Board of Public Works
Regular Meeting
March 12, 2024

A regular meeting of the Board of Public Works was convened in open and public session at 5:00pm on March 12, 2024, at the City Council Chambers, 223 S Chestnut St. Board members, Carlson, Cederburg, Evertson, Janicek, and Robinson were in attendance. Also attending were Electric Supervisor William Hinton, Water Superintendent Craig Aragon, and City Administrator Annette Brower. Members of the public were also present.

Notice of the meeting was given in advance by publication in the Western Nebraska Observer. Notice of the meeting was given to the members and a copy of their acknowledgement of receipt of notice and the agenda is on record at the city office of the City Clerk. Availability of the agenda was communicated in advance notice and in the notice to the members. All proceedings hereafter shown were taken while convened meeting was open to the attendance of the public.

Jim Cederburg called the meeting to order at 5:00 pm and acknowledged the posted Open Meetings Act poster.

Motion by Robinson, seconded by Janicek to approve the consent agenda items as one which include minutes, bills, Treasurer's report with correction, and the financial report. The following votes were recorded: Aye: Carlson, Cederburg, Evertson, Janicek, and Robinson. Nay: None. Motion carried.

Administrator Brower led a discussion in the landlord/tenant utility payment issues. Brower stated that the city has about $10,000 in debt turned over for collections each year. Of that $10,000 only about 40% is returned to the city. Brower stated that some towns have an ordinance where the landlord is responsible for the tenants dept, or all landlords are on the account so that they are aware of situations that may arise. Cederburg stated that this discussion was brought before the board in the past and was a heated and difficult discussion with the room filled with landlords. Brower stated that legally the city can demand that landlords are allowed to be notified. Currently landlords are contacted about 95% of a time if a

property is about to have their electricity shut off. Questions such as how High West Energy handles this situation, and does the deposit of $150.00, which barely covers the minimums, need to be raised. Board members will think of this and come back to the topic later.

Brower presented a set of estimates received from B & B Valley Scales Services & Scales for the landfill. Currently the landfill crew would eyeball and estimate the weight of debris being brought in. A scale would allow this to be more accurate by weighing a load when it enters and when they leave to determine the correct fees. Estimates cover both a 40' and 80' scale. By state standards, a 40' scale would meet the standards. Not included in this bid would be the concrete work that would need to be done around the scale. This is just being presented for thought as we start looking at the upcoming budget process. This is just one company that has been contacted and if it were approved, we would put this out for bid. Questions such as whether other departments would be able to utilize the scales. There is a possibility depending on the department and their needs both now and in the future. The board requested that additional bids be obtained.

Brower stated another budget topic to start thinking on would be a new trash truck. Currently new trash trucks are about 1.2 to 1.6 years out for being delivered and are an estimated $250,000.00. The city would be allowed to put their name in for a truck and if at the time it is ready we could decline it and the company would sell elsewhere. Both the 7th Street apartments and the Lighthouse Subdivision does allow for alleys that would work for the trash truck to move through. Cederburg stated that there was a verbal agreement to start this process in the 2025 year. The board requested to move forward with getting bids.

Superintendent Reports –

William Hinton – Electric Department – Stahla RV Park is ready, and electricity is done twenty-five mobile homes have been moved in. Crews will be putting a taller pole at Gotte Park & High Point for the gateways for Vision helping with meter communication. There are some power outages and have a pass for now until a new switch comes in. Cres is currently working on renovating the shop, floors are done and now just moving things back in.

Blake Wagner – Wastewater Treatment Plant – Yearly maintenance on mowers is happening. Robinson relocated basement sump pump disconnects. Picked up a new trailer to haul equipment from Adams. April 1st 100% of design proposal will be ready by Olsen Engineering and submitted to the Board and State by April 15, 2024.

Craig Aragon – Water Department – They are in the middle of meter reading as normal. The water tower is taken care of, we rethreaded corps caps and put 18" piping in first so they won't break the caps stop in the future. Reached out to McQueen to have a tech come and service the vac pump and sewer jet, the crew will be present to learn more about both. The generator that was ordered three years ago will be here at the end of April. Will be reaching out for bids to do the concrete slab that the generator will be set on. After the reads are completed, we will start working on the pool and waiting to hear from Arnold Pool to see when they will do the recoating.

Annette Brower – City Administrator – Landfill billing, county residents are not happy. Dix held a town hall meeting on 3/11/24, Brower was not able to attend but sent along some information. A county citizen has asked to be placed on the City Council agenda next week. One customer pointed out that county residents don't have representation on City Council. Office staff explains to customers to contact their county commissioners and county treasurer. Attended the League of Municipalities Meeting and most of the sessions had to deal with the Nebraska EPIC Option Consumption Tax Act. Proponents of EPIC are stating that it would be a 7% consumption tax when the numbers are showing it would require a 22% tax. Columbus has broken it out and shows with math that the 7% is not accurate. 7th Street apartments will be pouring concrete soon. Sewer work for the apartments will be going out to bid. Meeting with engineers as we have the 7th Street apartments followed by the Light House sub-division. Antelope Ridge plans are currently in the hands of County Planning & Zoning for their thirty-day review. Sewer infrastructure will probably be needed for Antelope Ridge as well as Light House subdivision. Antelope Ridge does not want to be annexed into the city but if they want the city sewer and water, we'd have to figure that out. The city has other infrastructure that needs updated and possibly work that into the proposals

for bonds and grants. On a positive note LB224 is for a 3.5 million infrastructure grant program. The building project for Mietus' is just waiting on information from the Assessor office and those duplex's will be modulars and will require hook up to the city water and sewer as well.

Next regular meeting will be April 9, 2024, at 5:00 pm. There being no further business, Robinson motioned and seconded by Evertson to adjourn the meeting at 5:44 pm. The following votes were recorded. Aye: Carlson, Cederburg, Evertson, Janicek, and Robinson. Nay: None. Motion carried.

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Jim Cederburg, Chairperson City Clerk