

VILLAGE OF CLEARWATER, NEBRASKA MINUTES OF REGULAR MEETING NOVEMBER 13, 2023

The Board of Trustees of the Village of Clearwater met for a regular meeting Monday, November 13, 2023 at 7 p.m., in the fire hall meeting room. Meeting opened at 7 p.m. Notice of meeting was given in advance by publication in *Summerland Advocate-Messenger*, was posted at US Post Office in Clearwater, Clearwater Market, and Cornerstone Bank-Clearwater and was given to board members prior to meeting. Public was informed of location of Open Meeting Act poster.

Present: Kelly Kerkman, Marsha Hart, Cody Kester, Brian King, Jeff Schlecht. Others present: Clerk Angie Hupp, Economic Development Director Lauren Sheridan-Simonsen, Maintenance Operator Troy Behnke, Attorney Kyle Petersen, Reporter LuAnn Schindler, Librarian Kathy Feusse, Leigh Alexander from CDS Inspections, Bill Kester, Sandy Kester, Steve Stearns, Bobbi Pettit from Five Rule Rural Planning and Sheriff Bob Moore.

Motion by Kester, seconded by Hart, to approve minutes of the October 9, 2023 regular meeting as presented. Voting aye: Kester, Hart, Kerkman, King, Schlecht. Voting nay: none.

Motion by Hart, seconded by Schlecht, to approve the treasurer's report as presented and place on file. Voting aye: Hart, Schlecht, King, Kester, Kerkman. Voting nay: none.

Motion by Hart, seconded by King, to approve survey plat to split lot for duplex units at 105 and 107 Nebraska St., legal description of Lot 7, Block 11, Village of Clearwater, Antelope County, Nebraska. Voting aye: Hart, King, Schlecht, Kester, Kerkman. Voting nay: none.

Motion by Kester, seconded by Schlecht, to approve application CLRWTR-01 to purchase 107 Nebraska St. and application CLRWTR-02 to purchase 105 Nebraska St. for the amount of \$140,000 each. Voting aye: Kester, Schlecht, King, Kerkman, Hart. Voting nay: none.

Motion by Kester, seconded by Hart, to approve NAHTF drawdown #6 payment of \$28,000 to each approved applicant purchasing the duplex units, to be used as homebuyer assistance using NAHTF grant funds. Voting aye: Kester, Hart, Kerkman, King, Schlecht. Voting nay: none.

Motion by Kerkman, seconded by Kester, to approve NAHTF drawdown #6 payment of \$7,000 to CDS Inspections and Beyond for housing management services using NAHTF grant funds. Voting aye: Kerkman, Kester, Hart, King, Schlecht. Voting nay: none.

Motion by Hart, seconded by Schlecht, to approve requesting an amendment to the NAHTF grant funds budget of \$2,000 in unused housing assistance to be moved to new construction. Voting aye: Hart, Schlecht, King, Kester, Kerkman. Voting nay: none.

Motion by Hart, seconded by Kester, to approve DTR drawdown #4 payment of \$127.50 to NENEDD for administration services using DTR grant funds, and \$15,955.00 to Five Rule Rural Planning for planning services using \$14,359.50 in DTR grant funds and \$1,595.50 in local match funds. Voting aye: Hart, Kester, King, Schlecht, Kerkman. Voting nay: none.

Discussion held regarding status of lagoon funds paid by USDA. After inspection by Miller & Associates and Angie Hupp, there appear to be some invoices that have not been reimbursed. There are also remaining grant funds, as well as funds from CDBG and SRF that were supposed to be expended but weren't. According to Bill Kester from Cornerstone Bank, they were told at the beginning of the project that any interest paid by the Village during the project would be reimbursed by USDA after completion. After employment turnovers, interest began being reimbursed during the project, however, most of it appears to have been taken out of the Village's interim loans, meaning the Village will be paying interest on the interest for the next 40 years. B. Kester suggested looking for paperwork stating USDA would pay the interest at the conclusion of the project. Kyle Petersen will look into auditors and present the information at the December meeting.

Economic development report presented.

Maintenance report presented. Kerkman presented idea of helping elderly residents with trash totes during the winter. Board members agreed Troy could do that if anyone called the village office for assistance. Discussion held regarding request by Clearwater Historical Society to find out if it was possible to move the power pole that sits in front of the museum to one side or the other. ERPPD gave quote of \$525.63.

Motion by Kerkman, seconded by Kester, to approve paying ERPPD to move the power pole to the agreed-upon location approximately 15 feet west of the current location at a cost of \$525.63. Voting aye: Kerkman, Hart, Kester, King, Schlecht. Voting nay: none.

Before leaving, Sandy Kester, realtor for Taylor Realty and Steve Stearns, clarified that the survey plat for the duplex lot split would be signed and delivered to the Antelope Co. courthouse the next morning.

Leigh Alexander from CDS Inspections told the board she'd be willing to present a free seminar to community members in Clearwater and Neligh, informing them about asbestos, lead and radon issues and proper procedures.

Sheriff's report presented. No hours were given. Discussion held regarding Sheriff's suggestion at court to get help from board to assist with clean-up of 307 Montana St. Frustrations and concerns were expressed that it is difficult to enforce local ordinances without support from the courts.

Motion by Kerkman, seconded by Schlecht, to extend an offer of help to 307 Montana St. to clean the property with Sheriff Moore contacting the property owners. Voting aye: Kerkman, Schlecht, King, Kester, Hart. Voting nay: none.

