

VILLAGE OF GOEHNER

4-5-2022

The Village of Goehner Board of Trustees met in open and regular session on April 5, 2022, at the Goehner Fire Hall, as posted in three places in the Village. Chairperson Knisley announced the location of the OPEN MEETINGS ACT POSTER. The meeting was called to order by Chairperson Knisley at 7:30 p.m., at the Goehner Fire Hall. Upon roll call, the following board members were present:

CONSENT AGENDA: Minutes of 3/1/2022; Treasurer's Report; Bills payable to date; Trustee Ostrander moved to approve the consent agenda, with second by Bialas. RCV: Aye-Trustee Ostrander, Bialas, Agena and Besse Knisley. Motion carried.

Reagan Hain who is running for County Commissioner for District 3 introduced herself and shared about her campaign and where she stands on current issues in the county. She is an occupational therapist by trade, and now SAHM and working to help small communities thrive and be a voice. She shared resources, contacts, insights and asked questions about concerns that the board has.

Caleb Bruner of Beck's Hybrid gave update on the project and permitting process. Demo underway, trees coming down, concrete being removed. Existing office renovation starting soon. Just completed meeting with Seward Co Rd department to address semi traffic and road construction. Expand from interstate ROW about 400 feet, 180ft past center of existing drive. Finalizing mechanical, electrical, and plumbing drawings before building permit is issued. Hopefully in next couple of weeks for official permit. Would like to work on construction prep prior to the final permit being issued. What is the boards' preference? Main issue would be run off and they will be putting a silt fence in. Working with Olsen with air and water permits. Hoping for main construction to begin in May.

Sonny Beck, shared about Beck's Hybrid and are performing studies to help farmers be more successful. \$20mil project. Also in attendance was Jonathan Jank of SCCDP, Andrew Willis of Cline Williams LLP, presented the Trustees with information on how TIF funding will work for Beck's and other future projects. TIF is the tax on incremental financing and public financing method that is used as a subsidy for redevelopment, infrastructure, and other community-improvement projects. Draft a MOU with Becks to start the process for the CDA.

1. Preliminary form a development authority (can be a community board or village board), they act as agency for oversight
2. Declare area blighted and substandard or Skip annexation – not adjacent (special statute) for Ag Facility
3. Create general redevelopment plan and amend it for each future project
4. Approve and create contract for terms (building scope)
5. Village would just be a pass-through entity for paying off – risk falls on developer (15 years)

A committee would need to be formed, planning commission, blight study needs done (3rd party consultant), village is a conduit – with no liability. Just a lot of legwork as notice is needed because the legislature has statutory requirements, certified letters, public hearings, etc.

Chairman Knisley suggested we talk to Attorney Rauert and see if he has any reservations with proceeding and how to handle this potential project.

CATTLE LOT EAST OF TOWN – Attorney Rauert sent resolution and agreement for the board to sign and approve based on the agreed upon terms with EB Farms.

Clerk Fleischman read the Mutual Release and Covenant not to Sue agreement between the Village of Goehner and EB Farms, LLC that was present to the board by Attorney Rauert. Trustee Besse moved to approve the agreement, with a second by Trustee Agena. RCV: Aye – Trustee Besse, Agena, Bialas, Ostrander, Knisley. Motion Carried.

Resolution #264: Clerk Fleischman read resolution #264 that approves the terms contained in the Mutual Release and Covenant Not to Sue between The Village of Goehner and EB Farms, LLC
Motion to adopt resolution #264 by Trustee Ostrander, seconded by Trustee Besse. RCV: Aye – Trustee Ostrander, Besse. Agena, Bialas, Knisley. Motion Carried.

STREET, WATER & SEWER:

JEO – status update on water study

JEO Presented findings from water study. They analyzed current system, have enough capacity for growth. Using 60gal/min and could handle 100gal/min. Main concern is on water quality in Village. High iron and manganese. Alternatives presented for solutions to the issues. Manganese level is about .3 (action level), notice was made. 1.0 is fine for general population, but infants using formula would risk getting too much. JEO is asking for direction – point of use device in houses, hard to implement

There are 3 funding agencies for water, the State Revolving Fund, USDA of Rural Development, CDBG Grant. Board to look into best option for village. George reported everything is working fine.

2022 Street Superintendent. Scott Cowles has retired and is being replace. Per state statute, we must make an appointment so we can receive all available road funds in the future. Trustee Besse made a motion to unappoint Scott Cowles as Street Superintendent for 2022 effective immediately and appoint Brent Ciecior as Street Superintendent for 2022 effective immediately, seconded by Trustee Avena, . RCV: Aye - Besse, Avena, Bialas, Ostrander, Knisley. Motion carried.

TRAFFIC REPORT: Emailed report to the board. Suggested a speed indicator on Holdrege and Front street to slow down traffic but it costs \$3000.

SOLID WASTE RECYCLING: Next meeting on 06/16/2022.

CLERK REPORT:

Audit Waiver was approved by the State Auditor's office, may want to consider a less frequent audit since we are significantly under the revenue limits for mandatory audits.

Clerk received letter for Auditors office that 2 of the CE's didn't count causing the required hours to be short for 2021. Working with Auditors office to remedy, but already have 7 of 8 for 2022.

Present information received about Upper Big Blue Tree program.

Motion to adjourn at 8:28pm by Besse, second by Ostrander.

Whitney Fleischman
Clerk-Treasurer