

REGULAR MEETING OF THE CHAIRPERSON AND BOARD OF TRUSTEES OF
FAIRMONT NEBRASKA

August 14, 2017

The Regular meeting of the Fairmont Village Board of Trustees was convened in open and public session on Monday, August 14, 2017 at 7:00 p.m. at the Fairmont Village Hall, 635 6th Ave., Fairmont NE. Notice of the meeting was given in advance according to proper notification by posting of meeting notice at Heartland Bank-Fairmont Branch, U.S. Post Office and Fairmont Village Hall. Chairperson Donald A. Moses called the meeting to order. Clerk/Treas. Linda Carroll recorded the minutes. Board members present upon roll call were: Jack D. Slocum, Selina J. West, Aaron T. Fintel, David R. Seggerman and Chairperson Moses. Visitors to the meeting were: Skip Radke, John Hughes, Charley Campbell Janet Zuhlke, Bonnie Gangstad, Patt Lentfer, Derek Betka, Tammy Thompson, Jeff Ross, Lynn West, Dan Slocum and Steve McLeish. Chairperson Moses noted that a copy of the Open Meetings Act was posted in the council meeting room for public inspection and review. Slocum moved and Fintel seconded to approve the minutes of July 10, 2017, July 18, 2017 and August 10, 2017 Board meetings. Voting aye: Slocum, Fintel, West, Seggerman and Moses. Motion approved. June 30, 2017 Treasurer's Report was placed on file.

PUBLIC FORUM

Skip Radke visited with the board regarding the water & sewer extension to Casey's Convenience Store. His concerns: 1) Village board should have a public forum on the project at the Legion; 2) People in town need input on the project; 3) Send a letter out with electric bills to notify people of the project; 4) Doesn't believe anyone will ever build by water & sewer extension; 5) Inquired if fire hydrants were included in the project; 6) Lot of money. Chairperson Moses state the board would be taking action on funding of the project at this meeting and the project is being advertised for bids.

JOHN HUGHES, FAIRMONT BUILDING INSPECTOR

Fairmont Building Inspector John Hughes, reviewed the Structural Condition Assessment which he conducted of the Family Market building, along with a site observation completed by Jason Suelter, Vector Structural Design. Items discussed: 1) Roof; 2) Main structure; 3) Limestone foundation; 4) Back northwest corner; 5) North wall; 6) Restroom; 7) If village were to own building would need to bring up to code; 8) Some electric work; 9) Furnace and air conditioner; 10) Approximate cost for upgrades could be between \$40,000 - \$50,000; 11) Tax Increment Financing (TIF) may be possible for project – Mike Bacon, Village's TIF attorney could be contacted.

TAMMY THOMPSON

Family Market grocery store owner Tammy Thompson attended the meeting via speaker phone. Items discussed: 1) Tammy stated the individual looking to operate the Kenesaw Store was interested in purchasing the inventory and equipment of the Fairmont store; 2) The Community Development Corp in Kenesaw is purchasing the Kenesaw store building; 3) Village Attorney Charley Campbell informed the board a) Lease/Purchase Agreement could be entered into between the board and person who plans to operate the grocery store binding him to operator the grocery store and set out terms to purchase store building from the village through the lease/purchase; b) Downside to purchase grocery store building would be if the store fails the

village would be left owning the building and no grocery store; c) Public funds can be used to purchase the building and then a lease for the building would provide for monthly lease payments; 4) Tammy felt operator would be interested in rent to own; 5) Perspective owner will be contacted to meet with board, John Hughes and Village Attorney Charles Campbell.

FILLMORE COUNTY DEVELOPMENT CORP (FCDC)

Derek Betka, FCDC Board member and Patt Lentfer, Executive Director of FCDC requested the village's continue support to FCDC in the amount of \$3,000 for the upcoming village budget and highlighted some projects in Fillmore County. West moved and Fintel seconded to allow \$3,000 for FCDC in the upcoming 2017-2018 village budget. Voting aye: West, Fintel, Slocum, Seggerman and Moses. Motion approved.

PUBLIC HEARING – USDA RURAL DEVELOPMENT FUNDING

Chairperson Moses opened a public hearing at 8:10 p.m. to receive comments regarding financial assistance in the amount of \$340,000 with the extension of the sewer line to Casey's Convenience Store. There were no public comments received during the open hearing. Chairperson Moses closed public hearing at 8:30 p.m.

JEFF ROSS, INNOVATIVE CONTRACTING

Parking area east of swim pool and broken side walk panels

Board reviewed proposal for parking area and sidewalk repair in the amount of \$35,825. Higher cost because of cost to remove the existing asphalt. Proposal priced is valid until September 17, 2017. Village maintenance could remove asphalt and this would reduce the price. No board action was taken on the proposal

Swim pool park restrooms

Board reviewed proposal for split block exterior structure for approximately \$60,000 - \$64,000 depending on awning and village would be responsible for the sewer tie in. Proposal price is valid until September 17, 2017. No board action was taken on the proposal.

