

ARNOLD COMMUNITY CENTER
July 28, 2025

A special 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 Monday, July 28, 2025, at 7:00 p.m. Notice of this meeting was given in advance by publication and by posting a notice on Facebook and at the following places: Pinnacle Bank, Post Office, Reeds Food Center, and the Village Office. The agenda for said meeting was on the posted notices. 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 Zach Hagler called the meeting to order and Patricia Lamberty, Village Clerk, recorded the proceedings. On roll call the following were present: Glen Bowers, Donnell DeLosh, Zach Hagler, Jason Jenkins, Austin Snyder. Absent: none. A full council being present the following proceedings were had and done.

Chairman Zach Hagler 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 Pledge of Allegiance was recited.

Becky Dailey attended the meeting to request permission to block off the 100 Block of North Walnut on Friday, August 8th for SORC. After discussion, moved by Snyder and seconded by DeLosh to grant permission to SORC to block off the 100 Block of North Walnut. Roll call vote: Aye: Bowers, DeLosh, Hagler, Snyder. Nay: none. Abstain: Jenkins. Absent: none. Motion carried.

After discussion, moved by DeLosh and seconded by Snyder to authorize Patricia Lamberty, Village Clerk, to issue a check to Tri State Paving for \$124,280.00 for Street Improvements. Roll call vote: Aye: Bowers, DeLosh, Hagler, Jenkins, Snyder. Nay: none. Absent: none. Motion carried.

Edward Dunn, Executive Director, West Central Nebraska Development District (WCNDD), gave a presentation on a Nuisance Abatement Program. WCNDD developed the Nuisance Abatement Program with assistance from the Creighton University School of Law to ensure

communities can effectively and efficiently abate nuisances within municipal limits as authorized by State Statute. Edward Dunn listed some items that constitute a nuisance:

- Odorous, putrid, or unwholesome organic matter
- Unsecured privies, vaults, cesspools, dumps, or pits
- Filthy or trash-covered yards, vacant lots, and buildings
- Improperly stored animal manure
- Improperly disposed household waste, human excreta, and garbage
- Unsecured trash, debris, scrap materials, and broken items
- Dangerous buildings with structural defects
- Junkyards, automobile wrecking areas, and equipment storage in residential areas
- Stagnant water on properties
- Abandoned, inoperable, or dismantled vehicles and machinery
- Unregistered or inoperable vehicles left on private property for more than 30 days
- Unorganized wood or tree limbs
- Debris from burned or damaged buildings
- Poorly maintained animal enclosures that emit foul odors
- Weeds and vegetation over 12 inches in height
- Junkyards, automobile wrecking areas, and equipment storage in residential areas

The Nuisance Abatement Process includes the following steps:

- Adoption of Ordinance
- Appointment of Nuisance Officer
The officer is the neutral third party who conducts assessments
- Area Identification
Community is divided into quadrants/sections (typically 3-5 areas)
- Cost Formula and Agreement
- Public Information Campaign
- Property Review and Scheduling
- Windshield Assessment
Initial review of properties from public rights-of-way only
No trespassing on private property
Photos taken of properties and specific nuisance violations
- Documentation and Property Photos
- Ownership Verification
- Courtesy Letters
- Second Windshield Assessment
Follow-up review after courtesy letter deadline

- Declaration of Nuisance by Resolution
- Declared Nuisance Letters
- Show Cause Hearing (If Requested)
- Resolution to Rescind
For properties that comply after being declared a nuisance
- Motion to Abate/Expend Funds
For properties still not in compliance
- 5-Day Notice
Final warning before actual abatement
- Actual Abatement
- Special Assessments (If Necessary)

The multi-step process ensures due process, provides multiple opportunities for voluntary compliance, maintains thorough documentation, and follows a legally defensible path to resolve nuisance conditions.

Edward Dunn stated that by appointing WCNDD as the Nuisance Officer that it allows a fair and impartial review of properties. WCNDD's Nuisance Abatement Program is an administrative approach which enables communities to effectively and efficiently abate nuisances. Edward Dunn stated that as of 2024 WCNDD has reviewed over 19,000 properties of which:

2,301 were declared nuisances
120 of those properties were abated
83 unsafe structures have been removed from communities

Cheryl Carson, Economic Development Director, Vice-Chair of Central Nebraska Economic Development District (CNEDD) Board of Directors, stated that CNEDD is looking at starting a Nuisance Abatement Program. Arnold is a member of the CNEDD. It might take CNEDD up to two years to implement a Nuisance Abatement Program. Donnell DeLosh asked what is the process for the Village to switch from WCNDD to CNEDD? Edward Dunn stated that there would be an Interlocal Agreement between WCNDD and CNEDD to transfer Arnold to CNEDD for nuisance abatement.

Discussion was held on the cost. Edward Dunn stated that if the town is divided into 4 sections an **estimated** cost for one section is \$12,000.00. This would be a four year process.

Consideration/Discussion of submitting an application to WCNDD for the Nuisance Abatement Program will be on the agenda for the August 11, 2025, Village Board Meeting.

There being nothing further to come before the Board at this time, Chairman Zach Hagler declared the meeting adjourned. Meeting adjourned at 9:00 P.M.