**VILLAGE OF DUNCAN BOARD MEETING**

**& PUBLIC HEARINGS**

**July 10th, 2017**

**7:00 PM – VILLAGE HALL**

**906 Eighth Street – Duncan NE**

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The regular meeting of the Village of Duncan Board of Trustees was called to order at 7**:**00 PM by Chairperson Dustin Schaefer. 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 being held. Schaefer assured that everyone present could hear the proceedings. Board members present were Schaefer, Paige Young, Chris Staroscik, Josh Dahlberg and Joe Boruch. Also in attendance were Village Staff: Don Reves, Stephanie Laska and Mari Evans. Visitors were: Jeff & Michelle Oppliger and Matt Wenske. The Pledge of Allegiance was recited by the board. Prior meeting minutes were reviewed by the board. *A motion to approve the minutes was made by Dahlberg, second—Young. Vote was as follows: voting aye-Staroscik, Young, Schaefer, Dahlberg and Boruch. Voting nay--none. The Chairperson declared the motion carried*. The Chairperson opened the floor to any unscheduled visitors for questions or concerns for the board. There were no unscheduled visitor questions.

**Unfinished Business:**

**554/472 Main Avenue Title Search/Survey Update** Schaefer reported that he has no new info on the subject and suggested moving ahead with the Survey of the property, marking the new property line for Victor Rosas and Aaron Nisula and adding the ‘road’ to be a ‘Marginal Access Road’ with a 40 foot wide easement. This will allow Rosas to legally buy the land he needs from Nisula to make his property in compliance with the Village Planning and Zoning codes along with the easement still being in compliance. *A motion to move forward with the survey was made by Dahlberg, second—Young*. *Vote was as follows: voting aye-Staroscik, Young, Schaefer, Dahlberg and Boruch. Voting nay--none. The Chairperson declared the motion carried*.

**604 5th Street** Boruch talked to the property owner today and was told that he was ‘working on it’. However, Boruch stated that he didn’t see a whole lot being done. Evans reported that she did send the letter to the property owner about cleaning it up within 5 days, along with copies of the pertaining ordinances and fine ordinance. Young asked Evans if the ‘5 days’ part was in the copy of the ordinances. Evans reported that it was in the copies. Young asked what the follow up will be. Schaefer asked what the biggest problems were on that property. Oppligers stated that it’s mainly the junk cars that are filled with trash, sitting on the property. As well as a camper in back, no roof or porch on the house, trash all over and lots of cats that aren’t fixed and keep breeding. Schaefer suggested giving the owner this week to start on it. He stated that he could possibly help with hauling some of the cars away for him. Schaefer stated he thinks someone needs to help him out or it will not get done. Boruch stated that the owner is in his 80’s with health issues. Schaefer stated he believes if we fine him, he won’t be able to pay it and feels like it’d be a waste of time. Young stated that we still need to follow the ordinances. Schaefer reported that the community may need to get together and help this guy. Michelle Oppliger suggested the town have a community clean up day and we could go to this house and start cleaning it up. Evans stated that one would still need the owner’s permission to go onto his property and start taking his property away. Young stated that she would see what she could find as far as assistance for helping the owner. Oppligers are concerned that with the way things look in that area, that no one will want to move into that area, allowing the community to grow. Boruch stated that he would contact Chris (with Central City) and see if he would help us out with this situation. Young reiterated that she would research ideas on resources that could be used as well. Boruch will follow up with him on Monday and let the owner know that Schaefer has offered to help.

**NEW Business:**

**Dilapidated Properties in Town (Michelle/Jeff Oppliger)** Michelle reported that there are 2 nonworking cars on the property at 624 5th street now (one on blocks). She stated that the vehicles haven’t moved since the renters moved in early this year. She reported seeing the kids on top of the roof of the home. She added that the Sheriff has been there already. She reported that two people were arrested last weekend from that property. Michelle stated that she believes this house is worse than the previously talked about property. Young handed out some papers that are printed from the assessor’s website showing several names on the deed of the property. It shows a contract (rent to own) with Jeff Houda (attorney) as the Trustee, Michael Schrant as the beneficiary and Charles Grafton/Tina Fernau, whom the rent to own contract was for. Ed Schrant’s wife’s name is still on the deed, even though she has passed away several years ago. Ed Schrant’s name is also on the deed. This contract is from 2011 and the people who were doing the rent to own had since moved out, annulling the contract. Young suggested sending a letter to every person listed on the deed that she is providing. Dahlberg agreed that they all should know that there may be fines tied to this property. Schaefer stated that he thought we should send a letter only to Schrant and the renters to start with and then wait and move to the next step if necessary. Evans reported that she has not ever sent a nuisance letter to this residence before and she would prefer starting with only sending the letters to the renters and Schrant. The board decided to send letters to all people listed on this copy of the deed. Dahlberg suggested that Evans send a copy of what Young had printed off the assessor’s website with the letter to all to explain why they are all receiving the letter.

