

**Village of Flanagan
May 20, 2025
Monthly Meeting**

Called to Order by Dave Iverson
Pledge of Allegiance
Absent – Steve Humke

Administered the Oath of Office to the following elected officials: Village President David Iverson and Village Trustees Terrance Sullivan, Kristy Dodge and Kimberly Wargo by Village Clerk Mona Folkerts.

Approval of April 15, 2025, Meeting Minutes

Motion to Approve by Reid Bressner, 2nd by Terry Sullivan.

Treasurer's Report and Approval of Bills

March 2025 Sales Tax \$7312.59

April 2025 Motor Fuel Tax \$3650.48

Question from Jason on what was repaired by Wiechmann Maintenance and Repair. Marc advised dump truck, there was a transmission leak.

Motion to Approve Bills by Kristy Dodge, 2nd by Reid Bressner – Roll Call Yes.

Comments from Persons Present – None.

Police Report – No Deputy was present, report was reviewed, no comments.

Employees Report

Marc advised a couple of problem culverts were replaced, went around and marked for spray patching, which will be done next week. Marc also advised some high school students came to help in the afternoon one day, they mulched at the park going around the trees and planter boxes. Brian Greenland donated the mulch for each park. The Master Gardeners came last week, and flowerpots and welcome signs were done. Salem water tower annual inspection completed about a week ago, waiting on the report. Seal Coat project is Thursday, possible Friday. Marc was asked how the signage was going for Artesian Park. Dave advised to have the sign look similar to the signs we have and advised Mr. Randy Stalter had made the previous signs and to contact him.

President's Comments

Sheriff Roundtable – Jason noted the minutes from the meeting were in the packet. A new deputy was to present a program, however, was tied up on an arrest situation. Deputy Delgado introduced herself, she is now on solo patrol, she joined the Sheriff's Department in December. There will be two more individuals going to the academy. Josh Osborne has been elected Mayor of Odell. Dave asked about Flock Cameras with Jason advising nothing was discussed, other than updating Odell Mayor on Flock Cameras.

Community Building - Jason read minutes from the meetings with the Interim Advisory Committee for the Community Building. The individuals meet on May 6th, May 9th, and May 13th. On May 6th, the Committee went over questions submitted by Scott Burge, Farnsworth, in preparation for his site visit on May 9th. On May 9th, we met with Scott Burge to inspect the community building. Also present was Edgar Becerro also from Farnsworth. At this time, discussions were held regarding the needs and wants of the new community center. On May 13th met to discuss the USDA-RD Grant application and requirements. Discussion focused on

establishing legal authority to construct, operate and maintain the new community center. It was also recommended that the VOF Board treat the grant (manage the grant) as a construction project. The Committee will meet again on June 3rd.

RISE Implementation - This is the Lagoon Grant. VOF did a press release previously and we will be receiving approximately \$895,000 from the grant and VOF will pay an additional 25%, this will go to primary and secondary lagoon dredging. The paperwork is being prepared, we are in the early stages of this grant.

Steets and Alleys – VOF will do an alley again this year – Marc will explore to see which alley can use it the most.

Personnel Committee – discussion during closed session.

Zoning Committee – 4 permits received. Marty and Marc have gone through applications and visited the sites. All applications are within the VOF Ordinances and Guidelines.

New Construction – Schwerin Subdivision, 4th Addition – a double lot but now is one lot.

All in Favor – Yes – no opposed

Nebraska Township – new building to store their equipment, southeast of the current shed.

All in favor – Yes – no opposed

400 S. Jefferson – New garage construction.

All in favor – Yes – no opposed

200 E. Koopman – Pool installation with fence being installed after pool is up.

All in favor – Yes – no opposed

Flanagan Festival – Continues to meet once a month, currently have raised \$7325 in donations, this past week sent out 2nd round mailers to local businesses looking for donations in hopes to continue to raise money to support the cost of this year's event. Social media postings will begin this week with announcements of events and schedules. Fundraiser June 28th, called Cards for the Community – Funding the Fest.

Flanagan Improvement Team – Nothing to report, Roseanne not present.

Santa Social Crew - Kim advised that crafts have been finalized. 3-4 games have been picked to do, still deciding where to hold them. Many options with BINGO to be discussed. A 40-foot sign will be purchased to go across Main Street, printed on both sides. Building owners have approved to anchor on buildings. Going to try food vendors and shopping vendors again, going to see what goes and does not.

Open Business

Developmental Property - Dave advised there is a serious developer, cannot advise who or where at this time, there will be another meeting in June with more to come. Dave advised under New Business topic; we are going to talk about committees and committee review and who wants to be on what. The Building Committee is going to need input on what we want/expectations be for a new subdivision. Jason suggested copy Jensen, Dave stated that is possible, definitely would need curb and gutter and storm drains, retention pond if needed, that will all be engineered.

