

VILLAGE OF HADAR

(402) 379-1720

www.thevillageofhadar.com

Minutes of: Regular Village Meeting

Place: Hadar Community Hall

Date: June 11, 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: Mark Stepp, Linda Pohlman, Jeff Shermer, Carol Lutz, Rob Huntley, Mike Christiansen, Gary Schuett, Jerome Woodckman, Mike Mayfield, Craig Meierhenry, Jason Furman, Robert Seegebarth 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 May minutes as written, second by Sudbeck. All in favor. Motion carried. Stubben-Goetsch read the official treasurer report for May. Motion made by Riedel to accept May official treasurer report, second by Schwede. All in favor. Motion carried.

Old Business:

Lutz read Ordinance #061118: The following Ordinance was introduced by Riedel, who moved its adoption, seconded by Sudbeck,

AN ORDINANCE CONFIRMING THE SALE OF REAL ESTATE BY THE VILLAGE OF HADAR, PIERCE COUNTY, NEBRASKA

WHEREAS, the Village of Hadar, Pierce County, Nebraska has an ownership interest in real estate legally described on Exhibit "A" attached hereto; and

WHEREAS, the Purchaser, Hadar Rural Fire Protection District, is a Nebraska political subdivision duly organized and existing as a fire protection district under provisions of Section 35-501, et seq., of the laws of the State of Nebraska, and it is a "public agency" under the terms of section 17-503(6) of the State of Nebraska; and

WHEREAS, on May 14, 2018, the Village of Hadar, Pierce County, Nebraska, by Resolution No. 05-14-18, deemed it necessary and desirable to transfer its ownership interest by sale of the above described real estate to Purchaser, Hadar Rural Fire Protection District, a Nebraska political subdivision, and it was determined that the total fair market value of said real estate was \$86,180.00; and

WHEREAS, on May 14, 2018, the Village of Hadar, Nebraska, by Resolution No. 05-14-18, authorized and directed the sale of the ownership interest of the Village of Hadar, Nebraska in said real estate to the Hadar Rural Fire Protection District for the cash consideration of \$86,180.00 to be paid in full at closing; and

WHEREAS, confirmation of the sale and closing thereon was scheduled for the 11th day of June, 2018 at 7:00p.m. at the regularly scheduled monthly meeting of the Board of Trustees of the Village of Hadar, Pierce County, Nebraska; and

BE IT NOW ORDAINED by the Chairperson and Board of Trustees of the Village of Hadar, Pierce County, Nebraska;

Section 1. Transfer. The Village of Hadar, Pierce County, Nebraska, hereby confirms the sale and transfer of the real estate legally described on Exhibit "A" to the Purchaser, Hadar Rural Fire Protection District, for the consideration set forth in the Resolution No. 05-14-18 adopted May 14, 2018 in the sum of \$86,180.00 to be paid on this date.

Section 2. Deed. The Chairman of the Village of Hadar, Pierce County, Nebraska, is hereby authorized to execute and deliver a Deed to the Purchaser, Hadar Rural Fire Protection District, for the real estate legally described on Exhibit "A", upon receipt of the full purchase price from said Purchaser in the sum of \$86,180.00

and the sale be, and hereby, is confirmed.

Section 3. Effective Date. This Ordinance shall take effect and shall be in full force from and after its passage, approval, publication or posting as required by law.

Motion was made to by Sudbeck to read Ordinance by title only and waive the 2nd and 3rd readings. Seconded by Riedel. 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 11th day of June, 2018.

The deed will be filed by the attorney. The check was written from the Farrell Heckman Estate and presented to the Village of Hadar for the sale of the building. Lutz and Rob Huntley will talk to insurance carrier. Lutz and Huntley will get together to finalize lease agreement on the community building and fire hall so that it remains available for public rental. It was also agreed upon to move playground equipment from community building to the park.

Discussion took place from the last meeting regarding either purchasing or leasing a new utility tractor. Receiving the government cash price discount rate only applies to purchasing and not leasing. Bids for discounted purchase price were received and reviewed. Bids were received from Dinkel's on a New Holland Powerstar 75 which includes a mechanical self-leveling loader with a cash price (with all discounts applied) of \$54,400. Dinkel's also presented a bid for a New Holland Powerstar 90 which included a mechanical self-leveling loader with a cash price (with all discounts applied) of \$64,000. Bids were received from Deere & Company for a John Deere 5075E Utility Tractor with a 520M Loader for a cash price (with all discounts applied) of \$47,061.02. A bid from Deere & Company for a John Deere 5085E Utility Tractor with a 520M Loader with cash price (with all discounts applied) of \$58,959.28. Lastly a bid from Deere & Company was received for a John Deere 509E Utility Tractor with a 520M Loader with a cash price (with all discounts applied) of 61,177.38. A motion was made by Sudbeck and seconded by Schwede authorizing Lutz to purchase the John Deere 5085E if it was still available or go with the next model up if the 5085E was unavailable. All in favor. Motion carried.

