

Village of Manley Board of Trustees
Meeting Minutes
March 5, 2008

A regular meeting of the Village of Manley Board of Trustees was held on Wednesday, March 5, 2008 at 7:30pm at the Village Fire Barn. Chairman Stohlmann called the meeting to order at 7:38pm and advised attendees that the Open Meetings Act was posted for review on the bulletin board. Roll Call was taken and members present included Leonard Stohlmann Jr., Betty Meyer, Brenda Meyer and Tracy Zeorian.

Review and Approval of Agenda Chairman Stohlmann made a motion to move items 10 and 11 up to be discussed prior to monthly reports. Zeorian made a motion to accept the meeting agenda. Brenda Meyer seconded. Roll call vote was 4:0.

Review and Approval of 2/6/08 Meeting Minutes Clarification will be made between Brenda and Betty Meyer as indicated. The treasurer report detail will be added. Betty Meyer made a motion to accept the minutes. Zeorian seconded and the minutes were approved with a roll call vote of 4.0.

Community Survey Results Terry Meier overviewed results of the Community Attitude Survey, indicating that 52 surveys had been received. The Village fell just short, at 46.88% of obtaining the 51% income level requirements to receive additional grant funding available. Resident results indicated top five community needs/issues included: 1) street conditions, 2) recreational facilities, 3) water quality, 4) water pressure, 5) sewer system. 41% surveyed supported using funding for surface drainage and street conditions; use of the Manley School property, if purchased, were outlined with continuing education being the highest area of interest. 67% of participants felt that a comprehensive plan to manage future growth in and around the community would be important. 71% felt using funds to improve recreational facilities would be appropriate. Street conditions and recreational facilities were the top two areas indicated that need attention and funding.

Meier strongly suggested the Board attempt to obtain surveys from the remaining 12 residents who didn't yet submit a survey with hope that we might become eligible for this funding. Brenda Meyer will distribute surveys and have results directly sent to SENDD for review.

Manley School Property – Terry Meier outlined tax increment financing and the public cost of private development relying on the increase of property development. The property tax would remain at zero if purchased by the Village. If a private developer buys it for a project, it might generate additional taxes into the TIF district. Other communities have established a foundation/not-for-profit organization to own/operate facilities such as this until they are paid for and then they are transitioned to the city. The Village could buy then solicit proposals for purchasers, stipulating restrictions on property use.

A blight study and comprehensive plan (costing \$12,000-\$15,000 and taking 4-6 months) would be required. Meier reiterated that the Village could be eligible for up to \$30,000 in planning monies plus an additional \$250,000 for public works funding if we are able to obtain

the remaining outstanding Community Needs surveys. If that is not attainable, could the Village obtain a loan? If we are unable to purchase the property, what additional Village ordinances would need to be in place to protect the community and outline property restrictions for businesses. Meier will solicit planning bids for the Village. Zeorian expressed her concern to our tax payers that we wouldn't want to move forward with this purchase and possibly run out of monies in the Village accounts. Facility concerns tied to asbestos and lead based paint were discussed. Meier indicated that there could be the possibility of having this be a profitable endeavor with expenses being spread out over a 24 month period. Additional discussions will take place prior to a decision.

Water/Sewer Report – Collections of \$1,385.60 in water fees and \$2,252.50 sewer fees were received. One certified letter will be sent to resident. Glen Eger, owner of the Post Office building/appts. was present and asked for water/sewer rates for the Post Office to be reconsidered due to minimal use. The Board reviewed the current rates and because this is a three property facility being ran from one meter determined that rates were appropriate.

The Board discussed appropriate increases and reviewed other community rates. Currently rates are not covering required repair costs associated with water meters and lagoon. The Village still has outstanding sewer bonds as well. After lengthy discussion, Zeorian made a motion to accept the water report as written and to accept the following water and sewer rate changes. Resident water rates will be raised from \$8.50 to \$11.50 (a \$3.00 per month increase); sewer rates of \$26.00 will be raised to \$28.00 (a \$2.00 per month increase), resulting in a \$5.00 per month household increase. Business increases will go from \$15.50 to \$21.00 for water and \$29.50 to \$32.00 for sewer fees. Out of town business rates were reassessed from the current rate of \$39.50 to \$75.00 based on the estimated monthly usage of 7,300 gallons per month. Betty Meyer seconded the motion. Roll call vote was 4:0.

Sex Offender(s) – Brenda Meyer reported that legal council recommended that the Village have a sex offender ordinance in place. During that discussion, Meyer authorized the Village attorney to draft this ordinance for review and consideration at the April meeting. Glen Eger (at risk property owner) proposed having children picked up/dropped off by the school busses at the church or other location away from area of current concern, additionally he offered the possible removal of the main level apartment entrance from the corridor to the Post Office corridor for additional restriction. Brenda Meyer indicated that the State mandates sex offenders not live within 500 feet from a school or licensed child care facility. She advised that it was the attorney's recommendation that the village follow state guidelines to develop a ordinance and request any resident and/or landlord to make appropriate changes to comply as appropriate.

Treasurer Report – Zeorian provided a summary of accounts payable and receivable for the period of 2/6/08 – 3/5/08. She also indicated a new CD for water in the amount of \$10,000, Highway account of \$15,000 and Sewer for \$30,000. A charge for \$25.00 will be discussed with Delton Bolles prior to payment authorization. The report was completed. Betty Meyer made a motion to accept the report. Zeorian seconded. Roll call vote was 4:0.

Monthly Correspondence: Correspondence was reviewed and discussed. A Cass County Emergency Management Agency report was given to Jim Woolheiser to respond. Dana Cole

requested bank information authorization. Zeorian will provide appropriate information. A request for Fire school was submitted by Jim Woolheiser for a total of four participants (Jim Woolheiser, Josh Woolheiser, Brad and Shannon Joseph) to attend in Grand Island on May 16-18. A motion was made by Betty Meyer to approve \$480 for lodging and \$320 for associated courses. Zeorian seconded. Roll call vote was 4:0.

Board Membership – Brenda Meyer is moving and agreed to stay on the Board until her position is filled. She also advised that Ken Hascall would be resigning from the Board due to a relocation. Stohlmann indicated that we will need to receive written resignation in order to post these position. Brenda Meyer will also check to see if Board members are required to be living within city limits in order to remain an active member. The clerk located in Brock, NE currently works for 4 separate villages. Brenda Meyer will contact this individual to review fees and details to see if this is something the Village of Manley should consider contracting.

Adjourn: Zeorian made a motion to adjourn the meeting at 10:35pm, Betty Meyer seconded. Motion carried 4:0.

The next meeting of the Village of Manley Board of Trustees will be held on Wednesday, April 9 (NOT April 2) at 7:30pm in the Fire Barn.