

Village of Petersburg
October 1st, 2024

The Village Chairman and Board of Trustees met for a regular/safety meeting on Tuesday October 1st, 2024, at 7:00 p.m. at the Village Office. Notice of the meeting was published in the Petersburg Press September 25th, and posted at the Village Office, Post Office and Leifeld's on September 18th. The 1&6-year Street Improvement Plan public hearing was held during the meeting, notice of this public hearing was posted at the Village Office, Post Office and Leifeld's on September 4th. A public hearing was held on making amendments to the zoning regulations regarding lot coverage and accessory buildings, notice of this public hearing was published in the Petersburg Press and posted at the Village Office, Post Office and Leifeld's on September 18th. Board members were given prior notice of the meeting and public hearings.

Board members present: Steve Werner, Mitch Koch, Ashley Thieman, Corey Stokes and Tina Henn. Staff: Nick Prothman and Sundae Provencher. Guests: Helen Baumgartner of Petersburg Press, Elaine Beckman, Victoria Olson the Boone County Zoning Administrator, Mark Wagener Boone County Zoning Member, Chuck and Jane Borer, Chase Priester, Doug Koch, Clyde Stuhr, John Zwingman of ACES and Officer Beekman.

Stokes opened the meeting stating the Open Meetings Act was posted. Sales Tax Receipts from July: \$5,718.02 with \$1,033.25 motor vehicle sales tax.

Minutes from September budget hearing and regular meeting were approved with a motion by Thieman, seconded by Werner, votes in favor: Stokes, Werner, Koch and Thieman; opposed: none; absent: Henn; motion carried.

Thieman made a motion to approve the treasurer's report, seconded by Henn; votes in favor: Stokes, Henn, Werner, Koch and Thieman; opposed: none; motion carried.

Bills presented for payment:

Wages: 5,939.28
EFTPs, payroll tax: 1,767.48
Village Regular Account, transfer MV taxes: 1,033.25
Boone County Treasurer, zoning: 100.00
Boone County Treasurer, police: 1,375.00
Neil Baumgartner, service fire equipment: 120.00
Esther Steensnes, cleaning: 210.25
Albion News/Boone County Tribune, advertising: 173.99
Boone County Development Agency, membership: 2,837.00
Cedar Valley Insurance Agency, insurance: 5,081.00
Applied Connective, IT help: 132.71
Applied Connective, IT help: 307.52
Great Plains Communication, service: 466.59
Stokes Investment, concrete for splash pad: 21,265.00
Bomgaars, supplies: 725.08
Seda Land Handling, sand for splash pad: 780.00
GPM, calibration flow meter at WWTP: 448.00
Loup Power District, electricity: 2,584.93
NE Public Health Env. Lab, lab fees: 100.00
Bud's Sanitary, trash service: 3,595.00
TopKote, armor coating: 24,805.43

Petersburg Community Foundation, rent; 350.00
Mike's Auto Repair, ambulance repairs: 520.00
NE Department of Revenue, state payroll taxes: 837.25
Petersburg Building Supply, supplies: 3,494.61
Zabka, fuel: 402.60
Appearra, laundry costs: 74.06
One Call Concept, service: 118.28
Black Hills Energy, natural gas: 283.27
First National Bank of Omaha, supplies: 337.77
First National Bank of Omaha, supplies: 498.82
Leifeld's, supplies: 548.17
NE Department of Revenue, sales tax: 342.74
Charles Schwab, retirement: 156.00
Charles Schwab, retirement: 298.41
NE Department of Revenue, waste reduction tax: 25.00
Verizon, cellphone: 81.93
Applied Connective, Microsoft office: 12.70
Midwest Labs, lab fees: 262.75

Stokes made a motion to pay the bills and those not in yet, seconded by Henn; votes in favor: Thieman, Koch, Werner, Henn and Stokes; opposed: none; motion carried.

The ambulance needs new tires, should be budgeted about every seven years to replace tires on the ambulances.

Police reported 53.8 hours of patrol time with 1 written notice and 1 paper service. The board asked about the alley west of town that still has a lot of vehicles sitting there. Hayden Niewohner said he was going to reference the Village Code regarding this matter, he will be contacted tomorrow.

Boone County Development Agency sent their monthly newsletter. Ross Knott has retired from the BCDA board, the board expressed their thanks to his many years of service to the county.

