

Village of Bancroft  
Regular Meeting  
September 8, 2020

The regular meeting of the Village Board of Bancroft was convened in open and public session on Tuesday, September 8 at 7:00 p.m. Present: Trustees: Peirce, Rief, Soll, Hulstein and Hermelbracht. Also present is Chief of Police Davis and other interested persons.

Advance notice of the meeting was published in the Wisner News Chronicle on September 2, 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 from the August 3, 2020 meeting. RCV: Ayes; Soll, Hulstein, Peirce, Rief and Hermelbracht.

Public hearing for 1 & 6 year road plan open at 7:00 PM.

Public hearing for 2020-2021 Bancroft budget open at 7:00 PM.

Tom Christopherson with Groundwater Solutions group and Bryce Anderson with AWS Well Co. are present to discuss the village's south well that has had an increasing nitrate level that is in violation of the State of Nebraska maximum contaminate level. Tom worked with the City of Tekamah and got there high nitrate level well from a 9.5 to 2.0 using their enhanced grout seal technique. The cost for Groundwater Solutions Group to check the background history is \$750.00 and that cost would rollover to the second phase if what they find in phase 1 shows that the south well can be fixed using grout sealing. They will gather records from the state of Nebraska which will tell them the year that well was constructed and all the nitrate tests that have been taken since the well was put online. In the second phase they drill down and add some test wells around the south well to take logs on the site. This will tell them if the nitrates are coming from water source or if they are leaking through above that from the groundwater. It will take them about 10 days to complete their research on the background of that well. If it's possible to use their grout sealing technique then Groundwater Solutions Group will work with the village engineer and come up with a plan to start the sealing process. The overall cost of the sealing is between \$20,000 and \$30,000. The cost of a new well is \$250,000 or higher. Motion was made by Hulstein, seconded by Rief to allow Groundwater Solutions group to evaluate the south well for possible grout sealing that would decrease the rising nitrate levels. RCV: Ayes; Peirce, Soll, Rief, Hulstein and Hermelbracht.

Motion was made by Hulstein, seconded by Rief to approve Groundwater Solutions Group to evaluate the south well so see if placing enhance grout seal on the top of the well will help with the high nitrate levels of the well. RCV: Ayes; Peirce, Soll, Rief, Hulstein and Hermelbracht.

David Branch with CCEDD is present to present the updated interlocal agreement between the Village of Bancroft and Cuming County Economic Development District. The Interlocal Agreement describes the funding will be as follows: Cuming County shall provide \$60,000.00 per year, City of West Point shall provide \$10,000.00 per year, the City of Wisner shall provide \$7,500.00 per year, the village of Bancroft and village of Beemer shall provide \$6,000.00 per year. This agreement is valid for three years. Motion was made by Hulstein, seconded by Rief to approve the 2020-2021 interlocal agreement between the village of Bancroft and CCEDD which is valid until July 1, 2023. RCV: Ayes; Hulstein, Peirce, Rief, Soll and Hermelbracht.

David Branch also present to discuss the approve LB840 applications that were approved by the Bancroft LB840 committee on September 2, 2020.

Motion was made by Rief, seconded by Peirce to approve LB840 applications no. 2010 and 2025 for \$2500.00. RCV: Ayes; Hulstein, Rief, Soll, Peirce and Hermelbracht.

Motion was made by Hulstein, seconded by Soll to approve LB840 applications no. 2001, 2003, 2006, 2007, 2008, 2009, 2016, 2026 and 2027 for \$1500.00. RCV: Ayes; Soll, Peirce, Hulstein, Rief and Hermelbracht.

Motion was made by Soll, seconded by Hulstein to approve LB840 applications no. 2021 and 2022 for \$1500.00 to be paid after October 1, 2020. RCV: Ayes; Peirce, Hulstein, Rief, Soll and Hermelbracht.

Motion was made by Rief, seconded by Soll to approve LB840 application no. 2019 for reimbursement of \$1,335.00 once project is completed. RCV: Ayes; Soll, Hulstein, Peirce, Rief and Hermelbracht.

LB840 application no 2031 was tabled due to the fact that the applicant applying for the purchase of building for their business and that sort of purchase is not in compliance with the LB840 statute. David Branch discussed that the village attorney Munderloh wasn't comfortable with allowing the LB840 funds to be used to purchase a business or building for a business. The funds may be used to make updates to a business or building once the building has been purchased.

