

**Village of Alvo**  
**2024 CDBG Applicant Public Hearing Minutes**



**Date of Meeting:** September 8, 2024  
**Time of Meeting:** 11:30 A.M.

**Meeting Location**

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

**Advance Publicized Notice:** Village of Alvo Hall, [www.alvo.gov](http://www.alvo.gov), Nebraska Diggers, JINCO, and Loeffler Outdoor Recreation

**Meeting Attendees**

**Present at Meeting:** Vice Chairperson: Cathina Schueth  
Trustee: Gary Estes  
Trustee: Larry Langer  
Trustee: Roger Paul  
Trustee: Chris Juilfs  
Clerk/Treasurer: Amanda Shinkle  
Citizen: Nathan Jordan

**Absent from Meeting:** Absent: 0

The 2024 CDBG Applicant Public Hearing of the Board of Trustees of Village of Alvo was called to order at 11:34 PM on September 8th, 2024, at Village of Alvo Hall by Cathina Schueth.

**I. Communications of Citizen**

Citizen Nathan Jordan asked what location the notice for the hearing was posted. Vice Chairperson Cathina Schueth states the date and location of where notice for the hearing was posted. Verbal notice of the intent and need for the hearing was given during the 1 & 6 Roads Meeting on August 20<sup>th</sup>, 2024. Written notice was given on August 30<sup>th</sup>, 2024, with notices being placed at JINCO, Loeffler Outdoor Recreation, the Village of Alvo Hall, and [www.alvo.gov](http://www.alvo.gov). A former Alvo resident brought it to the Village's attention that the website showed the meeting but didn't have the notice on the village's website ([www.alvo.gov](http://www.alvo.gov)). Due to internal updates being conducted by the host the page did not update to show the notice. However, the page was updated once the matter was brought to the village's attention.

Citizen Nathan Jordan states that he will be having his mailbox that is currently located on Fletcher Ave. relocated to Paul Street.

**II. Consideration of New Business**

**Agenda item #1.** Discuss, consider, and vote on applicant for 2024 CDBG for street improvement purposes.

**Vice Chairperson Cathina Schueth states that most of the information has already**



provided in the agenda but reads through the information listed, asking citizens and Board of Trustee members if questions, concerns, or clarification is needed as she progresses through each bullet point.

- The nature of the proposed activities will consist of closing Fletcher Ave./1<sup>st</sup> Street from the intersection of Russel Street/HWY 63 to Boyles Street for street improvements: an asphalt overlay. Prior to the asphalt overlay, the existing surface will be milled 3", all low areas will be pre-based and brought to proper grade, then area will be cleaned and tack coat will be applied, a 3" application of hot mix asphalt will be laid and compacted using vibratory rollers to provide maximizing strength, lastly 3 speed bumps at their existing locations will be reinstalled at a better transition rate and grade to allow snowplow work during winter snow removal operations. All work will be performed according to the Asphalt Institute specifications. The project is approximately 2,130' long X 24' wide. MAPA, the Economic Development District for Cass County will assist with preparation and submission of the application. Should the Village receive an award, MAPA will act as the Certified Administrator. The proposed street improvement project will not need an engineer.

**No questions, concerns, or clarification needed by the individuals present.**

- The proposed activities will be conducted on Fletcher Ave./ 1<sup>st</sup> Street from the intersection of Russell Street/HWY 63 to Boyle Street. The project will be approximately 2,130' long X 24' wide.

**Vice Chairperson Cathina Schueth reiterates that the project will be the width of the roadway (24'), despite the fact that some properties may have wider roadway widths located in front of the mailboxes and or drives, due to mailboxes being set back further and driving patterns that have caused the roadway to widen. The project will only be overlaying the roadway.**

**Citizen Nathan Jordan states that his mailbox is at a location in the roadway where it is widened due to the setback location of his property's mailbox. He states he will be having his mailbox that is currently located on Fletcher Ave. relocated to Paul Street. Vice Chairperson Cathina Schueth states that his property was not identified as a location but understands his desire to move his mailbox, both agreeing that this is a good idea.**

- The need for the activities was identified through a comprehensive process that began with the public as well as local authorities such as School District 145, the United States Post Office, and JEO expressing concern over the excessive amount of concrete dust impacting local residents, safety concerns with the current condition in relation to the speed which the road is traveled and the potholes, the Village of Alvo's desire and need to enhance

transportation efficiency and safety. The Village of Alvo 2024 Village Engineer and 2024 Street Superintendent Steve Parr with JEO Consulting Group, Inc. states he would be requesting cores of the existing surface be pulled to determine the subgrade during the May 7, 2024, Regular Board of Trustee Meeting. Private contractors such as Asphalt Maintenance Inc. conducted a walk-through of the project area and determined through their expertise the best practice to complete the street improvements: asphalt overlay.



**Vice Chairperson Cathina Schueth reiterates how the 3” milling depth determination was made by professionals. She states that the terminology of the existing roadway potshots being “pre-based and brought to proper grade” means that the potholes will be spot patched and individually addressed during the project to ensure each is brought back up to grade with the surface of the new roadway.**

**Board of Trustee members Chris Juilfs and Larry Langer discuss who made this determination and what the existing subgrade looks like due to the prior limestone that had been placed on Fletcher Ave. Vice Chairperson Cathina Schueth states contractors who provided bids for the work determined the need for milling 3” to ensure the roadway is brought back to an even grade. She was informed by a foreman who walked the proposed project that the limestone has compacted to a solid subgrade which may make brooming impossible and that milling the surface is the best option.**

**No additional questions, concerns, or clarification needed by the individuals present.**

- The Village of Alvo has identified that there will be ZERO displacement of persons and businesses may result during the duration of the project. However, there will be inconveniences for property access and/or mailbox access to the identified properties.

