

**MINUTES
KENESAW BOARD OF TRUSTEES MEETING
March 10, 2020 AT 8:00 P.M.**

The Village of Kenesaw Board of Trustees held a regular board meeting on March 10, 2020 at 8:00p.m. in the Community Room of the Kenesaw Village Office, as was advertised. Board Members present: Ronda Ehly, Sarah Kroos, Lawney Knuth, and Teresa Uden. Members Yea: Rene Colon. Also present: Sam Reinke-SPPD, Jeff Palik-Olsson, Jane Hemberger, Theresa Powell, Lee Hemberger, John Ciemnoczalouski, Judy Mignery, Adams County Planning and Zoning, Janet & Gary Lytton, Travis Sidders, Neel Keiser, Josh Randall, Dale Fearnot, Lacey Mack, Neal Katsberg, Mark Utter, Henry Wilson, Shon Lieske-Attorney, Kyle Overturf-AMGL. Clerk: Cindy Kiefer. Maintenance: Jeff Edmondson.

1. **Call to Order:** Chairman Kroos called the meeting to order at 8:04 p.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 February 11, 2020:** Moved by Trustee Uden, second by Trustee Knuth to approve the minutes of the February 11, 2020 meeting. Roll call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Uden-yea, Trustee Colon-yea. No opposed. Motion carried.
4. **Review/Approve Expenditures of February 2020:** A motion was made by Trustee Ehly, second by Trustee Uden to approve the February 2020 Expenditures as presented. Roll call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
5. **Review/Approve Treasurer's Report for February 2020:** Moved by Trustee Colon, and second by Trustee Uden to approve the February 2020 Treasurer's Report as presented. Roll call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
6. **Open Public Hearing: Amendment to the Redevelopment Plan (KCDC Development)**-opened at 8:06.
 - a. **Amendment Review/Recommendation-CRA** – Andrew Willis-Attorney, presented the additions to the Redevelopment Plan, noting that the amendment is for the 14 lots that have been platted, and providing the recommendation notice from the Kenesaw LCRA for approval of the amendment.
 - b. **Comments/Questions from the Public:** After the presentation of the Amendment to the Redevelopment plan, Andrew Willis answered questions from the board and the public. Infrastructure including water, sewer and streets will be installed up front for all 14 lots. They will not be installing things as the lots are sold.
7. **Close Public Hearing: Amendment to the Redevelopment Plan (KCDC Development) hearing closed at 8:26 pm**
8. **Review/Approve/Deny: Resolution 173-2020R – A resolution approving an amendment of the redevelopment plan for the Village of Kenesaw – KCDC Subdivision** After review of proposed resolution and receiving a recommendation for approval from the Kenesaw LCRA a Motion was made by Trustee Ehly and seconded by Trustee Knuth to Approve Resolution 173-2020R on First Reading by Title only -- A

- resolution approving an amendment of the redevelopment plan for the Village of Kenesaw – KCDC Subdivision Roll Call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried
9. **Review/Approve/Deny: Resolution 174-2020R – A Resolution Approving the Form of the Redevelopment Agreement and Authorizing the Limited Community Redevelopment Authority to enter into said agreement.** – Andrew Willis – Attorney, presented to the board the redevelopment agreement reviewed and approved by the Kenesaw LCRA, between the Kenesaw LCRA and KCDC. Andrew noted changes in the agreement that had been originally presented to the board for approval. Changes took place at **Section 3.02 Issuance of TIF Indebtedness**. Andrew read into the record the changes to subsection, A, B, C, E and F. As well, as changes to the name “CRA” to be entered as “LCRA”. After discussion with the board on these changes, a Motion was made by Trustee Ehly and seconded by Trustee Knuth to Approve Resolution 174-2020R on First Reading by Title only, with the amended changes to Section 3.02 and name change from “CRA” to “LCRA” as presented by Andrew Willis and read into the record, on the recommended approval vote from the Kenesaw LCRA -A resolution of the Board of Trustee of the Village of Kenesaw, Nebraska, Approving the Form of the redevelopment agreement and authorizing the Limited Community Redevelopment Authority to enter into said agreement. Roll Call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
10. **Review/Discuss: SPPD Contract – Sam Reinke** - Sam presented the annual report for 2019. No notable changes to the report, or changes to the contract moving forward.
11. **Update/Discuss: Wayne Street Project Q & A – Jeff Palik of Olsson’s** provided an overview of the street paving project for Wayne Street. Board members and residents’ questions were answered during this time. Palik noted that though the residents had petitioned for a 40’ wide street, engineering of drive way grades, and drainage grades would not allow for more than a 36’ wide street. He provided information on storm sewer drainage that will need to be placed on part of the street. The project will be done one full lane half of the street at a time, and that residents will be able to park on the opposite side of the street while their side is under construction. He requested that residents whose side of the street is not being worked on, would park only in their driveways, leaving room for the residents on the other side of the street a place to park. Garbage will maintain normal pick-up; cans just need to be brought to the non-construction side of the street. The project window is to be no more than a 6-week time frame, any time between June 1, 2020 and Sept 7, 2020. Residents will be notified by door hanger of when project will begin, and be provided contact information for the engineering team. Residents who would like sidewalks installed during this time, may choose to contract that directly with the contractor at the time of service. All sidewalks will be due and payable directly to the contractor on their terms. The bond for the street project will be placed over a 15-year payment schedule, but may be payed off earlier if the resident chooses. (interest will accrue) The price per frontage foot has increased from the original estimate, due to driveways and storm sewer drainage cost increases.
12. **Review/Accept/Reject: Wayne Street Paving Bid Award – Jeff Palik, Olssons** – Palik presented that we had held a sealed bid opening on March 9, 2020 at 10 am at the Village Office/Community Room as was advertised. Two bids were received. Palik present both bids to the board. After review and discussion, a Motion was made by Trustee Ehly and seconded by Trustee Uden to Award the project bid for Wayne St., Street Improvement District 2019-1 to Werner Construction, in the amount of \$299,559.10. Roll Call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried

13. **Discuss: Storm Drain at 710 E Larae – Lawney Knuth** - Lawney presented that he had had a request from the resident to take a look the storm draining issues at the end of E Larae and this request was passed on to Jeff Edmondson. Jeff Palik presented that he had been contacted by our Village Superintendent to look into this, and that he does see that we have a problem with the flow of the storm water and it is causing erosion. He stated that after examining the issue, he feels that his best recommendation as the street superintendent is to install a concrete flow line that feeds the storm water to the drain properly, in an effort to stop the current erosion problem. The board requested Superintendent Edmondson to move forward with the installation as recommended by Palik.
14. **Review/Discuss: Smith Street Speed Concerns** – Jeff Palik presented to the board that due to the criteria required by a speed study looking for the option to add a stop sign on Smith Street, that Kenesaw will not obtain the results needed to grant such. Criteria being: abundance of cross street traffic, continuous increased speed throughout the day, accidents on record etc. Palik suggested that the board look into things such as: request increased county enforcement and speed flashers. Jeff will look into the seeing if he can barrow/rent a speed flasher sign. Clerk Kiefer will again contact the Adams County Sheriff's department and request an increase of enforcement.
15. **Open Public Hearing: 1 & 6 Year 2020 Street Plan opened at 9:47 pm** - Jeff Palik of Olssons provided information on the projects that were completed in 2019 that had been on the one-year and the six-year plan noting that all of the one year plans had been completed, and that only 2 items are left on the six-year plan - Wayne Street and 5th Ave. - (Elm St. to Kenesaw Blvd. Concrete parking aprons with curb and gutter on west side). His proposal for 2020 on the one-year plan is Wayne Street and Estey Street, and for 5th Ave. will continue on the six-year plan. There were not notable comments from the public on the proposed plan.
16. **Close Public Hearing: 1 & 6 Year 2020 Street Plan- at 9:53pm**
17. **Review/Approve/Deny: Resolution 172-2020R – 1 & 6 Year 2020 Plan for Streets – Motion was made by Trustee Ehly and seconded by Trustee Knuth to Approve Resolution 172-2020R on First Reading by Title only, -A Resolution of the Board of Trustees of the Village of Kenesaw, Nebraska, Approving the General one and six year Plan for Streets as amended by public hearing** Roll Call: Trustee Knuth-yea, Trustee Ehly-yea, Trustee Kroos-yea, Trustee Colon-yea, Trustee Uden-yea. No opposed. Motion carried.
18. **Review/Discuss: Annual Financial Audit Report – Kyle Overturf, AMGL** - Kyle reviewed with the board the September 30, 2019 fiscal year annual audit report. He presented to the board that the had worked to move all assets into departments so as to see a truer profit and loss per department, and thus the numbers are largely different from last years audit. He reviewed the standing with their findings. He noted that the Village is in good standing with their funds at this point, but that they will continue to monitor to keep appropriate profit and loss margins. There were no extreme notable finding to report. He noted that the Village is doing well with it's accounting practices and should continue as such. A full copy of the audit report is on file at the Village clerks office.
19. **Review/Discuss/Recommend Action: Nuisance Properties**
 - a. **413 W Poplar St.** – Chairman Kroos presented on behalf of the Health and Sanitation committee, that the committee had gone and observed the property and that with the condition that the burnt trailer is in, the recommendation from the committee is that the trailer be removed immediately and the property be returned to its original grade. Attorney Lieske for the Village, requested that

Clerk Kiefer provide to him the contact information for the trailer and the property owner, and that his office will being legal procedures for abatement.

- b. 606 N 5th Ave** – Chairman Kroos presented that the Health and Sanitation committee had reviewed the complaints on this property as well as a site visit. Kroos noted that most all of the complaint concerns listed have now been taken care of, and so no action is required from the Board of Trustees.
- 20. Floodplain Administrator** – The board reviewed the job description for a floodplain administrator and requested Clerk Kiefer to post and advertise a position for employment of a Floodplain Administrator.
- 21. Adjournment:** Motion by Trustee Ehly second by Trustee Uden at 10:39 p.m. No opposed. Motion carried. Next meeting is scheduled for April 14, 2020 at 8:00 p.m.

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 March 10, 2020. 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