Motion was made by Hulstein, seconded by Soll to approve SDL for Z's Bar and Grill from Scribner for a wedding reception on 10/10/2020 at the Bancroft Community Building. RCV: Ayes; Peirce, Soll, Hulstein and Rief. Abstain: Hermelbracht.

Discussion held about the old department store building at 321 Main Street. The Village board would like to see what the condition of the building is and if it's good enough condition to leave standing. Village attorney Munderloh sent a nuisance letter to the property owner and she was not willing to allow the village into the property for inspection and was pretty upset about the situation. Munderloh said that the village would need to get a warrant from the county judge in order to have a building inspector enter the property. Questions arose about the next steps once the inspection is done. Village attorney Munderloh was on the phone to discuss the options and what will happen next. Once the village gets the inspection report and the property is deemed a hazard then the property owner will be notified and will either need to make the necessary repairs or the building will need demolished. If the property owner doesn't do what is asked in the time frame outlined in the letter, then the village has the right to do any repairs or demolish of the property and the expenses incurred on the village will be assessed to the property. If the property is deemed a hazard and nothing is done, the liability of someone getting hurt could fall on the village since they were notified the building was a hazard to the public, so once the village starts this inspection process they will have to keep pursuing and take any action needed to get the property fixed or demolished. Munderloh will start working on getting the inspection warrant from the Cuming County Judge and will contact building inspector. Chief Davis will need to be around to assist with allowing the inspector into the building and any costs needed to repair the door (if lock is damaged) will be on the village and they will have to pay for those repairs. Motion was made by Rief, seconded by Hulstein to authorize and direct the inspection of the building located at

321 Main Street to determine if it's unsafe or dangerous. RCV: Ayes; Hulstein, Rief, Peirce, Soll and Hermelbracht.

Public hearing was closed at 8:03 PM for the 1 and 6 year road plan. Motion was made by Soll, seconded by Hulstein to approve resolution no 2020-08 1 and 6 year road plan for fiscal year 2020-2021 for village of Bancroft. RCV: Ayes; Peirce, Hulstein, Soll, Rief and Hermelbracht.

Public hearing was closed at 8:04 PM for the 2020-2021 fiscal year budget. Motion was made by Hulstein, seconded by Peirce to approve 2020-2021 fiscal year budget, final tax request and 1% increase in restricted funds. RCV: Ayes; Soll, Rief, Peirce, Hulstein and Hermelbracht.

Discussion was held on if there is interest in attending the old fire hall building auction on Saturday, September 12 to bid on the building for the village. Trustee Hulstein mentioned that if a business has a chance at getting the building then the village doesn't need to pursue the building, but if it's going to go to a person for storage then the village might want to bid on the building. Trustee Rief mentioned that a business is willing to bid high to get the building and is confident that a business will end up with the building. Board was in agreement to not bid on the old fire hall building for the village.

Chief Davis brought up that there should be another crosswalk added by the school. High school students exit the north school doors to walk across to the parking lot. This crosswalk would be to the north of the current crosswalk. Davis didn't think it would be necessary to have a person stopping traffic at the crosswalk. If there is two crosswalks then the area between them is the school zone and if someone were to get hurt, and if that area is marked as a school zone then the vehicle that is in the accident would get ticketed according to those guidelines. Chairperson Hermelbracht would like to speak with Dr. Cerny from the Bancroft-Rosalie School and see what his thoughts are on it. If students will utilize the cross walk then it would be good idea, most students don't use the crosswalks except for after school. Trustee Hulstein will talk with Dr. Cerny and see what his thoughts are and the board will take action at the October board meeting.

Discussion was held on advertising to hire a part time officer to work a couple days a week. Trustee Soll didn't think that was necessary especially if Chief Davis is willing to work during the day two days a week. Clerk Novak has gotten a couple complaints about the speed of traffic during the day. Chief Davis was asked if he could work during the day two days a week. Davis said he could change his schedule and work during the day two days a week. Davis will start working someday shifts the week of September 13. It was brought up by trustee Hulstein that the board should start thinking about budgeting for a new police officer when Gary decides to retire, which Chief Davis said wouldn't be for two to three more years.