Discussion was held on the library operations now that the library/village office is moved into the Village Campus. Elaine Beckman stated that there have been people visiting the library since its move. She has been working on getting people signed up and updating contact information. She has also been replacing books, some were thrown out due to being damaged. Still searching for more volunteers to be open more hours. There is a need for more adult and young readers books, library is good on children's books for now. Elaine explained the book check out process to Sundae so she can check out books during the day if needed.

The board was going to move the bus drop off to Main Street Park so the kids can be under the shelter. Elaine was asked if they were planning on having someone here for the kids to utilize the library after school until their parents could pick them up. Elaine said she would like to but that requires volunteers. It would be nice to have shelter for the kids to keep them out of the weather. The library space is working, everything minus a few tables and chairs has been moved over.

The board asked if the library is still working on getting accredited or if it was possible. Elaine stated it is possible however it requires the library director to be a paid position. The library director is required to take 45 hours of training every three years and the board would need 20 hours. The training/certification is available on the library commission's website. If the

board chose to give the clerk, the title of library director it should count towards a paid position which is necessary for accreditation.

Community Improvement: Nick is still working on the splash pad, putting tin up and making it habitable.

John Zwingman presented the 1&6-year street improvement plan. There are 6 drainage improvement projects in the 6-year plan. They have been on the plan for 15 years or better, but they are expensive to get done. They have updated unit prices. Costs for one could go up to \$60,000. Zwingman checked on some patchwork projects, they would be considered as maintenance. He will send over some estimates and a few different ways to fix those.

The railroad crossing is failing in a couple spaces. Loads are heavier and more frequent now. The road has held up well for several years, but it does need some repairs. Zwingman said he will get some people up to take some pictures of the drainage ditches from the campus down to 3rd street to see how the water routes. He will explain it on a map how it all works. 3rd Street needs to keep up with the culverts or that could potentially all back up.

Werner made a motion to close the public hearing, seconded by Thieman; votes in favor: Stokes, Henn, Werner, Koch and Thieman; opposed: none. Public hearing was closed at 7:28 p.m.

Koch made a motion to approve the 1&6-year street improvement plan, seconded by Thieman; votes in favor: Stokes, Henn, Werner, Koch and Thieman; opposed: none; motion carried.

Chairman Stokes opened the public hearing to make amendments to the zoning regulations regarding lot coverage and accessory buildings. Stokes and Werner attended the zoning board's public hearing on these amendments. It was a good discussion. The zoning board recommended the 45% total lot coverage with 20% for accessory buildings but not to exceed 2,500 square feet. The lots in the housing development are larger so 20% accessory building could be huge. The covenants PIDC has in place for the new housing development does not mention accessory buildings. Stokes asked if a height restriction could be added stating the accessory buildings can't be taller than the house. Borer stated he would be against the height restriction because the building he plans to build is slightly taller than the house.

Stuhr stated that as a member of the zoning board that recommendation of capping the accessory buildings at 2,500 square feet was a good move. Height of a building could block sunshine from neighboring properties, zoning is for the whole community. There should be a foot of setback for every foot of height, that is in the hospital section of the regulations and should be considered. The current height in place is 35 feet with a 7-foot setback, the board wasn't changing that. Stuhr asked if the board has given any consideration to materials or drainage. It should be considered when increasing lot capacity. Down the line you need to consider culvert sizes and run-off. The board stated that Keith Marvin will review all of these regulations when the comprehensive plan is being redone. Stuhr stated that the board needs to recognize and consider these things, the county is just an advisory board. Zoning makes recommendations but Petersburg has final say on their regulations.

The Petersburg Industrial Development Corporations covenants drew up what was required of a house in the new housing development, but they didn't put anything regarding accessory buildings. The board is trying to increase the accessory buildings coverage to 20% as well as protect neighboring properties from a huge shop. Doug Koch mentioned that that was progress. Try not to limit what people can build so much. Out buildings bring property taxes which the town can use to build more infrastructure. Zwingman stated the board is going down

the right path with increasing the accessory buildings coverage to 20%, try not to limit height but could limit the eaves. Most highway overpasses are 12'8" so you know you can fit a camper in those parameters. The board is trying to be flexible on older lots to encourage more homes to get built. 35 feet is the height of a standard 2 story house. The board doesn't want to restrict materials. Attendees stated that building anything is progress and let people do what they want.

