

ARNOLD COMMUNITY CENTER
January 9, 2024

A regular meeting of the Chairman and the Board of Trustees of the Village of Arnold, Nebraska, was held in the meeting room at the Arnold Community Center on Tuesday, January 9, 2024, at 7:00 P.M. Notice of this meeting was given in advance by publication and by posting notices at the following places: Facebook, Pinnacle Bank, Post Office, Reed's Food Center, and the Village Office. Said notice contained the statement that the agenda, kept continuously current, was available for public inspection at the office of the Village Clerk during normal business hours. (Meeting was rescheduled from Monday, January 8, 2024, to Tuesday, January 9, 2024, due to the weather. Notice of the postponed meeting was posted at the following places: Facebook, Pinnacle Bank, Post Office, Reed's Food Center and the Village office.) Notice of this meeting and an agenda was given to the Board Members and all members present acknowledged receipt of said notice. All proceedings, hereafter shown, were taken while the convened meeting was open to the public.

Chairman Glen Bowers called the meeting to order and Patricia Lamberty, Village Clerk, recorded the proceedings. On roll call, the following were present: Glen Bowers, Jason Jenkins, Aaron Olson. Absent: Donnell DeLosh and Zach Hagler. A quorum being present the following proceedings were had and done.

Chairman Glen Bowers publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act is available for public inspection and is posted on the west wall of the meeting room in the Arnold Community Center.

The minutes of the previous regular meeting on December 11, 2023, were not read as the Clerk had previously furnished each member with a copy thereof. Moved by Jenkins and seconded by Olson that the minutes of the previous regular meeting on December 11, 2023, be approved as presented. Roll call vote: Aye: Bowers, Jenkins, Olson. Nay: none. Absent: DeLosh and Hagler. Motion carried.

The Clerk presented the claims paid in December:

12/11 TOTAL AMOUNT OF CLAIMS APPROVED & PAID

\$ 86,700.52

12/12 BSB Construction, Inc.

150,185.55 Water Improvements 2023

Tillotson Enterprises	7,194.00	50% Down Payment
		(Pool Contract - Seal Joints)
Nebraska Department of Revenue	3,537.42	Sales/Use Tax
12/29 Payroll	11,507.80	
Aflac	591.36	Payroll Deductions
IRS	4,657.12	Fed WH/Payroll Taxes
Nebraska Department of Revenue	673.62	State Withholding
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TOTAL AMOUNT OF CLAIMS	\$265,047.39	

The Treasurer's Report shows there is

\$115,473.02 in the General Fund
 \$ 37,658.24 in the Edna B. Peterson Estate
 \$203,389.35 in the Street Fund
 \$ 31,243.60 in the Motor Vehicle Sales Tax Fund
 \$823,380.54 in the Electric Fund
 \$(119,319.02) in the Water Fund
 \$ 75,723.21 in the Sewer Fund
 \$ (30,837.98) in the Solid Waste Fund
 \$ 45,960.22 in the Closure/Post Closure Care Account
 \$329,809.85 in the Economic Development Fund
 \$ 1,860.27 in the Community Development Agency Fund
 \$ 11,764.75 in the Trust & Agency Funds

as of December 31, 2023. After discussion, moved by Olson and seconded by Jenkins that the Treasurer's Report be approved as presented. Roll call vote: Aye: Bowers, Jenkins, Olson. Nay: none. Absent: DeLosh and Hagler. Motion carried.

The Clerk presented the following claims on file:

All Star Auto Glass	\$ 295.00	Parts/Labor
American Agricultural Lab	189.39	Testing (WW)
Aristotle Funds	747.74	Pension
Arnold Insurance Agency	20,268.00	Insurance - Quarterly
Arnold Public School	30.00	Tobacco Licenses
Barco Municipal Products	498.55	Stop Signs
Mary Becker	622.77	Salary
Borders Law Office	56.25	Attorney Fee
Callaway District Hospital	80.00	Random Drug Testing
Callaway True Value	219.00	Office Expense (Vacuum)

