

The regular meeting of the Village Board of Bancroft was convened in open and public session on Monday, May 4 at 7:00 p.m. Present: Trustees: Peirce, Rief, and Hermelbracht. Present via ZOOM: Trustee Hulstein. Also present is Chief of Police Davis and other interested persons.

Advance notice of the meeting was published in the Wisner News Chronicle on April 29, 2020. Proof of publication is being attached to these minutes.

Chairperson Hermelbracht called the meeting to order and stated that a copy of the "Open Meetings Act" was on display in the meeting room.

Motion was made by Peirce seconded by Soll to approve meeting minutes as previously prepared for the April 6, 2020 regular meeting. RCV: Ayes; Soll, Hulstein, Peirce, Rief and Hermelbracht.

Motion was made by Rief, seconded by Soll to approve Resolution No. 2020-05. RCV: Ayes; Hulstein, Soll, Rief, Peirce and Hermelbracht.

**RESOLUTION NO. 2020-05**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF BANCROFT, NEBRASKA, APPROVING A LOT SPLIT OF REAL ESTATE LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE VILLAGE OF BANCROFT, NEBRASKA.**

**WHEREAS** P and H Investments, LLC, owns the following real estate within the subdivision jurisdiction of the Village, to wit: A tract of land located in the Twelfth Addition to the Village of Bancroft, Cuming County, Nebraska, described as being located in Tax Lot 8 in the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section 36, Township 24 North, Range 7 East of the 6<sup>th</sup> P.M., Cuming County, Nebraska, described as follows: Commencing at the Northwest corner of said Section 36; thence East 182.75 feet; thence South at a right angle a distance of 115 feet to the point of beginning; thence Southwesterly at an angle of 156 degrees 32 minutes a distance of 88 feet to a point on the North right-of-way line of State Highway No. 16; thence Southeasterly along said State Highway right-of-way line to a point on said right-of-way which is intersected by a line located 400 feet East of and parallel to the West line of said Section 36; thence North on said last described line to a point 393.6 feet South of the North line of said Section 36; thence East at a right angle a distance of 223.5 feet; thence North at a right angle a distance of 275 feet; thence West at a right angle a distance of 440.75 feet to the point of beginning, except that part thereof conveyed to the Consumers Public Power district dated January 10, 1952, and recorded in Book 41 at Page 152 of deed records of said county; and

A tract of land located in the Twelfth Addition to the Village of Bancroft, Cuming County, Nebraska, described as being located upon Lots 8, 19 and 20 of Section 36, Township 24 North, Range 7 East of the 6<sup>th</sup> P.M., Cuming County, Nebraska and which is more particularly described as follows: Beginning at a point 400 feet East and 393.6 feet South of the Northwest corner of said Section 36; thence East 223.5 feet, more or less, thence South 105 feet, more or less, thence due West 63.5 feet, more or less, to the West line of said Lot 19; thence South along the West line of said Lot 19 to the East boundary of the right-of-way of State Highway No. 16 as the same now exists, thence Northwesterly along the East line of the right-of-way of said State Highway No. 16 to a point directly South of the point of beginning; thence due North to the point of beginning (Parcel ID 0030040.00);

**WHEREAS** P and H Investments, LLC wishes to subdivide the real estate described above in order to complete the terms of a Contract for Exchange of Real Estate to which it and Cuming County Public

Power District are parties, as depicted on the plat of survey attached hereto as Exhibit "A," so that the following described real estate is split off and divided from the real estate described above, to wit: A tract of land located in the Twelfth Addition to the Village of Bancroft, in the Northwest 1/4 of Section 36, Township 24 North, Range 7 East of the 6<sup>th</sup> P.M., Cuming County, Nebraska, said tract being more particularly described as follows: Commencing at the Northwest corner of said Section 36; thence S00°04'13"W, on the West line of said Northwest 1/4, a distance of 65.90 feet to a point of curvature; thence Southeasterly on a 2919.79 foot radius curve to the right of an arc length of 168.50 feet, the chord of said curve bears S46°30'13"E a distance of 168.48 feet; thence S44°51'01"E, on the Northerly highway right of way of Highway #16 as described in Deed Book 42, page 371, a distance of 31.06 feet to the point of beginning; thence N23°30'58"E a distance of 96.76 feet to a point that is 182.75 East and 115.00 feet South of said Northwest corner; thence S89°21'04"E a distance of 145.00 feet; thence S00°38'56"W a distance of 106.00 feet; thence N89°21'04"W a distance of 113.50 feet; thence S67°39'15"W a distance of 39.43 feet to a point on said highway right of way; thence N44°51'01"W, on said highway right of way, a distance of 46.00 feet back to the point of beginning, said tract containing 0.41 acres more or less;

**WHEREAS** the exchange and conveyance of real estate as provided in the above-referenced Contract for Exchange of Real Estate will subdivide real estate within the subdivision jurisdiction of the Village;

**WHEREAS** the subdivision will not adversely affect the orderly growth and development of the Village; and

**WHEREAS** the Planning Commission of the Village has recommended the lot split be approved;

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Chairperson and other members of the Village Board of Trustees that that the lot split and conveyance of the real estate as described above shall be and hereby is approved.

