

## VILLAGE OF DUNCAN BOARD MEETING

**April 13<sup>th</sup>, 2023 7:00 PM – Village Hall, 906 8<sup>th</sup> Street, Duncan, NE 68634**

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The monthly board meeting of the Village of Duncan Board of Trustees was called to order at 7:00 PM by Chairperson, Nick Wagoner. The Chairperson publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was held in the Village Hall. Board members present were: Steve Langton, Nick Wagoner, Jerusha Ratcliffe and Joe Boruch. Lance Denbo was absent. Also in attendance, was Thaine Saunders, Todd Paczosa and Michael Hoback(AGLM), Village Staff: Michelle Schindel and Don Reves. Marianna Evans was absent. Wagoner asked if there were any non-agenda items that the public would like to bring to the attention of the Board. None noted. Wagoner then continued with the agenda.

### **Unfinished Business:**

**Water Project Easement Negotiation (Thaine & Peg Saunders)** Saunders presented his version of a map that he came up with as an alternative route for the water line that would avoid his and Paczosa's properties altogether. He stated that it would give the isolation without shutting down the whole town. Boruch asked Reves if he had seen this map. Reves responded that he had not. Saunders then handed a copy to Reves. Saunders stated that this route would give the pressure and volume and cost a lot less money and be a lot simpler. Reves reminded the Board that the last re-route we were quoted on will cost the Village \$30k. Saunders stated he thought this was a bad plan to start with and not to make more mistakes. He felt it was all 'ram-rodged' and 'rushed through'. He felt the Board should have thought of all considerations before taking someone's land. Saunders stated that he was told that Paczosa was going to develop his land and build houses so he (Saunders) thought he had no choice where the line was being placed. However, Saunders stated, 'He (Paczosa) had no intention of building houses, so I changed my mind'. Reves, Saunders and the Board discuss Saundser's route idea and Reves stated that it would include running lines parallel to each other and that is not good planning. Wagoner pointed out to Saunders that this project has already been engineered and approved. He stated Saunders should have come to the Board earlier, during the planning stage, if he had a problem. Saunders reported he was at the water conference and that the Board changed the plans without his knowledge. Reves stated that they had not changed it. It had been the same as originally approved by Saunders when he walked his property with Reves and the engineer and discussed the best place to place the line. Saunders then asked the Board if they had heard his other concerns and proceeded to report that he worries the trees will die. Reves stated they would not kill any of his trees. Saunders stated if they died they could fall onto his garage. He stated if the roots are all cut off, they won't have anything holding them in the ground. Reves assured the Board the only roots that may possibly be cut would be the tiny end roots that are pencil thin. Paczosa state that 'if the only reason you aren't doing this route is because you have already spent \$30k, then it doesn't make sense'. He reported that he received the Village letter and stated that it asked him to call. He reported that 'when you want something from someone, you don't ask them to call you. You call them'. Reves reported that he had attempted calling and texting Paczosa several times over the last several months and was not getting a response and that was why the letter was sent. Reves also noted that Paczosa only spoke to him once on the phone initially, then did not respond to any future communication. Wagoner and the Board decide to go physically look at the land and where the lines are and the new will go. Reves reported to the Board that the only reason the approved plans are where they are is because he had been told by both Saunders and Paczosa, in the past, that they may someday develop their land. And that the engineer plans were most beneficial to the landowners in that case. Langton suggested seeing the different proposals physically without looking at a map before a decision is made. The Board agreed.

### **New Business:**

**Audit Report (Michael Hoback-accountant AMGL)** Hoback presented to the microphone and introduced himself. He verified that the Board members had their copy of the audit report that his company sent. He proceeded to go through the audit report with the Board. After the report, he stated that even though the Village had a deficit in the water category, that it could be explained by the projects. He felt that would look better next year. He reported that the sewer was a positive this year. He stated that it is recommended that more people are involved with the handling of the money. However, he knows the Village is like other villages and have only so many employees. He recommended that the board members pay attention and look at the bank statements etc.

He stated that the Village has a good cash reserve and the levy is extremely low. Hoback stated he believed the Village is doing well. He stated that the Village has a lot of projects going on so we will see next year. No further report.

**Superintendent Job Update** Wagoner reported that Doug Michalak had accepted the position as the new Utility Superintendent for the Village of Duncan. He reported that the pay negotiated (with prior Board Approval) was \$27/hr. until he is certified, and then will be \$29/hr. He agreed on \$350/pay period insurance stipend. He will begin on April 24<sup>th</sup>. All other benefits will be discussed at future meetings.

**Cell Phone for Zoning Administrator** Reves reported that since he would be staying on as the Zoning Administrator, that it may be necessary for him to keep his cell phone and number. So that residents know how to get ahold of him. He stated, if Machalak wants to keep his current cell phone, the Village could possibly give him a cell phone stipend. At least until Reves is no longer employed by the Village. The Board agreed that would be necessary. Reves will be the only certified water operator until Machalak gets certified anyway. He would need to know if alarms go off at the water treatment building.

### **Departmental Reports:**

**Utilities** Reves stated he would call JEO tomorrow and show the Board members the option for the water line that Saunders suggested. Reves stated that Saunders and Paczosa were both going to develop their properties. And, if they are suddenly changing their minds because of this water line easement, then the Board should think about coming up with an agreement, ordinance or something for future Boards and employees to know that if they do ever develop and build homes, they should have to pay all expenses to get water and sewer to their property. In our ordinance now, the Village is responsible for getting water/sewer to the property and the developer runs lines from the homes to the main. Reves suggested making them pay for their water mains if they are demanding we change our engineering plans (adding tens of thousands to our total cost) to include avoiding their properties so that they don't have easements.

**Parks & Rec.** Reves reported that Dahlberg said he would get Reves a list of materials he needs to put the shade structure up. Reves reported he believed it was 60lbs of concrete and bolts etc. Reves reported that he will be receiving \$2k in concrete and boards for the ball diamond. Reves has been soliciting donations from local businesses and believes he will shortly have the entire amount to fund the upgrade.

**Planning & Zoning** Reves reported he has not heard any update from Steve Lloyd on the housing development.

**Clerk Report** no report.

**Treasurer Report & Updates—Approval of Bills** Schindel requested that the Board re-initial an amended monthly recap from last month. She stated that there was only one small change of a couple of dollars and showed them where and why that was. The Board re-INITIALED the amended monthly recap. Schindel handed out monthly recap reports to the board. The board reviewed all bills. *A motion to approve all bills as reported was made by Boruch, second—Ratcliffe. Voting aye—Langton, Wagoner, Ratcliffe and Boruch. Voting nay—none. The Chairman carried the motion.*

All meetings are open to the public and a current agenda for said meetings will be posted and available for public inspection at the office of the Village Clerk, Post Office, T-Bone 2 and the Village website on the Thursday prior to the meeting. The next meeting will be on **May 8, 2023 at 7:00 PM**. Being no other business, adjournment was made by Wagoner at 8:07p.m.

Minutes recorded and submitted by: Marianna Evans (Clerk)