Jason Furman and Craig Meierhenry were present to discuss the lot split on their property to build two structures. Each lot needs to meet a minimum of 5 acres. Surveyor will check easement to get onto property as they are one behind the other. Then can vote on lot split in order to issue a building permit.

New Business:

A motion was made by Riedel to go into executive session at 7:50pm, seconded by Sudbeck to discuss employee issue. Motion made by Riedel, seconded by Sudbeck to close executive session at 8:20pm. All in favor. Motion carried.

Board decided to rent the buildings for the Bargain Buy Way at full rental rate and to have each vendor sign a rental agreement.

Motion made by Wehrer, seconded by Sudbeck to open up Public Hearing at 8:30pm for Linda Pohlman to rezone Parcel #700015512. The request was to rezone 55411 ST HWY 13, Norfolk, NE from residential-1 to residential-3. The community was asked if they had any questions or feedback. Pohlman discussed her plans for rezoning to place 14-15 lots that are large enough to build a duplex on. Discussion from community members took place in regards to well, proper drainage, proper alley access for utility maintenance, fire trucks, garbage trucks, etc. The board informed the public that the subdivision has not yet been created. Further discussion on these topics will be tabled until engineering plans are presented to the board by the developer. Roll call vote take: Wehrer, yes; Sudbeck, yes; Schwede, yes; Riedel, yes; Lutz, no tie, no vote. Motion carried ATTEST: Ami Stubben-Goetsch. Motion made by Riedel to close public hearing at 9:31pm. Second by Sudbeck. All in favor. Motion carried.

A building permit was received from Justine Siebrandt for a storage shed on her property. Discussion took place regarding a note from the zoning board regarding location of propane tank in proximity to storage shed placement. Motion made by Riedel and seconded by Schwede to approve building permit #061118. All in favor. Motion carried.

Motion made by Riedel to approve Joe Lynch and Taylor Zautke as members of the Hadar Rural Fire Department upon approval from the Hadar Rural Fireman Board, second by Wehrer. All in favor. Motion carried.

An application for construction of a new street was submitted by Rich and Carol Lutz. The request was for Park Drive and will meet width of existing road at Ash Street. Motion made by Sudbeck, seconded by Riedel to approve application #061118. All in favor. Motion carried.

Mark Stepp was present and asked about repairing the street by his house, 874th Road. Riedel will put up a speed limit sign of 25mph to try to slow down traffic on that road. He will also fill in holes with the old tar that is left from patching Old Hadar Road. Stepp was informed that there isn't any money for further repair of 847th Road in the 2018 Street Budget

Department Updates:

Keno scholarships were briefly discussed with a reminder that transcripts must be submitted. Sudbeck has placed aqua pellets in the lagoon to try to take care of the cat tails. Schwede replaced belt on the tractor. The Fireman's Annual BBQ will be held on August 11th.

Elkhorn Valley Bank-General Fund: Receivables: ATV License \$40.00; Building Permit \$20.00; Camper Pad Rental \$42.00; Community Building Rental \$75.00; Fire Hall Rental \$225.00; Heckman Trust (Sale of Community Building) \$86,380.25; Pierce County Treasurer \$5,297.29; State of NE (June Hwy Allocation) \$3,289.68 **Payroll:** Richard Lutz \$156.99; Gene Schwede \$635.30; Ami Stubben-Goetsch \$553.00; Sidney Sudbeck \$176.10; Val Riedel \$233.18; Robert Wehrer \$57.71 **Payable List:** Cable One \$66.08; Century Link (Community Building) \$80.68; Century Link (Fire Hall) \$61.97; EMC Insurance \$1,088.67; ERPPD \$935.47; EVB-Sewer Fund (paid off sewer loan) \$40,375.73; Hometown Auto \$966.16; John's Disposal \$190.00; Meisinger Oil \$213.60; Menards \$46.17; Norfolk Implement \$206.83; Pierce County Leader \$197.55; Postmaster \$62.00; QHA Cleaning \$79.13; Town & Country Insurance \$200.00 **Elkhorn Valley Bank-Keno Fund: Receivables:** Keno Process Commissions \$1,162.89 **Elkhorn Valley Bank-Sewer Fund: Receivables:** ERPPD Sewer Collections \$1,750.52; EVB General Fund Loan Repayment \$40,375.73 **List:** ERPPD Electric \$110.00; ERPPD Sewer Billing \$387.00; One Call Concepts \$3.78 **EVB-CD:** Balance \$22,330.75 **Midwest Bank-Flex CD-General:** Balance \$67,772.17 **Midwest Bank-Flex CD-Keno:** Balance \$84,764.52 **Midwest Bank – Sewer Money Market:** \$34,614.02 **Hadar Playground Fund: \$800.00** (Includes Youth Recreation Donation from NNPPD 2017 & 2018 \$200.00)

Motion made by Wehrer to approve the payable lists for June, second by Sudbeck. All in favor. Motion carried. Motion made by Riedel to adjourn meeting at 9:40pm, second by Sudbeck. All in favor. Motion carried. Next regular meeting is on Monday, July 9th 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