Central Nebraska Diesel, Inc.	1,716.98	Parts/Labor (International Trash Truck)
City of North Platte	860.69	Tipping Fees
Country Partners Cooperative	1,309.63	Diesel/Gas/Propane/Scale Fees
Custer Public Power District	61.18	Electricity
Dana F. Cole & Company	10,545.40	Auditor Fees
Ralph DeLaune	50.00	Cell Phone Reimbursement
Ralph DeLaune	3,500.00	HSA Contribution
Dutton Lainson Company	176.95	Electric Supplies
Eakes Office Solutions	494.41	Office Supplies
Edwards Environmental Corp	900.00	WW Plant Expense
Tory Edwards	50.00	Cell Phone Reimbursement
Tory Edwards	3,500.00	HSA Contribution
Harvey Foran	690.66	Salary
Marshia Grant	345.00	CC: Contract Labor
Great Plains Communications	611.68	Telephone/Internet
Hinton's Lock & Alarm	12.00	Camera System Expense
HireRight, LLC	43.80	Drug Testing Services
Inland Truck Parts Company	21,370.32	Parts/Labor (Western Star Trash Truck)
Patricia Lamberty	50.00	Cell Phone Reimbursement
Patricia Lamberty	3,500.00	HSA Contribution
Lexington Area Solid Waste Agency	818.10	Tipping Fees
Menards	99.99	Wifi 7 Day Thermostat
Menards	182.74	Office/Sewer Expense
Midwest Floor Covering, Inc.	1,200.00	CC: Floor Inspection
Mills Hardware	35.13	Water Expense (Heater)
Mills Hardware	25.95	Park Expense
Mills Hardware	327.68	Street Expense
Mills Hardware	65.41	Office Expense
Mills Hardware	2.35	Misc Nuts & Bolts
Mills Hardware	10.99	CC Expense
Municipal Energy Agency of Nebraska	22,158.98	Electricity
Municipal Supply, Inc.	3,769.44	Water Supplies
NE Public Health Environmental Lab	15.00	Testing (Water)
Nansel's Best Service	1,449.38	Diesel/Gas/Equipment Repairs & Maintenance
Navitor, Inc.	109.56	W2s/1099 NEC/Software

One Call Concepts, Inc.	21.94	One Call Fees
Pinnacle Bank	50.00	Safe Deposit Box - Annual Fee
Postmaster	1,170.00	Stamps
Pro-Tint	325.00	CC: Window Tint
Reeds Food Center	83.21	Office/CC/Sewer Expense
T & R Electric Supply Company	6,830.87	Single Phase Regulator
The Arnold Sentinel	1,033.02	Printing & Publishing Fees
		Office Supplies
US Department of Energy	15,323.55	Electricity
Utilities Section	135.00	Registration Fee - WW
		Operator's Conf- Tory
Village of Arnold	6,280.65	Utilities
WESCO Receivables Corp	418.55	Marking Flags
Norma Walker	355.00	CC: Contract Labor
Wenquist Inc.	43.99	Parts
Rusty Wyckoff	50.00	Cell Phone Reimbursement
Rusty Wyckoff	3,500.00	HSA Contribution
Total Amount of Claims \$138,686.88		

After discussion, moved by Jenkins and seconded by Olson that the claims be approved and paid as presented. Roll call vote: Aye: Bowers, Jenkins, Olson. Nay: none. Absent: DeLosh and Hagler. Motion carried.

Chairman Glen Bowers announced that this was the time and place of the Public Hearing for the discussion of the six-month review of Arnold's Economic Development Program. Cheryl Carson, Economic Development Director, informed the Board that the Citizen Advisory Committee meeting at 5:15 P.M. was cancelled due to a lack of quorum. Cheryl Carson stated that there are copies available of the six month report if anyone wants one. Chairman Glen Bowers asked if there were any comments from the floor. There were no comments. Moved by Jenkins and seconded by Olson to close the Hearing. Roll call vote: Aye: Bowers, Jenkins, Olson. Nay: none. Absent: DeLosh and Hagler. Motion carried.

Cheryl Carson, Economic Development Director, presented AEDC's update:

Comprehensive Planning and Zoning

At the guidance of Judy Petersen, Grant Administrator with Central Nebraska Economic Development District (CNEDD), requests for changes to the Arnold Zoning and Comprehensive Plan were returned to Hanna Keelan to make the adjustments. We are currently waiting the return of the adjustments.

Rural Workforce Housing Land Development Funding (RWFHLDF)

On December 27, 2023, representatives from 8 of the 12 communities awarded the RWFHLDF

met via zoom to discuss the proposed legislative writing from Senator Jacobson. Concerns were discussed regarding the proposed legislative writing and the program in general. After much discussion and input, a collective list of questions was drafted to return to the Senator, his legal assistant, and the Nebraska Department of Economic Development. The State's overall goal is to see if the program can be reworked to possibly become usable for awarded communities to continue working on current and future community housing needs.

Website / Facebook /Advertising:

I continually update the Website and Facebook. I create advertising campaigns, videos on Facebook and Visit Nebraska for events and businesses. I advertise events thru TV commercials, Newsmakers program, print ads, social media, and the newspaper. I take advantage of free webinars. I attend Arnold Chamber, Custer County Tourism Visitors (CCTV), Custer County Economic Development (CCED) and other meetings when needed.