**Condition of 5th Street** Oppligers reported that the condition of 5th street is really bad. Jeff stated that when it rains, there is a path that goes into the field in order for vehicles to get around the puddle. Reves reported that he did do some patchwork that helped some. Reves stated that there is nothing we can really do unless we raise the road up at least a foot because water will always sit in the middle of the road otherwise. Michelle asked if 5th street repair/resurface is on the budget or if there was a plan for that street. Dahlberg stated that it was on the 6 year road plan to get paved. Schaefer stated that it needs more gravel and graded. Reves suggested grinding up the old asphalt from 6th street when it gets resurfaced on the 1 year plan and using it to raise 5th street up. 5th street and 5th avenue have had continued problems with drainage. Every time it rains the road is covered and gravel is getting washed into the field. Reves reported that the engineer suggested making the grass area wider from the road to the field. He stated that the field was being worked to close to the road. The engineer told Reves that if that was wider, it would help with the flooding and washing away of the gravel. Jeff Oppliger stated that there is a culvert, however the water still stays on the road. Boruch stated that it has been that way for 50 years. Schaefer reiterated that the road needs raised up and more gravel put down. He stated that 5th street and Vernon Lane need graded. Young asked about the crushed concrete being put on 5th street. Reves stated it is pretty pricey at approximately $800 per truck load and $65 for delivery. Jeff Oppliger stated he called around for prices and found that Gehrings was the cheapest. Schaefer suggested to keep looking at pricing. Reves stated that he could not haul it himself since there is no brake on the trailer. Schaefer asked Oppligers and everyone else at the meeting if there were any more questions on the subject. Oppligers stated no and no other questions from the rest in attendance.

**Appoint Duncan 150th Anniversary Celebration Committee Chairman** Schaefer reported that there were interested people for the committee. Michelle Oppliger emailed the Village stating she would volunteer to be the chairman. Schaefer reported that the celebration would be in 2021. Evans reported that she received confirmation that Laurie Fluckinger and Theresa Wenske volunteered to be on the committee as well. *A motion was made to appoint Michelle Oppliger as the Duncan 150th Anniversary Committee Chairman by Schaefer, second—Dahlberg.* *Vote was as follows: voting aye-Staroscik, Young, Schaefer, Dahlberg and Boruch. Voting nay--none. The Chairperson declared the motion carried*.

**Departmental Reports:**

**Utilities** Reves reported that the Boystown Day School has a waiting list of kids that need to attend their school in Duncan. They are bringing in modulars to make room for the waiting kids. Reves reported that they may be putting 2 modulars up that are approximately 25X64ft. They will sit off the concrete slab to the east. Schaefer asked Reves if there was anything specific he needed to make sure was compliant. Reves stated that since we have no ordinance on modulars, that he asked Jeff Ray (engineer) about the regulations and was told to follow the regulations that Lincoln uses. The only thing necessary is that it is 5 feet from the property line. He stated that they are not putting in bathrooms and that the project is supposed to be complete by the time school starts this fall. Boruch asked what the handouts are that Evans provided, on the sewer line. Reves reported that these are pictures of the cracks that were found in the sewer line at the end of 8th street. He reported that there is a computer disc showing video of the whole line and suggested having a sealant put in the line in order to seal the cracks and prevent a sewer line break. He stated that the sealant would cost around $20 thousand. However, if the line breaks, it would cost approximately $200 thousand to replace and dig up the street. Reves reported that he had only a few more lines in town to TV. He stated that out of all he has seen, there are only about 1 ½ blocks that are bad. Reves asked the board to keep in mind that the cost to fix the lines rather than replace is a lot cheaper.

**Clerk** No report.

**Parks & Recreation** Dahlberg thanked everyone who helped with Parks & Rec booth at Ribfest. He stated that they had a great year and made $2100 from the pop/water stand this year. Young handed out printed pictures of a playground set that is for sale from Alvo, NE. She stated that she spoke to person in charge of selling it and was told that we could place a bid. She was told that the only other bid was from a daycare in their town for $500. The set is used and he is selling it due to he does not know how to put it together and cannot get anyone to help him. He apparently has instructions on how to put it together. Young reported that upon research, a new one like this one would cost $16 thousand dollars. She suggested bidding a thousand dollars for it and if we need to replace a slide or a few things that it would still be cheaper than buying new. The town of Alvo is taking bids until August 1st. Boruch and Reves stated that they would drive there to look it over and see about bidding. Dahlberg suggested putting it up at the west park. However, Young suggested the main park would be better due to the younger kids that go there and the older kids seem to be more at the west park with the skate park and basketball court. Reves reported that dimensions will be needed in order to see if we could make it fit at the main park. Reves stated that we could use our trailer to haul it back. He stated it’s a 2 hour drive to go look at it. Young stated she would get Reves the phone number to Ryan (contact that selling playset). Schaefer asked the board what would be the Village’s top bid on it. He suggested no more than $2500. Boruch suggested going to look at it first. Schaefer suggested voting per email on a bid if they get down there and really think it is a good deal. Email vote would be necessary in order to comply with the due date of August 1st. Young suggested having the playset installed and then having the ‘Pork in the Park’ benefit for Parks & Rec.

**Treasurer** Laska reported that she will get checks ordered for the Parks & Rec account, as there are none, so that we can buy equipment if needed. Laska stated there was nothing out of the ordinary on the bills this month. Boruch asked about the phones again. Evans reported that she had called Frontier Communications and they stated that whoever called her was a third party contractor for Frontier and the bundle price she gave Evans was not correct ($98/mo for office lines). Evans reported that the best deal he could give us was $114/mo. Evans stated that Frontier stated they would fix the problem and give us credit as well as stop charging sales tax on the Water Treatment line. Sales tax was not being charged on the office lines but Evans reported noticing it was being charged on the other line to the water treatment office. Evans reported that she was told the next billing cycle would reflect the new rate. No questions by the board on this subject. *A motion to approve the bills was made by Young, second—Staroscik*. *Vote was as follows: voting aye-Staroscik, Young, Schaefer, Dahlberg and Boruch. Voting nay--none. The Chairperson declared the motion carried*.

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 on the Thursday prior to the meeting. The next regular meeting of the Village Board of Trustees will be on **Monday, August 14, 2017 at 7:00 PM.**

Being no other business, adjournment was made by Schaefer at 8:30p.m.

Minutes recorded and submitted by: Mari Evans (Clerk)