

Village of Alvo

Board of Trustees Meeting Minutes

****Scrivener's error**** to Agenda item#9 fire, not fir, and Agenda item#14 December not November Employee Payroll Fees

Meeting Date and Time

Date of Meeting: November 11, 2025

Time of Meeting: 7:30 P.M.

Meeting Location

Location of Meeting: Village Of Alvo Hall
135 Main St
Alvo, Nebraska 68304

Advance Publicized Notice: Village of Alvo Hall, Nebraska Digging,
Grizzly Holdings, Loeffler Outdoor Recreation LLC, and on alvo.gov on October 21, 2025.

Meeting Attendees

Present at Meeting: Chairperson: Chris Juilfs
Vice Chairperson: Gary Estes
Trustee: Hunter Long
Trustee: Larry Langer
Citizen: Nathan Jordan
Trustee: Dave Morgan
Interim Clerk/Treasurer: Cathina Schueth
Citizen: Ethan Brase
Citizen: Detrick Brase
Citizen: Nathan Jordan
Citizen: Tyler Newby & father
Citizen: Beth Ravenscroft
Citizen: Don Ravenscroft
Citizen: Richard Davidson

Absent from Meeting: None

The regular meeting of the Board of Trustees of Village of Alvo was called to order and proclamation of quorum at 7:30 P.M. on November 11, 2025, at Village of Alvo Hall by Chris Juilfs.

The Open Meetings Act is located on the south wall of the meeting room, meeting agendas are located on the table as you first walk in, and any public documents can be found on the clerk/treasurer's desk.

Communications of Citizen

No comments.

I. Agenda

Interim Clerk/Treasurer Cathina Schueth outlines errors to payments shown on the agenda, requesting the board includes corrections when approving the agenda. Error in payment to Board of Trustees members, Chris Juilfs-\$138.52 NOT \$184.70, Gary Estes, Hunter Long, and Larry Langer-\$69.27 NOT \$92.35, and Dave Morgan-\$46.18 NOT \$69.26.

Agenda item #1. Consent to November 11, 2025, Agenda.

Gary Estes motions to approve the agenda with the outlines corrections provided by Cathina Schueth.

Gary Estes: Motioned, Dave Morgan: Seconded, Vote: Yes-5, No-0, Motion Carrier

Agenda item #2. Discuss, consider, and vote on approval of October 7, October 23, and October 28, 2025, Meeting Minutes.

Hunter Long: Motioned, Chris Juilfs: Seconded, Vote: Yes-5, No-0, Motion Carrier

Agenda item #3. Discuss, consider, and vote on video recording device Hunter Long purchased for village of Alvo, pros and cons of the device, if the board would like to keep or return the device, what platform will be utilized to share the videos, the need to construct a policy for handling and storing the device, and reimbursing Hunter Long for purchasing.

****Nebraska State Statues do not have a retention schedule for digital/video/audio recordings. However, Nebraska's Record Management Act does. DIGITAL/VIDEO/AUDIO RECORDINGS: 1 year after minutes approved, retention required. ****

Hunter Long covers the cons of the product purchased; limits video size causing recordings to be broken into smaller files that then need to be configured into one or labeled and grouped if kept separate. Board discusses no need for a formal policy at this time and is placing all responsibilities associated with the video recording device and video production upon Hunter Long. Board and

clerk/treasurer discuss potential options for how video recordings will be shared with the public, discussion in had regarding the village municipal website not being capable of supporting a large number of videos for extended amounts of time, the potential of using Youtube but the conflicts that may arise with it being categorized as a social media site and public forum/comments/censorship/open records requests, the option to use Dropbox to share videos. The board decides Dropbox is the best option for the village at this time.

Gary Estes motions to reimburse Hunter Long for the purchase of the equipment and the platform for the video sharing to be Dropbox.

Gary Estes: Motioned, Dave Morgan: Seconded, Vote: Yes-4, No-0, Abstain -1-Hunter Long, Motion Carries

Agenda item #4. Discuss, consider, and vote on consideration to sell parcel id# 130028037.