New Business

Committee Review – Assigned chairperson to each committee: Street and Alleys, will be chaired by Steve Humke; Water and Sewer will be chaired by Terry Sullivan; Building and Grounds will be chaired by Dave Iverson; Sub Committee for Community Building Advisory Board will be chaired by Dave Iverson, Economic Development (FIT) will be chaired by Steve Humke; Finance

and Personnel will be chaired by Kristy Dodge; Zoning will be chaired by Terry Sullivan; Jason Montello will continue to attend Sheriff's Roundtable Monthly Meeting. Community Led Committees, which have to be led by someone from the community, it was noted that Kori Folkerts will lead Flanagan Fest and Kim Cox will lead Santa Social Crew.

Utility Rate Discussion – Last May water rates were discussed and adjusted. VOF is to adjust utility rates yearly. This year we will be adjusting our sewer rates. The Water and Sewer Committee made up of Marc Bressner, Terry Sullivan and Marty Kudla will meet and come up with recommendations and will discuss at a later date. Rates were raised last year for water but not for sewer, not sure when the last time sewer rates were adjusted. Things to consider are the depreciation of equipment, we have nothing put into reserve and could come back and be very costly for the VOF if we have nothing in reserve under sewer and water. The water tower at Salem is owned by the VOF. We are currently on the 3 years of a 20-year maintenance cycle. The one in town was redone in 2012, inside and out, with life expectancy of 20 years. The one in town is under a USDA loan, the Salem one was paid for in cash. Thinking of putting back a percentage of the money brought in from water/sewer to be able to maintain the upkeep of all equipment that pertains to the water and sewer.

Eminent Domain Ordinance #25-03 – This authorizes the VOF of taking of private property by Eminent Domain, which pertains to the Court Street property that VOF has been working on. VOF had all the legal work done, i.e., property title, the deeds put into the right names, our attorney did this for them because it was all wrong and VOF could not obtain the property until it was correct. The VOF got this done for the owner, Mr. Lambdin, who then decided not to sell to us, after VOF spent a lot of money on having this done for them. However, Mr. Lambdin did sign a purchase agreement with VOF, this allows us to go the Eminent Domain route.

Motion to Approve Ordinance #25-03 by Jason Montello, 2nd by Kristy Dodge.

Roll Call – Yes - with one Absent.

RV and Trailer Parking – Flanagan does not have a place to put a camper for visitors coming to visit. Looking for ideas on ordinances for RV parking. We can possibly have RV parking in one of the parks. This pertains to when RVs are being used inside the VOF. VOF could possibly have a couple spots and charge a rental fee. This will be revisited next meeting.

Cleanup Resolution w/bids at 400 E. Lilac – The Judge ruled in favor of VOF on May 9th. A Resolution needs to be passed to implement our Ordinance, this will be Resolution #25-01. This is a Resolution accepting a bid for abatement cleanup. A family member from the owner of the residence asked what that means and was advised a contractor would come in and clean the property up at the owner's expense. The family member thought he had until June 30th but was advised he failed to show up May 9th and Judge ruled in favor of the Village. It appears there is another complaint against the residence. The VOF complaint deals with the swimming pool, the vehicles, the debris in front and side yards. They were advised that the Abatement Order was mailed to residence but provided them with a copy of the Order, as they were not aware of this Order.

Motion to Approve Abatement Cleanup by Terry Sullivan, 2nd by Reid Bressner. This Order will take effect after it is posted 7 days.

Two bids were received, one from Chief City Property Maintenance for \$9200, which includes cleaning and disposal of swimming pool, plastic shed, weeds and bushes, removal of broken-down Chevrolet Silverado 1500, including hauling and disposing of debris, all employees will be paid prevailing wage. The other bid was received from F&W Lawn Care for \$10,600, which included removal of all debris outside as instructed by Village/Court Order, tow 2011 Chevrolet as instructed, remove pool, and install temporary gar rail on deck after pool is removed. VOF will request Chief City Property to put rail in as well. The family member asked if some of the stuff was not there,

what would happen, and was advised that it was a matter for an attorney. VOF will consult with our attorney as well.

Motion to Approve Bid for clean-up from Chief City Maintenance for \$9200 by Terry Sullivan, 2nd by Kristy Dodge – Roll call – Yes.

Vantage Point Fiber Easement Use – Vantage Point wants to use of right-of-way easement along 400 Road to 1800 North Road, also along Route 116. The VOF needs to have our own Right-of-Way Easement permit for companies to come in and sign instead of using theirs that are probably written in their favor. Livingston County has one which VOF is reviewing. This gives long term accountability for damage done to unforeseen things in the short term or long term. A restoration clause will be added, item #11. The clause will be that they restore the right-of-way back to the original condition. Also, they need to maintain the vaults in an operable manner. Discussion at next meeting after changes.

Motion to Close Session made by Kristy Dodge, 2nd by Terry Sullivan.

Back in Open Session, May 20, 2025, to approve the hiring of summer part-time help for the maximum of 35 hours per week at a rate of \$15 per hour contingent that the insurance company approves the hiring of a person under the age of 18 if needed.

Motion made by Kim Wargo, 2nd by Reid Bressner – Roll Call – Yes.

Motion to Adjourn by Terry Sullivan, 2nd by Kim Wargo.

Meeting adjourned.