

VILLAGE OF HADAR

(402) 379-1720

www.thevillageofhadar.com

Minutes of: Regular Village Meeting

Place: Hadar Community Hall

Date: May 14, 2018

Time: 7:30 pm

Submitted by: Ami Stubben-Goetsch **Title:** Clerk

Board Members Present: Richard Lutz, Sidney Sudbeck, Robert Wehrer, Val Riedel and Gene Schwede. Others Present: Jerome Woockman, Carol Lutz, Mike Mayfield, Robert Huntley, Gary Schuett, Matt Johnson, Doug Strope, Maria Strope, Jason Furman and Jeffrey Hrouda

Lutz called meeting to order. Roll call taken: Lutz, Sudbeck, Wehrer, Riedel and Schwede in attendance. Lutz informed public as to current copy and public accessibility of Open Meetings Act. Motion made by Wehrer to accept April minutes as written, second by Riedel. All in favor. Motion carried. Stubben-Goetsch read the official treasurer report for April. Motion made by Sudbeck to accept April official treasurer report, second by Riedel. All in favor. Motion carried.

Old Business: Two utility tractors were available outside the community building for review. Comparable bids were reviewed as well as discussion regarding possible leasing opportunities. Further discussion was tabled until June meeting.

New Business:

Lutz read Resolution #051418: The following resolution was introduced by Riedel, who moved its adoption, seconded by Sudbeck,

WHEREAS, the Village of Hadar, Nebraska is a political subdivision duly organized and existing under the laws of the State of Nebraska with its boundaries wholly within the County of Pierce, Nebraska ("Hadar"); and

WHEREAS, Hadar is the owner of the tract of land legally described per Warranty Deed recorded as Instrument No. 200801061 and legally described on Exhibit "A", which Exhibit is attached hereto and made a part hereof by reference ("Premises"); and

WHEREAS, Hadar has deemed it be necessary and desirable to sell the Premises; and

WHEREAS, the total fair market value of the Premises is the sum of \$86,180.00; and

WHEREAS, the Hadar Rural Fire Protection District is a Nebraska political subdivision duly organized and existing as a fire protection district under the provisions of Section 35-501, et seq., of the laws of the State of Nebraska, with its boundaries wholly within the County of Pierce, Nebraska ("District"); and

WHEREAS, District is interested in acquiring the real estate for the purpose of constructing, maintaining, and operating a Fire Station thereon and all accessory uses thereto as is authorized under the provisions of Section 35-501, et seq., of the laws of the State of Nebraska. Said District indicated a willingness to purchase the Premises for the fair market value thereof in the amount of \$86,180.00 and

WHEREAS, Hadar is a political subdivision and a "public agency" within the meaning of Section 17-503(6) of the laws of the State of Nebraska; and

WHEREAS, District is a political subdivision and a “public agency” within the meaning of Section 17-503(6) of the laws of the State of Nebraska; and

WHEREAS, the Board of Trustees of Hadar have deemed it in the best interest of Hadar to sell the Premises to the District for the sum of \$86,180.00 and

WHEREAS, Hadar needs to continue possessing the Community Center located upon the above described Premises after closing. Accordingly, it will be necessary to enter into a Lease Agreement with the District which will permit Hadar to continue to possess the Community Center for Village purposes in the same fashion as Hadar utilized said Community Center prior to closing, upon terms and conditions acceptable to both Hadar and District until such time as the old Fire Station in the Village is remodeled to the extent that the Community Center on the Premises will no longer be needed by Hadar.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Hadar, Pierce County, Nebraska, that Hadar authorize and direct the sale of the Premises to the District, for the sum of \$86,180.00, in “AS IS” condition, with the closing to be scheduled for on or before the 11th day of June, 2018, conditioned on the lease of the Premises after closing as set forth herein.

BE IT FURTHER RESOLVED, that since both the Village and District are public agencies within the meaning of the provisions of Section 76-503(6), the provisions found in Section 17-503(2), (3) and (5) of the laws of the State of Nebraska shall not apply.

BE IT FURTHER RESOLVED, that the Chairperson of Hadar, namely, Richard Lutz, be, and hereby is authorized to execute the Purchase Agreement for the Premises for and on behalf of Hadar and otherwise be authorized to take all action necessary in order to facilitate the intent of Hadar to sell the Premises, including the execution of a Warranty Deed and the closing documents associated therewith.

BE IT FURTHER RESOLVED, that Hadar authorize and direct the lease of the Premises with the District for the Community Center located on the Premises after closing to the effect that Hadar can continue to possess the Community Center located on the Premises for Village purposes in the same fashion Hadar utilized said Community Center prior to closing, upon terms and conditions acceptable to both Hadar and District, until such time as the old Fire Station in Hadar, Nebraska is remodeled to the extent that the Community Center on the Premises is no longer needed by Hadar.