*Both Rick Koutecky and Gary Bornmeier have inquired with the Village of Alvo to purchase.

Rick Koutecky has informed the village he is no longer interested in the lot.

Gary Estes motioned to not sell parcel id#130028037.

Gary Estes: Motioned, Chris Juilfs: Seconded, Vote: Yes-5, No-0, Motion Carrier

Agenda item #5. Discuss, consider, and vote to give meeting room access to Kristyn and Devon Sullivan for Santa on December 6th or 7th 2025.

Devon and Kristyn will decorate, requesting access to meeting room not entire hall; avoiding rental fees, this will be the third-year hosting Santa

Chris Juilfs or another Board member will provide access to the meeting room.

Larry Langer: Motioned, Chris Juilfs: Seconded, Vote: Yes-5, No-0, Motion Carrier

Agenda item #6. Discuss, consider, and vote on Dennis Tempelmyer's request to have the culvert located at parcel id# 130027367 removed and replaced.

Larry Langer motioned to table until board can review

-Tabled-

Larry Langer: Motioned, Dave Morgan: Seconded, Vote: Yes-5, No-0, Motion Carrier

Agenda item #7. Discuss, consider, and vote on Tyler Newby's dispute to invoice#5543 and claim for property damage at 130 Washington Street.

Long discussion had between the board, clerk/treasurer, and Tyler Newby's father on Tylers behalf with Tyler being present. Cathina Schueth clarifies the order notices sent to Tyler Newby and the additional time the village had provided Tyler to bring his property to compliance with village ordinance. Village attorneys' email regarding the situation was provided to the board and present at the meeting. Tyler Newby's father clarifies that they are not attempting theft by deception as noted in email from village attorney.

Discussion is had between the Board and Tylers father regarding the situation at length. Chris Juilfs and Gary Estes offer to help Tyler Newby with removing brush debris still on the property, Tyler Neby's father accepts the help on his behalf.

Larry Langer motioned to deny Tyler Newby's dispute to invoice#5543 and claim for property damage at 130 Washington Street.

Larry Langer: Motioned, Gary Estes: Seconded, Vote: Yes-5, No-0, Motion Carrier

Tyler Newby's father requests a copy of the invoice submitted by the hired workers and a letter explaining the basis for denial.

Agenda item #8. Discuss, consider, and vote on Don and Beth Ravenscroft's concerns over business and conditional use permit at 141 Russell Street.

Long discussion had between the board, clerk/treasurer, the Ravenscroft's, and Richard Davidson. Ravenscroft's state they are concerned with zoning not being clear but does not go into detail on how or why they believe this. Zoning is viewable to the public on the village's municipal website. Ravenscroft bring attention to there not being an approved occupancy agreement/certification issued by the Village of Alvo; Ravenscroft's were informed that the certification is not issued or approved by the Village of Alvo. Discussion is had between the Board, clerk/treasurer, Ravenscroft's, and Richard Davidson regarding the situation at length. Ravenscroft's state they are concerned with their property taxes increasing and noise from this business and the businesses hours of business.

Ravenscroft's were informed the board has already approved the conditional use permit lists Richard Davidsons approved hours of business. Richard Davidson states he is willing to work with the Ravenscroft's to come to a reasonable solution. The Ravenscroft's didn't find solutions presented by Richard Davidson to be acceptable.

Larry Langer motioned to table.

-Tabled-

Larry Langer: Motioned, Dave Morgan: Seconded, Vote: Yes-5, No-0, Motion Carrier

Agenda item #9. Discuss, consider, and vote on authorizing Village Attorney: Perry Perish to take legal action regarding fir dispatch matters. **Scrivener's error; fire, not fir**

Gary Estes: Motioned, Chris Juilfs: Seconded, Vote: Yes-4, No-1-Hunter Long, Motion Carrier

Agenda item #10. Discuss, consider, and vote on authorizing the Village of Alvo Volunteer Fire Department to operate outside village limits.

