be dealt with on a case by case basis. Roll call: Trustee Pulver-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
11. **Open Public Hearing on Use of the Village Auditorium located at 208 N Smith Ave., Kenesaw, NE:** Chairman Kroos Opened Public Hearing at 8:07 pm - Chairman Kroos presented to the public, that the board has been approached with the idea of possibly selling the Village Auditorium, and that they would like to have the residents input on the subject. The board noted to the residents that they did not have the funds to renovate the auditorium after the flooding damage and that there is mold and asbestos in the building. The board stated to the residents that they do not have any foreseeable use for the building. There was much discussion from the residents, mostly with regard to wanting to make sure that the building was made to be in good working order, and not allowed to become an eye sore for the town or a hazard for the town. One resident noted that they thought their may be some history to the building. The consensus of the residents, was in favor of putting the building to good use if there was a buyer that could do that.
12. **Close Public Hearing on Use of the Village Auditorium:** Chairman Kroos Closed the Public Hearing at 8:23 pm.
13. **Discuss/Approve Terms and Conditions for Property Sale-** 208 N Smith Ave., Kenesaw, NE.
 - a. Stipulation of Sale - See Terms and Conditions on Notice of Sale of Auditorium (Exhibit A)
 - b. Sealed Bid – to be turned into the Village Office.
 - c. Notice posted in 3 prominent places in the Village
 - d. Bids to be submitted by 5pm on July 23rd, 2018, and sale to take place at a special meeting scheduled for July 25th, 2018 at 7 pm at the Village Community Board Room, 109 N Smith Ave, Kenesaw. West Entrance.
14. **Approve: Resolution 143-2018** - Motion made by Trustee Ehly and seconded by Trustee Pulver, to Approve Resolution 143-2018 which states that the board, having no foreseeable future need for as such, deem the property at 208 N Smith Ave., Kenesaw, NE as surplus with a value of less than \$5000.00 due to the stipulation in the terms and conditions to require a proposed plan for renovation and usage. The terms and conditions for the sale of property by Legal Council (see attached Exhibit A) are accepted as presented with the addition that the proposal must be in writing and include a detailed plan for the renovation as well as the proposed use of the property. The use of the

property must also be within the guidelines and ordinances of the Village of Kenesaw and Adams County Planning and Zoning. Sale is to take place by Sealed Bid, and all bids are due by 5pm pm July 23rd, 2018 to the Village Clerks office. The Sealed bids will then be opened and read aloud at a special meeting of the Village Board of Trustees on July 25th, 2018 at 7:00 p.m., at which time all bids will be reviewed for possible sale of the Auditorium. Roll call: Trustee Pulver-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.

15. **Comments from the Public:** *Due to the nature of many of the topics on tonight's agenda, Chairman Kroos opened the floor for any possible comments from the public. No Comments were given.*
16. **Discuss:** Constitution Avenue, Elm to Pine & BNSF Railroad Crossing – Adams County Road/Bridge Committee. Trustee Pulver presented to the County Road/Bridge Committee his concerns with the letter and pictures of the crossing given to the Kenesaw Board from Dawn Miller on behalf of the Adams County Road/Bridge Committee with regard to the BNSF Railroad Crossing at Constitution Ave, Kenesaw dated April 5, 2018. Trustee Pulver provided to the board and the County Road/Bridge committee pictures taken by himself with Superintendent Edmondson in the road grater at the same crossing noting a large difference from the pictures previously provided by Dawn with respect to the road graters ability to cross those tracks. After much discussion regarding the condition of the crossing, and the maintenance of the Constitution Ave., between Elm and Pine, in Kenesaw, the County committee stated that they would like to remove themselves from the care of that stretch of road way and would be willing to turn all lane mile for that part of the road over to the Village of Kenesaw, if the Village would be willing to assume the responsibility for the care of the road. It was agreed that an interlocal agreement would need to be drafted and approved by both parties. It was agreed that it would be the responsibility of the County to initiate the interlocal agreement as they are the ones removing themselves from the care of that stretch of road way. There was also discussion about the Street Improvement District 2018-1 in Kenesaw which includes 42nd Street, a county/village shared road. Dawn Miller requested information on the improvement costs, as the county is to share in that expense. Superintendent Edmondson will provide that information to her. No votes were taken at this time, as there was only the verbal agreement to initiate the Interlocal Agreement for Constitution Ave.
17. **Review/Approve:** Adams County Emergency Management Plan – Dawna Whitcomb. Dawna presented the updated AC Emergency Management Plan, noting that there were not changes to the plan other than the up date in people, positions, and contact information.
18. **Approve: Resolution 142-2018.** A Resolution to provide for the coordinated response to a disaster or emergency in Adams County. A motion was made by Trustee Ehly and seconded by Trustee Uden to Approve Resolution 142-2018. Roll call: Trustee Pulver-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
19. **Approve:** Midget Football practice on Baseball Field – Motion was made by Trustee Ehly and seconded by Trustee Pulver to allow the Midget football team of Kenesaw to practice on the Village baseball field providing they have proper certificate of insurance. Roll call: Trustee Pulver-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
20. **Review:** NeRWA – Water/Sewer Rate Study - Clerk Kiefer presented that she had had Randy Hellbusch from Ne RWA come during June 2018 to do a new water/sewer rate study since we are 1 year post beginning the use of the water meter billing system. She

provided his written report and recommendations to the board which stated that at this time he does not think that their needs to be much change, noting that when we move our billing from a cash basis to an accrual basis this next year, he will reanalyze the numbers to see if a change needs to be made. Motion was made by Trustee Pulver and seconded by Trustee Ehly to make a donation to NeRWA in the amount of \$500.00 for their help in our water and sewer departments. Roll call: Trustee Pulver-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.

21. **Discuss:** *Property at 203 N Brooks Ave. Kenesaw, NE* - Clerk Kiefer provided to the board the information provided by the title search on the property as well as information from legal counsel regarding this property. After review and discussion, a motion was made by Trustee Pulver and Seconded by Trustee Ehly to make an offer on the Property of \$500.00 with noting that there may be issues with the title, and that the Village will assume that responsibility. Roll call: Trustee Pulver-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
22. **Discuss/Approve:** Student-Athlete Sponsorship for Stephen Duffy - Clerk Kiefer presented that Stephen Duffy has contacted the Village office requesting an advertising sponsorship for his wrestling team at Concordia. This would be an online calendar of events for the wrestling team and sponsors will have their name and logo attached to the calendar where a link would then bring the viewer to the sponsors business website. After discussion a motion was made by Trustee Ehly and seconded by Trustee Uden to support our local resident Stephen Duffy with a \$150 sponsorship for the Concordia Wrestling team, contingent on the approval from the Village accountant on any legalities with regard to such sponsorships. Roll call: Trustee Pulver-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
23. **Unfinished Business:** None at this time.
24. **Special Meeting Scheduled for July 25th, 2018 at 7 pm** at the Village Community Room
25. **Adjourn regular meeting at 9:35 pm**
26. **Next regular meeting** scheduled for August 14, 2018 at 7:30 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 July 10, 2018. 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