Property owner of Ideal Wheels Brad Petersen present for the lot split resolution between CCPPD and P & H Investments. Petersen was reminded to continue the clean up on his property.

Cuming County Economic Director David Branch present via ZOOM to discuss amending the current LB840 plan to include allowing daycares, workforce housing and low income housing applicants to apply for the LB840 money. Right now the plan allows any business within village limits to apply for the funds. The town is having problems getting the money spent so they would like to see what other items can be added to the plan to have more variety on how the funds can be spent. David was going to look into some other options and will be working with the LB840 advisory committee and the village attorney on getting the amendment process started. David also stated that he was going to be contacting the businesses in town to apply for the LB840 funds to help with COVID-19 relief, since the village has to have half of the LB840 funds generated spent by September 2020.

Discussion was held on park/ballfield updates. Trustee Soll would like to see something done with the old bandstand and see if we can get another piece of play equipment at the park. Clerk Novak suggested tearing out the wooden play set and putting a play set that is geared towards kids ages 2-5. Nothing has been updated in the park since early 1990's. Clerk Novak will get some pricing on playground equipment and look into some grants available to help with the costs.

Discussion held on the bank stand and what to do with it. Trustee Hulstein feels that it would cost too much money to fix up the building. The building isn't being used for anything at the moment and is more of a hazard to the public. Motion was made by Hulstein, seconded by Peirce to get bids for tear down of the bandstand building. RCV: Ayes; Soll, Peirce, Hulstein, Rief and Hermelbracht.

Culvert by Rod Witt's house next to Pennsylvania Street is in need of repair. The concrete is coming away from the bank and needs to be pulled away and more dirt filled and then placed back. That is the village's expense and not the counties. The village will get that culvert fix as soon as possible.

Discussion held on cell phone reimbursement for maintenance superintendent Redding. Redding had to upgrade his phone and had to get a smart phone since they no longer support phones under 3G. Redding uses his phone for village business since he is not in his office more than an hour or two each day. Chairperson Hermelbracht suggested paying for the cost of the phone for him. Trustee Peirce suggested maybe the village sign up for a cell phone that Redding uses. After thinking about that idea, trustee Soll added that might be more of a hassle since what if he would forget the town phone and ran to go get something and then has to use his personal phone anyway. Clerk Novak mentioned that other small towns give a stipend to their village workers to help cover the cost of the usage for town business. Redding has a phone in his office but it's just used for the fax machine. Trustee Soll asked how much that phone/fax line costs the village and maybe Redding wouldn't need that fax line, since the only item getting faxed is the 811 (diggers hotline requests). If removing that phone line would decrease the phone/internet bill then the town could look into giving a monthly stipend to Redding for his cell phone bill. Clerk Novak will look at the phone bill and see how much the village gets charged for that phone line. The board would like to make a decision at the June meeting.

Trustee Rief was approached by a business that would like to come to Bancroft. The business buys and sells skid loaders. They are looking for a frontage property to buy to build a building for the business. Trustee Rief talked to a property owner that is willing to sell property on the south end of Park Road right before C and J Auto. The property is already zoned commercial so there shouldn't be a problem with a business being built in that location.

Reviewed delinquent utility accounts.

Reviewed April council reports.

Motion to pay April bills made by Peirce, seconded by Soll. RCV: Ayes; Rief, Hulstein, Peirce, Soll and Hermelbracht.

A motion to adjourn was made by Rief, seconded by Peirce. RCV: Ayes; Hulstein, Rief, Peirce, Soll and Hermelbracht. Meeting adjourned at 8:05 PM.

*Michael Hermelbracht, Chairperson*

*Megan Novak, Village Clerk*

Previous Month Wage

8,670.15

Village of Bancroft  
Regular Meeting  
May 4, 2020

BHE	gas fee	248.00
BOK Financial	sewer bond	62,827.50
Capital One Card	utilities/books/tests	4,357.15
Cengage Learning	books	24.74
CNASurety	bond insurance	147.00
Cuming County Clerk	filing fees	50.00
Ideal Wheels	ATV tags	55.00
Jensen Plumbing	water repairs	2,529.13
Johnson and Mock	law fee	315.00
Kings Disposal	trash fee	3,770.00
Kyle's Lawn Care	park	124.00
Mels Small Engine	supplies	40.00
NE Public Health Lab	test fee	31.00
NNED	membership	650.00
Pender Ace	supplies	216.09
Peters Lawn	mowing fee	1,195.84
Quality Printing	supplies	355.29
Quality Printing	supplies	80.88
Ru-Des Mart	fuel/supplies	238.15
Stalp Gravel	rock	355.25
Wisner News	publishing	70.27
<b>TOTAL</b>		<b><u>\$86,350.44</u></b>