ORDINANCE #17-513 USDA SEWER REVENUE BOND IN THE AMOUNT OF \$196,000

Seggerman introduced ORDINANCE #17-513, moved its adoption and suspending the statutory rule requiring reading on three different days: AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SEWER REVENUE BOND, SERIES 2017, OF THE VILLAGE OF FAIRMONT, NEBRASKA, IN THE PRINCIPAL AMOUNT OF ONE HUNDRED NINETY-SIX THOUSAND (\$196,000) FOR THE PURPOSE OF CONSTRUCTING ADDITIONS AND IMPROVEMENTS TO THE SANITARY SEWER SYSTEM OF THE VILLAGE, PRESCRIBING THE FORM OF SAID BONDS; PLEDGING AND HYPOTHECATING THE REVENUES AND EARNINGS OF THE SANITARY SEWER PLANT AND SYSTEM OWNED BY THE VILLAGE FOR THE PAYMENT OF SAID BONDS, ENTERING INTO A CONTRACT ON BEHALF OF THE VILLAGE WITH THE HOLDER OF SAID BONDS; PROVIDING FOR THE SALE OF THE BONDS; AUTHORIZING THE DELIVERY OF THE BONDS TO THE PURCHASER; PROVIDING FOR THE DISPOSITION OF THE BOND PROCEEDS AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM and Moses seconded. Voting aye: Seggerman, Moses, Slocum, West and Fintel. Motion approved.

Moses moved and Slocum seconded to pass and adopt Ordinance #17-513. Voting aye: Moses, Slocum, West, Fintel and Seggerman. Motion approved. Ordinance #17-513 passed and adopted.

ORDINANCE #17-514 ORDINANCE FOR SEWER LINE INTERCEPTORS

Moses introduced Ordinance #17-514, moved its adoption and suspending the statutory rule requiring reading on three different days: AN ORDINANCE OF THE VILLAGE OF FAIRMONT, NEBRASKA TO AMEND CHAPTER 3, ARTICLE 2 AND TO ENACT SECTION 3-216 TO PROVIDE FOR THE INSTALLATION OF INTERCEPTORS FOR HANDLING OF WASTE MATERIALS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE FOR AN EFFECTIVE DATE and Fintel seconded the motion. Voting aye: Moses, Fintel, Slocum, West and Seggerman. Motion approved. West moved and Slocum seconded to pass and adopt Ordinance #17-514. Voting aye: West, Slocum, Fintel, Seggerman and Moses. Motion approved. Ordinance #17-514 passed and adopted.

PROPOSAL FROM MOBILITY MOTORING FOR FAIRVIEW MANOR

The board reviewed a proposal from Mobility Motoring ,Omaha NE for a 2016 Dodge Van in the amount of \$39,835. Fintel moved and West seconded to authorize Fairview Manor Administrator Tami Scheil to accept the proposal dated July 27, 2017 from Mobility Motoring for a 2016 Dodge Van in the amount of \$39,835. Voting aye: Fintel, West, Slocum, Seggerman and Moses. Motion approved.

CLAIMS

(Claims Abbreviations: Eq, Equipment; Ex, Expense; Ma, Maintenance; Mi, Mileage; Misc, Miscellaneous; Re, Repairs; Sa, Salaries; Se,Service; Su, Supplies; Ut, Utilities; CI, Capital Improvement; Tif, Tax Increment Financing: Moses moved and Slocum seconded to pay the following claims: AFLAC-Sa\$884.74;AMERITAS-Sa\$2,000.48;ASSURITY-Sa\$28.42;AQUA-CHEM-Re\$224.85;ACCO-Su\$267;BARCO-Su\$843.86;BLACK HILLS-Ut\$266.35;BLUE CROSS/BLUE SHIELD-Sa\$6,678.10;BRODY CHEMICALS-Su\$182.45;BURTON-Ut\$55; CASEY'S-Ex\$197.44; COAST TO COAST SOLUTIONS-Su\$138.33;COMPLETE MERCHANT SERVICE-Se\$32.30;CUMMINS-Re\$2,111.83; DATA TECH COMPUTERS-Re\$249.95;DUTTON-LAINSON-Su\$779.12; EAKES OFFICE-Su\$172.69;EFTPS-Sa\$3,990.90;FAIRMONT LIGHT & WATER-Ut\$4,271.53;FARMERS COOP-Ex\$1,031.12;FIRST CONCORD GROUP, INC-Sa\$430.44;FIRST NATIONAL BANK-Ex, Ma, Misc, Re, Se, Su, \$3,102.46;FILLMORE CO. REGISTER OF DEED-Se\$20; GRANT BUILT LOGISTICS, LLC-Ex\$874.16; GOSPER COUNTY SENIOR CTR-Ex\$202;HEARTLAND BANK-Se\$30.56; HOMETOWN LEASING-Ex\$115;IIMC-Ex\$185;JIM DEJUNGE-Ex\$200;JEO-Se\$9,241.75;JOHN HUGHES HOME-Se\$450; KOPCHOS-Ut\$50;LEAGUE OF NEBR. MUN.-Ex\$2,143;MARC-Su\$486;MOMAR-Su\$3,227.60;MADISON NATIONAL LIFE-Sa\$38.34;MIGHTY MO'S BBQ SAUCE-Su\$40; NATIONWIDE INS.-Ex\$100;NEBR. HEALTH LAB-Se\$410; NEBR. POWER REVIEW BOARD-Ex\$64.79;NEBR. PUBLIC POWER DIST-Ex\$73,144.47; NEONLINK-Se\$62.80 ONE CALL LOCATES-Se\$19.20;PAYROLL-Sa.\$25,791.10; \$PERENNIAL-Ex\$2,029.50; PIEPER NEIMAN-Se\$275; PIEPER's-Re\$7.85;PIEPER'S POTTYS-Ex\$110;PITNEY BOWES-Su\$122.38;PLATTE VALLEY COMMUNICATIONS-Ex\$89;PULLIAM PLUMBING INC-Re\$35;PROCESS MEASUREMENT CO.-Su\$103.06; STATE OF NEBR. DEPT OF REV.-Ex