Kerkman let the board know mediation with the property owners of 207 Colorado St. had been scheduled for Nov. 10, 2023 but was canceled due to illness. The Nebraska Mediation Center will be rescheduling.

Library report presented. Approximately 34 people attended a door-hanging fundraiser this month. The library received a \$1,000 grant from ERPPD to be used for flooring. The telehealth room needs to be completed by Dec. 15, 2023. Kerkman asked if an extension was possible. Lauren Sheridan-Simonsen stated

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one had been available but based on discussions with LuAnn Schindler and Steve Stearns, she recently told the Foundation that awarded the grant that the project would be completed on time and felt it was in bad taste to ask for one now. Kerkman said he spoke with librarian Kathy Feusse and made a few suggestions for changes to the remodel that could affect the telehealth room. There is only one bid from the first round of requests for bids that has never been opened. Kerkman stated it needed to be opened so the project could move forward. Schindler said one of the reasons it hadn't been was because the library was unsure what portion of the remodel and front wall replacement the village would be paying for. It was suggested that a few people involved in the project meet Friday at the library, finalize a remodel plan and decide how much the village should pay for. Once the plan is finalized, a new request for bids can be published.

No park report presented.

Clerk report presented.

Motion by Kerkman, seconded by Hart, to approve paying Maria Swanson \$20/hour with a one-hour minimum to be the Village's Spanish interpreter when needed. She will be required to keep a log of hours to present for payment. Voting aye: Kerkman, Hart, Kester, King, Schlecht. Voting nay: none.

Motion by Hart, seconded by Schlecht, to approve The Waterhole's special liquor license for an event at The Office on Dec. 13, 2023.

Bobbi Pettit from Five Rule Rural Planning updated the board on the DTR planning project and presented renderings and ideas that were shown to the community at wing night on Nov. 8. The next step is community surveys. They hope to complete the plans by March, with time for the village to apply for the DTR funding grant of up to \$400,000.

Unfinished business presented. None of the board members were able to attend the November county commissioners' meeting to discuss the status of the streets and culvert the county has given over control to the village. They will ask to be on their December agenda.

New business presented. Due to the school's Christmas concert, the December meeting will be moved to Wednesday, Dec. 13 at 7 p.m.

Discussion held regarding day and time for meetings next year, as well as village engineer and street superintendent options to be voted on at the December meeting.

Dave Timm will be resigning from the CORE board at the end of the year. The village board will need to find a replacement for the three-year term beginning in 2024.

Kerkman mentioned the continually eroding creek edge on the lagoon land. Hupp has made multiple attempts to get information from Miller & Associates and will try again.

Motion by Kerkman, seconded by Kester, to approve claims and payroll. Claims: \$120,524.71; wages: \$7,020.04. Voting aye: Kerkman, Kester, Hart, King, Schlecht. Voting nay: none.

General Checking

City of Neligh, srv, 4,492.77; Beringer Tax & Accounting, srv, 70.00; Quill, sup, 89.54; WEX Bank, fuel, 176.44; Precision IT, srv, 36.00; Farmers Pride, sup, 218.73; Rueter's, sup, 181.40; CNA Surety, ins, 875.00; Dinkel Implement, sup, 11,750.00; NNTC, util, 168.90; ColdType Publishing, adv, 112.50; ERPPD, util, 1,240.09; Black Hills Energy, util, 1,246.49; DWs Heating & Air, rpr, 85.00; Jarecki Sharp Petersen, lgl, 699.60; Antelope Co. Sheriff, srv, 1,302.25; Economic Savings, tnfr, 2,475.08; General Savings, tnfr, 2,475.08; Neb. Dept. of Revenue, tx, 1,381.88; EMC Insurance, ins, 4,106.68; Payroll, pay, 5,877.42.

Water/Sewer Checking

Sargent Drilling, srv, 800.00; NDEE – Public Water Operators, lic, 115.00; Miller & Associates, srv, 500.00; Clearwater Market, sup, 34.17; One Call Concepts, Inc., srv, 7.58; ERPPD, util, 772.67; US Post Office, srv/sup, 161.90; Bud's Sanitary Service, srv, 2,773.00; Neb. Dept. of Revenue, tx, 576.19; Water/Sewer Savings, tnfr, 3,000.00.

Economic Checking

Nebraska Main St. Network, dues, 300.00.

Grant Checking

Five Rule Rural Planning, srv, 15,955.00; NENEDD, srv, 127.50; CDS Inspections & Beyond, srv, 7,000.00; Kala Kruger and Tri-County Bank, grant, \$28,000.00; Garret Allemang and Heritage Bank, grant, \$28,000.00.

Library Checking

Clearwater Market, sup, 45.20; Petty cash, cash, 94.24; Amazon, sup, 78.43; Payroll, pay, 1,142.62.

Credit Card

Amazon, library sup, 78.43.

Motion by Schlecht, seconded by Kester, to enter executive session to perform employee evaluations at 9:07 p.m. Voting aye: Schlecht, Kester, King, Hart, Kerkman. Voting nay: none.

Motion by Kester, seconded by Schlecht, to exit executive session at 9:23 p.m. Voting aye: Kester, Schlecht, King, Hart, Kerkman. Voting nay: none.

Motion by Hart, seconded by Kerkman, to adjourn the meeting. Voting aye: Hart, Kerkman, Kester, King, Schlecht. Voting nay: none. Meeting adjourned at 9:23 p.m.

Chairperson Kelly Kerkman

Clerk Angie Hupp