Older lots in town wanted more square footage to build but on the bigger lots we could potentially end up with huge buildings with the 20%. 160x160 lots right now are limited to 2560 square feet accessory buildings with the current 10%. Having a 2,500 square foot cap would limit them to under the now allowable 10%. A 3,500 square foot cap would get those lots near 14% for an accessory building. Don't be too intrusive with caps, we still want people to build here. Thieman stated she is good with the 20% and 45% changes but asked that the square footage cap be raised to 3,500. It was decided to go with 3,000 square feet as a cap on accessory buildings. Mark Wagner stated that the 45% total lot coverage would also put a cap on the size of the accessory buildings.

The board will have the opportunity to change any other regulations during the update of the comprehensive development plan. Amendments made tonight should reflect both R1 and R2 areas. Victoria met with Keith Marvin, and they read through some of the comprehensive plan. Marvin's timeline is off a little, we are now looking towards the end of next summer. Stuhr stated that in the country there is a cap on how many houses there could be per mile.

Stokes made a motion to close the public hearing, seconded by Thieman, votes in favor: Koch, Werner, Henn, Stokes and Thieman; opposed: none. Public hearing closed at 8:24 p.m.

Thieman made a motion to approve the recommendations from the Boone County Zoning Board, lot area coverage shall not exceed 45% for all structures with not more than 20% allocated to accessory buildings, with changes to the total square footage for accessory buildings cannot exceed 3,000 square feet, and to take out the requirement that the dwelling must be larger than the accessory building that is stated in the definition of accessory use or structures in the regulations, seconded by Stokes; votes in favor: Koch, Henn, Stokes, Thieman; Werner abstained; opposed: none; motion carried.

The board reviewed Chapter 91 Section 91.01 Health and Sanitation to clarify what is accepted at the white goods drop off. Prothman has been getting all kinds of non-acceptable materials and would like to specify what is allowed and install a sign at the site. Humidifiers is listed as allowed however they are now mostly plastic, so they need to be removed from the list. Fridges, ranges, water heaters, washers, dryers, dishwashers, freezers and air-conditioners are allowed. No porcelain products and no plastic items are allowed. The camera down there is currently not working, since moving offices the cameras have been disconnected. Stokes would like to get an updated camera system. The link to the cameras is on the CVA tower and we are not sure what is about to happen with that property. Stealth might put up a tower. Prothman will get a sign made with those items. The ordinance will be updated to specify what is allowed at the white goods site.

Insurance on the old library and village office buildings was discussed. If the town just held liability insurance, it would cover any injuries that could happen from a brick or something falling off the building. It was decided to put liability insurance on both the buildings. Current insurance can get moved to new location. Thieman stated the campus has insurance, went through the same insurance the school had in place. Stokes will call the insurance company.

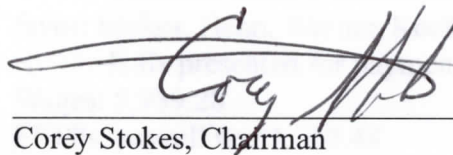
Prothman reported that armor coating was done. 8 blocks were done. They were in and out in 2 hours, it went smoothly. He hasn't had time to look for a handicapped picnic table but will shop for one.

Provencher reported that most of the stuff has been brought to the new office. There is still a lot of things in the old building. Some needs shredded. Provencher stated there are really old minute and ordinance books there and asked if they should be sent to the state archives, the village pays a small fee for the box, but they will store any documents needed. Provencher will gather some things and have the board review them before sending them to the archives. Stokes stated they still need to install shelves in the campus for all the plaques. Prothman and Stokes will get stuff out of the attic at the old building and work with the bank to get a shredding truck.

Werner stated he asked Prothman to speak with the company that did the assisted livings parking lot in Albion for a quote to re-do main street. Prothman got a quote for one block on main street and presented it to the board. It would be 1 ½ inch asphalt packed down to an inch. Zwingman said it was possible to tear out sections and patch it. Doug Koch asked about who did the streets in Albion. They look really good.

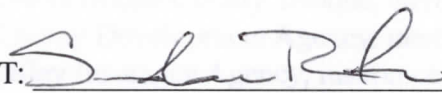
Stokes stated that it is harvest season and to use extra caution for trucks and tractors.

Thieman made a motion to adjourn, seconded by Henn. Meeting adjourned at 8:58 p.m.



Corey Stokes, Chairman



ATTEST: 

Sundae Provencher, Clerk/Treasurer