Discussion was held on what the backup water operator Steve Sorensen should receive for pay. \$15.00 per hour was mentioned but that was put in place for part time employees. Sorensen worked three hours total while utilities superintendent Redding was on vacation. Sorensen had to use his own pickup and fuel to come into town to check the wells and sewer plant. \$25.00 was brought up and that was decided would be a good hourly rate for Sorensen. Motion was made by Rief, seconded by Hulstein to pay backup water operator Sorensen \$25.00 per hour. RCV: Ayes; Soll, Peirce, Hulstein, Rief and Hermelbracht.

Head librarian Lesa Bargmann was in attendance to discuss fiber optic being run from the Bancroft-Rosalie School to the Bancroft Library. Right now it's just being discussed and nothing set in stone. The Bancroft Library is part of the Sparks Grant which allows high speed internet access at the library for B-R School students to use if they need it. The library is also a homework hot spot for students. Currently the library is getting the internet from line of site from the school. Running the fiber optic line won't cost the village anything since the Bancroft Library receives \$3,000.00 from the Dinklage Foundation and \$3,000.00 from the county each year and that money can be used to cover any costs that might be incurred from the fiber optic project. Bargmann will keep the board updated on the progress of the project if it gets planned.

Clerk Novak has been getting estimates for a new piece of playground equipment at the Bancroft Park. She contacted Sterling West and Creative Sites, LLC for estimates. Creative Sites is out of Omaha and did work for the Wisner Park in 2018. The total estimate from Creative Sites was around \$27,000.00 which included site prep and installation of the equipment. The board is wanting to see what \$30,000.00 will get the village for a bigger piece of equipment. The equipment Novak found wasn't very big. Novak said park equipment is not inexpensive and was staying under \$30,000 with installation. Trustee Rief and Soll wonder if the village could get a group of people to help install the equipment so the village could save on installation costs and buy something bigger for the park. Clerk Novak will see what sort of equipment the park can get for \$30,000.00 without installation costs. The board will like to wait until next year to start that project.

Fall town cleanup will be held on Saturday, October 10 from 8:00 AM to Noon.

Reviewed council reports.

Reviewed delinquent utility accounts.

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

A motion to adjourn was made by Peirce, seconded by Rief. RCV: Ayes; Hulstein, Rief, Peirce, Soll and Hermelbracht. Meeting adjourned at 9:00 PM.

*Michael Hermelbracht, Chairperson*

*Megan Novak, Village Clerk*

Previous Month Wage		8,996.61
BHE	natural gas	246.00
C & J Auto	repairs	1,817.70
Capital One Card	supplies/electric/books	10,215.66
Cengage Learning	books	198.71

Village of Bancroft  
Regular Meeting  
September 8, 2020

Center Pt Large Print	books	111.59
ClerkBooks	supplies	145.00
Cooney Fertilizer	park	3,441.25
Cuming County Ind	comm. Bld	3,962.00
CVA	fuel	192.46
D Redding	reimbursement	40.00
J Sparks	water deposit return	92.82
Jacks Uniforms	police	730.99
Johnson and Mock	law fee	654.19
Johnson Service Co	sewer	10,510.90
Kings Disposal	trash fee	3,770.00
Layne Christiansen Co	water maint	557.94
LONM	membership	419.00
Lorensen Lumber	street repairs	1,244.75
Mark Langan	books	22.45
Mel's Small Engine	supplies	32.00
NE Munc Clerks Assoc	membership	25.00
NE Public Health Lab	test fee	132.00
One Call Concepts	general	28.02
Pender Ace	supplies	83.93
Peters Lawn	mowing	1,195.84
Quality Printing	supplies	200.26
Ru-Des Mart	fuel	250.27

Village of Bancroft  
Regular Meeting  
September 8, 2020

WatchGuard Video	police	5,371.40
Wisner News Chronicle	publishing	132.37
<b>TOTAL</b>		<b><u>\$54,821.11</u></b>

**Paid From Friends of Library**

Ru-Des Mart	library	212.29
<b>TOTAL</b>		<b><u>\$212.29</u></b>

**Paid from LB840 Account**

Johnson and Mock	general	375.00
<b>TOTAL</b>		<b><u>\$375.00</u></b>