

**VILLAGE OF ANSLEY**  
**Regular Meeting**  
**June 10, 2024 – 6:30 p.m.**

A regular meeting of the Chairperson and Board of Trustees of the Village of Ansley, Nebraska, was held in the Municipal Auditorium on Monday, June 10, 2024, at 6:30 p.m. Present were Chairperson Mills, Trustees Rehfeld, Henry, Hogg entered at 6:47 p.m.; Absent was Trustee Fecht. Also present were Michelle, Dallas, Joe Miller, Terry Ritchie, Andy Gibbons.

Notice of this meeting was by posting in three (3) public places, the Clerk's Office, Flatwater Bank and the Ansley Post Office as required by law. Notice was also posted on the Village website. Availability of the agenda was communicated in advance thereof to the Chairperson and Board of Trustees of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public. Chairperson Mills opened the meeting at 6:36 p.m.; the Pledge of Allegiance was recited; compliance with the open meeting act was verified. Public comments included concern from Terry Ritchie regarding the water that continues to flow down Cameron Street. Trustee Henry said that he would visit with Todd to discuss water diversion options.

Trustee Henry moved to waive the reading and approve the May minutes as presented and Trustee Rehfeld seconded the motion. On roll call vote the following Trustees voted AYE: Henry, Rehfeld, Mills; NAY: none; ABSENT: Hogg, Fecht; motion carried.

Kevin Gustafson with the Lower Loup NRD emailed an update that was presented to the board. The update stated that the public review period for the Finding of No Significant Impact (FONSI) and the Draft Watershed Plan – EA ended on May 18, 2024 with no comments made. Preparation for the next steps in this process are underway which include sending the documents to the NRCS Chief to request funding authorization. They expect the request to be submitted by mid-June.

Mr. Miller gave a brief timeline and history of the buildings he purchased. His issue is regarding the sidewalk in front of one of his properties on Main Street. He stated that his concern was that he gave the City employees permission to come onto his property to replace a water valve that was under the sidewalk. He was upset that the sidewalk wasn't put back by the City employees and that they didn't leave the property as they had found it. Trustee Henry stated that it says in the ordinance that the sidewalk is the responsibility of the property owner, whether it be to maintain, redo, clear snow, etc. Dallas told Mr. Miller that Coble Construction will be in town doing concrete work and that he should call and schedule this with them. Mr. Miller thanked Dallas for an idea for resolution. He stated he would be in contact with Coble Construction. Chairperson Mills suggested that there be a committee to review this ordinance and determine if any changes need to be made.

Department Head and Chairperson Reports – Dallas reported 1) The reservoir and pressure tank were inspected, and that the reservoir passed with flying colors, but the pressure tank needs some repairs. This would take approximately 12 days – 4 days to prep and paint – 8 days to allow the paint to dry; 2) Generator #3 had a cracked intake manifold. It is fixed and we didn't lose any capacity payments; 3) Generator #3 used to be hooked up and could run on natural gas. Sometime, all that equipment was removed and now runs only on diesel fuel. The Power Pool suggested that we put it back on natural gas as it is 40% the cost of diesel to run; 4) Lagoons are fuller than they've been in a while; 5) We were able to eliminate a phone line that is no longer needed and hasn't been used for quite some time; 6) During the recent power outages, he was able to see that well #5 generator is working perfectly; 7) The solar engineers are estimating that the project will be up and running by the fall; 8) working on getting a proposal on a new locator with GPS and mapping capabilities; 9) There are minor, small issues that need to be fixed on the bucket trucks; 10) Dallas will be gone over the 4<sup>th</sup> of July weekend for vacation, but Todd will be on-call.

Michelle reported 1) RVW submitted a bill for \$5,000 for engineering on the distribution system upgrade and that payment will be wired from the light bond account at Union Bank; 2) water bond payment and interest payment will be paid on June 13<sup>th</sup>. This bond will be paid off in 2028; 3) Sewer bond interest payment will also be paid on June 13<sup>th</sup>. This bond will be paid off in 2030; 4) Electric bond interest payment will be made on June 13<sup>th</sup>; 5) Michelle will be gone Wednesday-Thursday-Friday to attend the Finance and Accounting Conference in Lincoln; 6) Need to set a date for a special meeting to start the next steps for the planning and zoning CDBG grant. A unanimous decision was to set the special meeting for Thursday, July 11<sup>th</sup> at 7 p.m.

Chairperson Mills reported 1) Stephanie Evans was hired as temporary/seasonal help and started June 10<sup>th</sup>. Stephanie was hired to help with the pool and where needed. She is currently scraping the pool house in preparation to paint; 2) Lanette will be presented with an award Thursday at the Finance and Accounting Conference during the luncheon; 3) Trustee Mills will be attending an executive meeting

for the League the end of July; 4) Chairperson Mills asks if the city can help citizens with big branches that have fallen after these storms or if that is on the property owner. Dallas said that in the past if they have big branches that they can not haul off, they are to pile them neatly close to the street and Todd would grab them with the loader and haul them to the compost site. The city employees will not do any clean-up of small branches or the final clean-up. Chairperson Mills said she would visit with Todd regarding this issue.

Jeanne was unable to attend the meeting, but Michelle provided her update to the board. After reviewing, there were no questions.