BE IT FURTHER RESOLVED, that the Chairperson of Hadar, namely, Richard Lutz, be, and hereby is authorized to execute a Lease Agreement for the Community Center located on the Premises for and on behalf of Hadar, until such time as the old Fire Station in Hadar, Nebraska is remodeled and the Community Center is no longer needed by Hadar and otherwise be authorized to take all action necessary in order to facilitate the intent of Hadar to lease the Community Center on the Premises, including the execution of the Lease and any other documents associated therewith.

Roll call vote take: Wehrer, yes; Sudbeck, yes; Schwede, yes; Riedel, yes; Lutz, no tie, no vote. Motion carried ATTEST: Ami Stubben-Goetsch.

Passed and approved this 14th day of May, 2018.

Jason Furman was present and discussed his building plans. Furman and his uncle would like to build two structures on their lot. Tabled until the June council meeting so that the zoning board could review and make sure they are not violating state statutes.

The Public Hearing for Linda Pohlman was rescheduled for June due to a family emergency. A few questions were brought up inquiring what her building plans were. Lutz shared that Pohlman planned to rezone from R1 to R3 which means no larger than a duplex. Access to the back of the property was discussed as well as sewage and residential wells. Community members were encouraged to attend the public hearing in June.

Department Updates: Lutz reminded the council that he is cleaning the community building/fire hall and his wife is only helping with renting out the buildings and she does not receive payment for this. Carol brought up a concern about a large amount of toilet paper missing from the fire hall. Also discussed the women's restroom at the community building and how it needs a commercial toilet seat as it slides and was made for a commercial grade seat. Lutz will talk to Arlen Gall about replacing toilet seat. Discussion took place about playground equipment at the park. A drain hole will be drilled into the red slide to prevent water puddles from forming. Lutz inquired about possibly getting an additional baby swing at the park. For now the baby swing at the community building will be moved to the park. Wehrer indicated there would be five Keno scholarships coming up this fall. Cat tail problem was discussed. The village will order chemicals from the Rural Nebraska catalog to try and curb the cat tail problem. Wehrer gave an update on the Bargain Buyway stating there were 16 vendors total. The event will be held April 26, 27 and 28 for 2019. Vendors were pleased with the location and event.

Elkhorn Valley Bank-General Fund: Receivable: Camper Pad Rental \$132.00; Community Building Rental \$375.00; Fire Hall Rental \$155.00; Pierce County Treasurer \$2,765.08; Pierce County Treasurer \$12,558.97; State of NE (May Hwy Allocation) \$2,658.65; State of NE (MFO Disbursement) \$32,395.00 **Payroll:** Richard Lutz \$152.38; Gene Schwede \$541.74; Ami Stubben-Goetsch \$553.00; Sidney Sudbeck \$210.73; Val Riedel \$110.82; Robert Wehrer \$27.70 **Payable List:** Beck, Craig (street repair) \$41,724.18; Cable One \$66.08; Century Link (Community Building) \$79.51; Century Link (Fire Hall) \$60.76; EMC Insurance \$1,088.68; ERPPD \$952.30; EVB-Sewer Fund \$450.00 (loan repayment); Floor Maintenance \$159.09; IRS (payroll tax) \$787.96; John's Disposal \$190.00; Lutz, Rich (reimburse: Echo Electric) \$100.07; Meisinger Oil \$30.68; Menards \$34.32; MFO Disbursements \$32,395.00; One Office Solution \$63.21; Pierce County Leader \$28.00; QHA Cleaning (CB) \$100.23; QHA Cleaning (FH) \$89.68; Schroeder Landscaping \$500.00; Scott Marks Electric \$144.64; Schwede, Gene \$24.00 **Elkhorn Valley Bank-Keno Fund: Receivables:** Keno Process Commissions \$1,706.18 **Payable List:** Beck, Craig (Park) \$658.00 **Elkhorn Valley Bank-Sewer Fund: Receivables:** ERPPD Sewer Collections \$1,758.20; EVB General Fund Loan Repayment \$450.00 **Payable List:** ERPPD Electric \$110.00; ERPPD Sewer Billing \$387.00; Pollard Plumbing \$935.63 **EVB-CD:** Balance \$22,330.75 **Midwest Bank-Flex CD-General:** Balance \$67,772.17 **Midwest Bank-Flex CD-Keno:** Balance \$84,613.86 **Midwest Bank – Sewer Money Market:** \$34,580.97 **Hadar Playground Fund:** \$600.00.

Motion made by Riedel to approve the payable lists for May, second by Sudbeck. All in favor. Motion carried. Motion made by Sudbeck to adjourn meeting at 9:29pm, second by Riedel. All in favor. Motion carried. Next regular meeting is on Monday, June 11th at 7:30 pm at the Village Community Hall, which is open to the public. An agenda for such meeting is kept continuously current and available for public inspection at the Village of Hadar office.

/s/ Richard Lutz
Chairman

/s/ Ami Stubben-Goetsch
Village Clerk