

Village of Petersburg
September 3rd, 2024

The Chairman and Village Board of Trustees met for a regular meeting on September 3rd, 2024, at the Village Office. The meeting commenced at 6:33 p.m., immediately upon adjournment of the Tax Levy Hearing and Budget Hearing held at 6:00 p.m. Notices of the meetings were published in the Petersburg Press on August 28th, 2024, and posted at the Village Office, Post Office and Leifeld's on August 26th, 2024. Board members were given prior notice of the meeting.

Chairman Stokes opened the meeting stating the Open Meetings Act is posted. Board members present: Steve Werner, Corey Stokes, Ashley Thieman, Tina Henn and Mitch Koch. Staff: Prothman and Provencher. Guests: Helen Baumgartner, Jordan Mueller, CPA, Clyde Stuhr, Victoria Olson the zoning Administrator and Mark Wagner zoning board member, and Officer Beekman.

Thieman made a motion to exceed the lid by 1%, seconded by Werner; roll call votes in favor: Stokes, Henn, Werner and Thieman; opposed: none; absent: Koch; motion carried.

Thieman made a motion to adopt the budget as advertised, seconded by Stokes; roll call votes in favor: Henn, Werner, Thieman and Stokes; opposed: none; absent: Koch; motion carried.

Resolution 2024-8, setting the property tax request was approved with a motion by Stokes, seconded by Thieman; roll call votes in favor: Werner, Henn, Stokes and Henn; opposed: none; absent: Koch; motion carried.

Sales tax from June 2024 was \$6,565.14 with \$700.18 motor vehicle sales tax.

August 6th and 21st minutes were approved with a motion by Thieman, seconded by Henn; roll call votes in favor: Werner, Henn and Thieman; abstained: Stokes; opposed: none; absent: Koch; motion carried.

Treasurer's Report was approved with a motion by Thieman, seconded by Stokes; roll call votes in favor: Werner, Thieman, Stokes and Henn; opposed: none; absent: Koch; motion carried.

Bills presented for payment:

Wages: 6,654.09

EFTPs, payroll taxes: 1,943.12

Village Regular Account, transfer motor vehicle taxes: 700.18

Boone County Treasurer, zoning: 100.00

Boone County Treasurer, police protection: 1,375.00

Neil Baumgartner, service fire equipment: 120.00

Esther Steensnes, cleaning: 210.25

Bud's Sanitary, trash service: 3,567.25

Loup Power District, electricity: 2,790.46

NE Rural Water Association, annual dues: 250.00

Boone County Treasurer, 145th street concrete – final payment: 47,637.80

Applied Connective, Microsoft office: 12.70

One Call Concept, service: 85.94

Sundae Provencher, mileage reimbursement: 134.67

Pelster Sand & Gravel, sand for splash pad: 630.00

Albion News/Boone County Tribune, advertising: 17.02

Great Plains Communications, service: 466.59

NE Public Health Environmental Lab, lab fees: 15.00

Advanced Consulting Engineering Services, survey fees: 1,437.50
Petersburg Community Foundation, August rent: 350.00
Zabka, fuel: 73.91
Appeara, laundry costs: 73.91
Pelster Sand & Gravel, sand for splash pad: 840.00
Petersburg Building Supply, supplies for splash pad: 634.96
NE Department of Revenue, sales tax: 795.51
Rae Valley Market, supplies: 20.57
First National Bank of Omaha, supplies: 199.34
First National Bank of Omaha, supplies: 81.10
Black Hills Energy, natural gas: 294.88
Verizon, cellphone: 81.89
Petersburg Community Foundation, September rent: 350.00
Charles Schwab, retirement: 298.41
Charles Schwab, retirement: 156.00
Yosten Law, LLC, attorney: 317.00
Rae Valley Market, supplies: 20.33
Midwest Laboratories, lab fees: 235.45

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

Boone County Development Agency sent out a monthly update.

Zoning: lot coverage percentages and accessory buildings were discussed. A drafted ordinance to change the percentages from 10% to 20% for accessory buildings, and from 35% to 45% total lot coverage was reviewed. The phrase where accessory buildings can't be bigger than the principal structure was removed. Werner thinks more things such as the soffit sizing needs to be changed. Mark Wagner said Petersburg will have the opportunity to make further changes when the Comprehensive Development Plan gets updated. Keith Marvin will comb through everything and update it to match current laws. The Comprehensive Plan was made in 1999 so there are most likely several changes that will be needed. The proposed ordinance will reflect both R1 and R2 areas.

Stuhr stated the proposed lot coverage percentages could pose issues in the future. The new housing developments on the west side of town have bigger lots. Stuhr's lot is an acre meaning he could potentially build a 6,000 square foot building. Stuhr asked what businesses are allowed in residential areas. Victoria listed off all permitted businesses allowed in the residential areas currently.