After discussion, moved by Jenkins and seconded by Olson that the following claims be approved and paid as presented from the Economic Development Fund:

AEDC	\$2,950.50	Salary(C Carson-Reimbursement)
AEDC	225.71	Payroll Taxes - Reimbursement
Cheryl Carson	50.00	Cell Phone (Reimbursement)
Custer Economic Development Corporation		
	200.00	Membership Dues
Kristi Dvorak	150.00	Website Hosting & Security
Eakes Office Solutions	145.73	Office Supplies
Alexander Gonzalez	110.00	Ad Design
Marshia Grant	45.00	Contract Labor (Janitorial)
Great Plains Communications	148.31	Telephone/Internet
KIIT	144.00	TV Commercial Advertising
KNPL	144.00	TV Commercial Advertising
Mills Hardware	55.47	Totes/Ice Melt
Village of Arnold	123.99	Utilities
TOTAL AMOUNT OF CLAIMS	\$4,492.71	

Roll call vote: Aye: Bowers, Jenkins, Olson. Nay: none. Absent: DeLosh and Hagler. Motion carried.

Cheryl Carson of AEDC and Amber Ross of CNEDD, presented the Nebraska Affordable Housing Trust Fund (NAHTF) as an opportunity for the Village to construct two single family homes. Amber Ross informed the Board that funding is available for municipalities for Homebuyer Projects. Homebuyer Projects are designed to finance new construction, acquisition and/or rehabilitation of existing units and or/provide homebuyer assistance in the form of down payment and/or closing costs. Projects must serve eligible homebuyers that make at or below

120% area median income. Amber stated in other communities, the first house is built and the proceeds from the sale are used to build the second house. Proceeds that are left after the sale of the second home can be used to start a revolving loan fund to address housing in the future. Cheryl Carson stated that the matching fund of \$50,000 would come from the Economic Development Fund. Housing is an eligible activity of LB 840. Discussion was held on the NAHTF Homebuyer Projects. Amber Ross stated that a Pre-Application is due by March and the Full Application is May. This will be further discussed at the February meeting and the Board will make a decision at that time.

Consideration of the Arnold Golf Association's Application for a Special Designated License for Saturday, March 2, 2024, for the Annual Chili Cook Off was the next item on the agenda. Patricia Lamberty, Village Clerk, informed the Board that this is to allow for the consumption of alcohol at the Chili Cook Off. After discussion, moved by Olson and seconded by Jenkins to approve Arnold Golf Association's Application for a Special Designated License for Saturday, March 2, 2024, from 8 a.m. to 10:00 p.m. for the Annual Chili Cook Off at the Arnold Community Center. Roll call vote: Aye: Bowers, Jenkins, Olson. Nay: none. Absent: DeLosh and Hagler. Motion carried.

Consideration of the Exchange's Manager Application to the Nebraska Liquor Control Commission was the next item on the agenda. After discussion, moved by Olson and seconded by Jenkins to approve the application of Jessica Lamphear as the Exchange's Manager. Roll call vote: Aye: Bowers, Jenkins, Olson. Nay: none. Absent: DeLosh and Hagler. Motion carried.

After discussion, moved by Jenkins and seconded by Olson that the following Resolution be adopted:

RESOLUTION 2024-1

BE IT RESOLVED BY THE VILLAGE BOARD OF TRUSTEES that the Village Clerk/Treasurer is authorized to pay the following monthly bills upon receipt:

Medica
US Department of Energy

Health Insurance
Electricity

and the Village Clerk/Treasurer is authorized to pay the following by Electronic Fund Transfer:

Aflac
IRS
Nebraska Department of Revenue

Payroll Deductions
Payroll Taxes/Federal Withholding
Sales/Use Tax

Nebraska Department of Revenue
Nebraska Department of Revenue
Nebraska Department of Revenue
Nebraska Department of Revenue
Nebraska Department of Revenue

State Withholding
Unemployment (Quarterly)
Swimming Pool Sales Tax (Annually)
Lodging Tax – ARA (Annually)
Waste Reduction & Recycling Fee
(Annually)

The Chairman put the Resolution to a vote. Those voting FOR PASSAGE: Bowers, Jenkins, Olson. Those voting AGAINST PASSAGE: none. Absent: DeLosh and Hagler. Motion carried.