Farabee Mechanical sent a proposal to make generator #3 capable of running on natural gas once again. This would allow Dallas to generate at a much lower cost per megawatt. Right now, it is \$300/megawatt to generate and because of this cost, we are not called to generate. Dallas told the board that we would be able to produce more power if generator #3 could run on natural gas. The board took no action and requested that this be on the August agenda.

The reservoir and pressure tank inspection reports were presented to the board. Dallas explained to the board that the well house and pressure tank have been there since 1980 and there are some repairs that need to be made. Dallas is going to check with the Nebraska Rural Water Association regarding possible grants to help with the cost of this project. Another option to lower the cost would be to get bids on making a bigger manway on the tank. The board agreed and told Dallas to do research and get bids.

Chairperson Mills thought that during the May meeting it was mentioned that the board do the inspections and approvals of all applications for building and fencing permits. She is asking for more clarity on this. After much discussion regarding the logistics of timeline issues and the ability for Dallas to look at the applications in a timelier manner, it was a unanimous decision that Dallas continue to inspect the applications for building permits and fencing permits and that he approves the permits. Michelle will bring copies of all permits issued throughout the month to the meetings.

A 6-month employee review was given by Chairperson Mills on May 17<sup>th</sup>. She is pleased and feels like the employee is doing great and has taken the responsibility that was asked and more. It is her recommendation that a raise is given. Trustee Henry moved to give \$1.50 per hour raise effective May 1, 2024, and Chairperson Mills seconded the motion. On roll call vote the following Trustees voted AYE: Henry, Mills, Hogg, Rehfeld; NAY: none; ABSENT: Fecht; motion carried.

A committee consisting of Trustee Rehfeld and Trustee Hogg was formed to do the employee evaluations for the remaining three employees. The reviews will be done, and their recommendations will be brought to the board at the July meeting.

Trustee Henry stated that he doesn't necessarily want an ordinance that enforces a single-family residence, but more so, a document that the landlords have to fill out proving to the City who resides in the household that they own. Michelle offered to call the city attorney and see what our options are and report back at the July meeting.

Trustee Hogg moved to approve June claims and all claims paid in May following the May meeting. Trustee Henry seconded the motion. On roll call vote the following Trustees voted AYE: Hogg, Henry, Rehfeld, Mills; NAY: none; ABSENT: Fecht; motion carried.

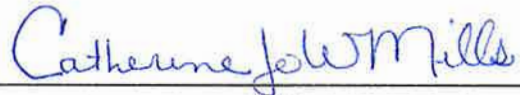
#### JUNE CLAIMS

Absolute Plumbing-sup	\$566.55	Ace Hardware-sup	\$127.91
AKRS Equipment-sup	\$112.35	Ansley Lumber-sup	\$486.23
Ansley Public School-sup	\$348.48	Atlas Automation-pts	\$632.00
Beaver Bearing-sup	\$108.00	BCBS-ins	\$1,337.72
Border States-sup	\$572.70	Buffalo Outdoor-sup	\$8,222.17
Capital Bus-copier	\$141.50	Cash-Wa-sup	\$683.30
Cenex-fuel	\$788.83	Custer Co. Chief-adv/pub	\$102.18
Custer Federal-invst	\$9,600.00	Dept of Energy-en	\$818.16
Deterdings-sup	\$3,366.85	Lanette Doane-ins	\$286.29
Eakes-sup	\$297.40	First Concord-mgmt fees	\$16.00
Flatwater Bank-fees	\$20.00	Madison Henry-fees	\$40.00
Peyton Henry-fees	\$40.00	Jim's Trenching-srvcs	\$274.23
Kearney Winnelson-sup	\$38.34	LASWA-tipping fees	\$1,112.96
Loup City Auto-sup	\$72.00	Menards-sup	\$336.60

MARC-sup	\$334.44	Miller & Associates-fees	\$375.00
MEAN-fees	\$1,248.00	Mun Supply-sup	\$2,640.55
Mutual of Omaha-ins	\$83.08	NCTC-phone	\$425.65
NE Dept of Rev-txs	\$633.66	NE Public Health-tst	\$15.00
One Call-fees	\$83.50	Petty Cash-sup	\$589.53
Sargent Drilling-tst	\$1,050.00	Trotter Fertilizer-chem	\$209.85
Trotter Service-fuel	\$1,380.60	U.S. Bank-sup	\$219.03
Union Bank-invst	\$9,500.00	Viking Industrial-srvcs	\$4,000.00
Village of Ansley-utl	\$1,618.93	Western Env-tst	\$5,183.75
Yanez Service-fuel	\$476.58	MEAN-en	\$26,956.48
NE DOR-txs	\$3,161.70	Heartland Hosting-fees	\$299.99
Black Hills-utl	\$584.93	Payroll-sal	\$23,036.85
Federal Tax Dep-txs	\$5,960.44	Todd Grant-ph	\$25.00
Invesco-ret	\$1,602.00	Michelle Nelson-ph/mileage	\$238.06
Dallas Thomas-ph	\$25.00		

There being no further business to come before the Board, Chairperson Mills adjourned the meeting at 8:46 p.m.

ATTEST:



Catherine Jo W. Mills, Chairperson



Michelle M. Nelson, Clerk

(Seal)

I, the undersigned Clerk, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Chairperson and Board of Trustees; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continuously current and available for public inspection at the office of the Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at said meeting was available at the meeting for copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the body; that all news media requesting notification concerning meeting of said body were provided advance notification of the time and place of the meeting and the subjects to be discussed at said meeting.

(Seal)



Michelle M. Nelson, Clerk