Stokes paused discussion on the zoning to get the police report from Officer Beekman as he had other meetings to attend. Beekman stated there were 54 hours of patrol time in August. Stokes asked him to check into an alley west of town that currently has a trailer, boat and tractor sitting there.

Zoning discussion resumed. Keith Marvin will bring all the zoning regulations up to code and Petersburg will have the opportunity to make any other zoning changes during that process. That should take place within 5 to 6 months. Stokes asked for a new zoning map for Petersburg. Victoria stated she has been working on it, Petersburg is not in the Gworks database. She is working on getting that done and getting a new zoning map for Petersburg.

Thieman made a motion to make amendments to the zoning regulations/percentage of lot coverage in R1 and R2 zoned areas, seconded by Henn; roll call votes in favor: Stokes, Werner, Koch, Henn and Thieman; opposed: none; motion carried.

Mark Wagner stated a representative will need to attend the zoning's Public Hearing being held September 23rd at 7:30 p.m. in the courthouse in Albion. Stokes and Werner will attend.

Community Improvement: Splash Pad has had a lot more concrete poured, and Prothman built some control boxes for it. Stokes asked the board if they would be willing to purchase a handicapped picnic table for the Splash Pad area. Prothman estimated they were about \$2,000. Werner made a motion to purchase a handicapped picnic table, seconded by Thieman; roll call votes in favor: Stokes, Henn, Werner, Koch and Thieman; opposed: none; motion carried.

The 1-&-6-year street improvement hearing was scheduled for October 1st. The board reviewed 2023's 1-&-6-year street improvement plan to see if any projects are priority or if any projects were completed. M488(23C) can be moved to the completed page as that work has been completed. Stokes made a motion to authorize the Clerk to post notice of the 1-&-6-year street improvement hearing, seconded by Thieman; roll call votes in favor: Henn, Werner, Koch, Stokes and Thieman; opposed: none; motion carried.

Staashelm's asked if the Village would be interested in cost sharing his recent landscaping because now the water flows differently. He is getting more water now due to a culvert at the Village Campus. Staashelm didn't give any monetary amount. The board is going to have the Engineer look at that area and get his opinion on how the water flows.

Discussion was held on opening an alleyway behind Elaine Paulson's house between 2nd and 3rd streets. There was a survey done on the area. Paulson owns the property the alley would be on. She is fine opening up the alley as long as the south alley closes. The board discussed utilities in that area. Yosten law will be contacted to see if utilities can still be accessed if that alley gets closed.

The new office space was discussed. The library is all moved in. Stokes took measurements of the current set up and if we put the board table on the west wall and the chairs in front there should be enough space. The board plans to get together Friday at 5:30 to move the office furniture to the new building. The phone line at the new building will get activated Monday. Provencher stated that she ran into a problem trying to disconnect the phone and internet at the library. It is currently under contract and can't be shut off until March 2026. We locked that price in before planning to move the library. Provencher will see if the contract can be moved off the library to the new location so we can get that disconnected.

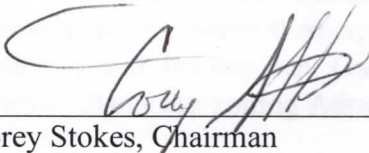
Prothman put up 3 out of the 8 slow children playing signs and asked where the board would like some more. They want 2 on each end of Lincoln Street and have some extras on hand. There was an incident in the park where a camper backed over a hydrant. The hydrant didn't leak, Preister's fixed it, and the camper will get billed for that repair.

The Great Plains fiber internet installation is upsetting some residents. It is in the towns' best interest to get fiber internet installed but there has been a lack of information from Great Plains and the companies doing the installation. The company doing the trenching changed they way they are doing the trenching a few months ago. They were only installing it to homes who are current customers of Great Plains Communications, now they are installing it to every house and building. The Village will put in the paper that they are still working in the area.

Stokes asked about the progress with Mike Prothman's garage. Werner stated that Prothman doesn't think it is a safety issue and will put up plywood to keep children out.

Nick Prothman asked if the board approved fire hydrant replacement during the budget workshop. The board budgeted 10,000 to repair 2 hydrants this year. The one on Main and Hwy. 14 is the worst one.

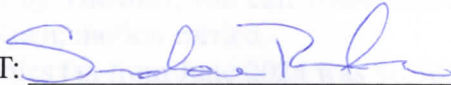
Stokes made a motion to adjourn, seconded by Henn. The meeting was adjourned at 8:35 p.m.



Corey Stokes, Chairman



ATTEST:



Sundae Provencher, Clerk/Treasurer