Patricia Lamberty, Village Clerk, informed the Board that Nebraska Department of Environment and Energy (NDEE) approved the closure of Cell #2 at the Construction & Demolition Landfill on November 29, 2023. NDEE is releasing the Village of Arnold from the closure financial assurance requirements of the Title 132-Integrated Solid Waste Management for Cell #2. After discussion, moved by Olson and seconded by Jenkins to transfer \$27,641.45 from the Closure/Post Closure Account to the Solid Waste Account. Roll call vote: Aye: Bowers, Jenkins, Olson. Nay: none. Absent: DeLosh and Hagler. Motion carried.

Patricia Lamberty, Village Clerk, informed the Board that the Village was awarded a \$24,238.00 Grant from NDEE for a Scrap Tire Collection. After discussion, moved by Olson and seconded by Jenkins that the Grant Agreement with NDEE for the implementation of the Waste Reduction & Recycling Incentive Grant Application Project, Reference Number: 2023-133657901 be approved and that Patricia Lamberty, Village Clerk/Treasurer, is authorized to sign said agreement. Roll call vote: Aye: Bowers, Jenkins, Olson. Nay: none. Absent: DeLosh and Hagler. Motion carried.

Consideration of the Quote to change the Light Plant from Replacement Cost Value to Actual Cash Value was the next item on the agenda. Patricia Lamberty, Village Clerk, informed the Board that this would only save \$169.00 a year. The Board decided to leave the Light Plant at Replacement Cost Value.

After discussion, moved by Olson and seconded by Jenkins to advertise for Pool Personnel and that Donnell DeLosh and Aaron Olson be authorized to hire the Pool Personnel. Roll call vote: Aye: Bowers, Jenkins, Olson. Nay: none. Absent: DeLosh and Hagler. Motion carried.

After discussion, moved by Olson and seconded by Jenkins to set the following wages for the Pool Personnel:

1 st Year Lifeguard	\$12.50
1 st Year Pool Manager	\$15.00
1 st Year Assistant Pool Manager	\$13.75

Pool Personnel will be paid an extra 25 cents per hour for each additional year.

Roll call vote: Aye: Bowers, Jenkins, Olson. Nay: none. Absent: DeLosh and Hagler. Motion carried.

Consideration of the Flooring Inspection Report from Midwest Floor Covering regarding the Gym Floor at the Community Center was the next item on the agenda. Midwest Floor Covering submitted the following report:

On December 21, 2023, at 10:30 a.m. I visited the Arnold Community Center. I met with Doug DeLaune to inspect the Taraflex gym floor that was installed by Midwest Floor Covering in October of 2021.

In February of 2022, we were notified that a pipe had burst and flooded the floor. At that time, we suggested contacting your insurance company and working with a local professional to dry out the floor. Often times water issues, do not present themselves for months or even years. During our recent site visit, with Doug DeLaune's permission, we opened up the floor to inspect at three locations. We saw very wet conditions and even standing water under the floor. At one location near a volleyball sleeve, water actually squirted out of the seam when it was opened. This is most likely caused by water getting under the floor, around the perimeter during the flood.

This floor is a total loss. I recommend that the flooring be removed and 100% of the adhesive be scraped by hand and removed as well. After that, allow the concrete to dry out for 3 to 4 weeks. I would suggest employing a local restoration company to aid the dry out process with fans and dehumidification.

After this, we would test the concrete moisture and decide the next step. Due to the saturation of the slab, you will most likely be required to install an epoxy moisture control system to expedite the installation of a new floor. Without this, it may take months to get the floor to moisture levels adequate for the installation of a new floor.

We can work with your insurance company on the cost associated with the replacement if this is the direction you decide to go. Thank you.

Alan Fagan
Midwest Floor Covering

The Board discussed the Floor Inspection Report from Midwest Flooring. Doug DeLaune, Village Superintendent, informed the Board that an epoxy moisture control system would cost approximately \$70,000.00. The Board discussed the epoxy moisture control system and directed Doug DeLaune to get more information.

Patricia Lamberty informed the Board that EMC Insurance Companies field adjusters estimate for the flooring in the gym is:

\$91,280.34 Replacement Cost Value
-15,962.22 Recoverable Depreciation
\$75,318.12 Actual Cash Value

The Village can claim the depreciation holdback once the repairs are completed and final invoices have been submitted to EMC Insurance. The epoxy moisture control system would not be covered by insurance.

Comments from the Village Superintendent:

- The pole is up for the Traffic Display Sign

Comments from the Village Clerk

- There will be a special meeting on Monday, January 22, 2024. Mike Borders, DBA, Borders Law Office, will attend the meeting regarding Code Enforcement.

There being nothing further to come before the Board at this time, Chairman Glen Bowers declared the meeting adjourned. Meeting adjourned at 8:40 P.M.