Gary Estes: Motioned, Chris Juilfs: Seconded, Vote: Yes-4, No-1-Hunter Long, Motion Carrier

Agenda item #11. Water Report; a) Coliform – absent b) E. Coli – absent

Agenda item #12. Fire Report; fire department needs more uniforms and radios

Agenda item #13. Clerk Report; no report.

Agenda item #14. Village of Alvo Treasurer Report.

Discuss, consider, and vote to approve Village of Alvo payment of the claims, wages, and taxes.

****Scrivener's error; December not November Employee Payroll Fees****

Check Cathina Schueth Payroll (Post-Taxes) Interim Clerk/Treasurer October 2025 Wages \$998.59

Check Chris Juilfs October 7th Meeting - Payroll (Post-Taxes), October 23rd Meeting - Payroll (Post-Taxes), October 28th Meeting – Payroll (Post-Taxes) ~~\$184.70~~ \$138.52

Check Gary Estes October 7th Meeting - Payroll (Post-Taxes), October 23rd Meeting - Payroll (Post-Taxes), October 28th Meeting – Payroll (Post-Taxes) ~~\$92.35~~ \$69.27

Check Hunter Long October 7th Meeting - Payroll (Post-Taxes), October 23rd Meeting - Payroll (Post-Taxes), October 28th Meeting – Payroll (Post-Taxes) ~~\$92.35~~ \$69.27

Check Larry Langer October 7th Meeting - Payroll (Post-Taxes), October 23rd Meeting - Payroll (Post-Taxes), October 28th Meeting – Payroll (Post-Taxes) ~~\$92.35~~ \$69.27

Check Dave Morgan October 7th Meeting - Payroll (Post-Taxes), October 28th Meeting – Payroll (Post-Taxes) ~~\$69.26~~ \$46.18

Online Payment Column – Ashland Gazette October 7, 2025, Official Proceedings \$145.00

Online Payment Column – Ashland Gazette October 28, 2025, Official Proceedings \$65.97

Online Payment

(Automatic) Vonage Phone Service Fee – December 08, 2025 Invoice \$45.12

Check PeopleService Inc. Monthly Service Fee – November \$990.00

Check PeopleService Inc. Invoice : PS-INV108366, page protector for signage, Ice for samples, 2.5 hrs – labor costs for sewer blockage \$191.75

Check PeopleService Inc. Invoice : PS-INV108603, caulk & caulk gun, labor costs for reconnection services \$185.05

Check OPPD Monthly Electric Fees – Invoice Date November 6, 2025 \$620.50

Check Nebraska Public Health Lab Water Sample – Invoice # 597395 \$15.00

Online Payment

(Automatic) Quickbooks Online ~~November~~ December Employee Payroll Fees \$36.00

Check Maguire Iron Water Tower Repair – November 2025 \$2500.00

Check Pirsch Legal Service November 2025 Attorney Fees \$1000.00

Check Great Plains Service Propane- Invoice #137514 \$ 162.90

Check Custom Cooling & Heating Village Hall colling & heating maintenance, thaw coil, coil cleaning, trip charge, testing charge, r-22 per lb. \$702.88

Check GBE CPA FY 2025-26 Budget \$3,250.00

Check Leage of Nebraska Municipalities Annual Membership Dues \$381.00

Check MAPA Invoice #3280 – Grant Administration fees \$6,202.56

Total ~~\$18,023.33~~ \$17,884.83

Dave Morgan: Motioned, Larry Langer: Seconded, Vote: Yes-5, No-0, Motion Carries

Agenda item #15. Adjourn meeting.

Meeting adjourned at 8:38 P.M.

Larry Langer: Motioned, Gary Estes: Seconded, Vote: Yes-5, No-0, Motion Carries

Minutes completed by: Interim Clerk/Treasurer Cathina Schueth.

We, the Village of Alvo Board of Trustees, do hereby certify the above minutes were composed by Cathina Schueth and true and correct to the best of our knowledge and are part of the official records of this office. These minutes are condensed for printing purposes. A complete set of minutes can be found at the Village of Alvo office or at alvo.gov upon approval by the board.