& Sa\$4,062.39; TAYLOR LAWN SPRINKLERS-Re\$1,578; THE NEBR. SIGNAL-Ex\$177.34; US CELLULAR-Ut.\$91.16; U S POST OFFICE-Ex\$201; UTILITIES SECTION LEAGUE OF NEBR. MUN.-Ex\$446; WAGNER DECORATING-Ex\$430; WINDSTREAM-Ut\$750.45; ZITO MEDIA-Ut\$131.55; BOND FUND-HEARTLAND BANK-int.\$12,238.75; Voting aye: Moses, Slocum, West, Fintel and Seggerman. Motion approved.

CORRESPONDENCE

Board reviewed the following correspondence: 1) Items for Community Connections Newsletter; 2) July 2017 Fairmont Aging Services minutes and financials; 2) Response from Governor Pete Ricketts regarding Memorandum of Agreement between the Drinking Water Program from the Nebr. Dept. of Health & Human Services to the Department of Environmental Quality.

OLD BUSINESS

Swim pool Park Restrooms

Trustee Fintel reviewed a proposal from Ayers and Ayers Inc. in the amount of \$ 110,303 for the swim pool park restrooms. No board action was taken on the proposal.

MARSHAL REPORT

Marshal Steve McLeish reviewed monthly police report: Items discussed: 1) Radar Feedback Variable Message Sign – Marshal McLeish will look for a grant for this piece of equipment; 2) Nuisance abatement for storage containers in a residential area – Village Attorney has filed a complaint in Fillmore County Court; 3) Trustee Seggerman stated he had received a complaint from a resident regarding a neighbor's dog barking – Marshal McLeish will contact resident and Village Attorney on this issue.

UTILITY SUP. REPORT

Utility Sup. Lynn West reviewed monthly maintenance report. Items discussed: 1) Diffuser for water hydrant flow and pressure testing for approximately \$800- general consensus was to purchase diffuser– begin program of flushing dead end lines once a month and flush all lines annually; 2) Sewer jet –a) repairs for old sewer jet would be approximately \$5,600; b) Sewer jet price proposal from Nebr. Environmental Products for demonstrator used jetter of approximately \$57,000; c) Proposal from Johnson Service Company for an annual sewer maintenance cleaning program – 3 year plan of \$6,662/yr. will be placed into the 2017-2018 budget; 3) Resolution #2017-08 Sale of JD Sickle mower – Seggerman moved and Fintel seconded to pass and adopt RESOLUTION #2017-08 authorizing the sale of the JD Sickle Mower by sealed bids at the September 11, 2017 meeting with no minimum bid. Voting aye: Seggerman, Fintel, Slocum, West and Moses. Motion approved. Resolution #2017-08 passed and adopted.; 4) White rock on gravel roads that have heavy truck traffic – no action taken.

CLERK REPORT

Linda Carroll, Clerk/Treas. reviewed monthly report. Items discussed: 1) Game & parks grant for restroom – small grant funds available and scoring is based on projects which provide physical recreation; 2) Bid opening for Lagoon modifications and Casey's water & sewer extension is scheduled for September 6th at 11:00 a.m.; 3) Budget workshop meeting date needs to be set; 4) Article from NMPP Energy regarding solar panels & net metering; 5) Tim Crowl offered for \$600.00 to transport, setup and take down three(3) 20' x 30' tents to provide a

shaded area for individuals coming to Fairmont to view the eclipse - board felt this would be an unnecessary expense.

PAYMENT ARRANGEMENT

There were no payment arrangements.

ADJOURNMENT

Seggerman moved and Slocum seconded to adjourn the meeting at 9:45 p.m. Voting aye: Seggerman, Slocum, West, Fintel and Moses. Motion approved.

The next Regular Meeting will be Monday September 11, 2017 at 7:00 p.m.

DONALD A MOSES Chairperson

LINDA J. CARROLL, CMC
Clerk/Treas.