**Vice Chairperson Cathina Schueth states the Village of Alvo has identified individuals and business who’s drives and mailboxes will be impacted by the proposed street improvements, she states they are listed but she will not be reading them off individually.**

**No additional questions, concerns, or clarification needed by the individuals present.**

Individuals whose property access is directly located along Fletcher Ave./1<sup>st</sup> Street;

- I. Property Owner/Tenant located at 130 Russell Street



- II. Property Owner/Tenant located at 101 Main Street
- III. Property Owner/Tenant located at 100 Main Street
- IV. Property Owner/Tenant located at 105 Harrison Street
- V. Property Owner/Tenant located at 105 Washington Street
- VI. Property Owner/Tenant located at 400 E 1st Street
- VII. Property Owner/Tenant located at 440 E 1st Street
- VIII. Property Owner/Tenant located at 500 E 1st Street
- IX. Property Owner/Tenant located at 105 High School Street
- X. Property Owner/Tenant located at 100 High School Street
- XI. Property Owner/Tenant located at 245 E 1st Street
- XII. Property Owner/Tenant located at 435 E 1st Street
- XIII. Property Owner/Tenant located at 445 E 1st Street
- XIV. Property Owner/Tenant located at 501 E 1st Street
- XV. Property Owner/Tenant located at 525 E 1st Street
- XVI. Property Owner/Tenant located at 535 E 1st Street
- XVII. Property Owner/Tenant located at 605 E 1st Street
- XVIII. Property Owner/Tenant located at 615 E 1st Street
- XIX. Property Owner/Tenant located at 625 E 1st Street

Businesses who daily utilize Fletcher Ave./1st Street

- I. Edgewater Insurance & Real Estate – farming operations
- II. Ronald and Kay Voigtman – farming operations
- III. Karen Backemeyer – farming operations
- IV. Property Owner Grizzly Holdings/Tenant JINCO
- V. Property Owner Grizzly Holdings/Tenant Nebraska Diggers
- VI. Property Owner Loeffler Outdoor Recreation
- VII. Property Owner Bornemeier Grain
- VIII. School District 145
- IX. United States Post Office
- X. Surrounding operations outside of the Village of Alvo

To minimize inconveniences placed upon the identified person and the public as whole, the project will be completed in activities that will be completed in phased steps. Additionally, the activities for the project will be conducted during the spring of 2025 to eliminate disruption to harvest operations. All persons impacted will be notified of when the project will begin and end so they can plan accordingly with the advance knowledge alternative parking and/or mailbox access may be necessary by the persons.

**No additional questions, concerns, or clarification needed by the individuals present.**

No dwellings will be demolished as a direct result of the projects' activities. No relocation of dwellings will be conducted as a direct result of the projects' activities.



**No additional questions, concerns, or clarification needed by the individuals present.**

All activities have been reviewed prior to implementation to determine potential effect to residential properties.

**No additional questions, concerns, or clarification needed by the individuals present.**

No easements or acquisition should be necessary, the area to be improved is owned and maintained by the Village of Alvo.

**No additional questions, concerns, or clarification needed by the individuals present.**

- The Village of Alvo has identified that there will be ZERO displacement of persons and businesses during the Fletcher Ave./1<sup>st</sup> Street Improvements: asphalt overlay.

**No additional questions, concerns, or clarification needed by the individuals present.**

- Proposed activities for the Fletcher Ave./ 1<sup>st</sup> Street Improvements; asphalt overlay will be funded through CDBG funds as well as directly from the Village of Alvo. The Village of Alvo is required to pledge a 10% match to all approved CDBG funds. Village of Alvo direct funds will be pledged with the villages' highway allocated funds, villages' general fund, and/or through Security First Bank funds.

**Vice Chairperson Cathina Schueth states the Village of Alvo is required to do a 10% to all approved CDBG funds. She states that the village has several options for where the funds can be obtained to ensure the required match is met. The Village of Alvo currently has approximately \$20,000 in the designated roads account. With the incoming Highway Allocation Funds, the village would be able to utilize current funds in the roads account and use a portion of the Highway Allocation Funds to cover the required 10% match. Another option would be to use funds from the general account if needed. The last option would be to extend the village's existing loan through Security First Bank for road projects or to take out a new loan if necessary.**

**Board of Trustee Larry Langer asks if Security First Bank has been contacted with a request for a new loan yet. Vice Chairperson Cathina Schueth and Clerk/Treasurer state they have been contacted for account balance and for information needed for the upcoming budget, but no new loan inquiry has been sent. The Village of Alvo has not yet been approved for the CDBG and this should be the last option utilized.**



No additional questions, concerns, or clarification needed by the individuals present.

- Requested amount of federal funds by the Village of Alvo will be the 2024 CDBG's required minimum for villages of \$250,000.00, plus the required minimum construction management funds set aside for Davis Bacon Costs of \$5,000.00, plus \$5,000.00 for change orders and unforeseen costs, totaling \$260,000.00

Federal Funds	250,000.00
	5,000.00
	+ 5,000.00
	<u>\$ 260,000.00</u>

10% match	260,000.00
	x 10
	<u>\$ 26,000.00</u>

Vice Chairperson Cathina Schueth reiterates that even though it has been previously discussed that the village could request more funds due to the approved amount per/person located in the Village of Alvo. She States that the Village of Alvo is requesting the \$260,000.00 because even though the village may be approved for more the 10% match has to be taken into consideration and so does the administrative fees. The village has included additional costs for unforeseen fees and will have wiggle room with fees due to the contractors' bid being closer to \$200,000.00 than \$260,000.00.

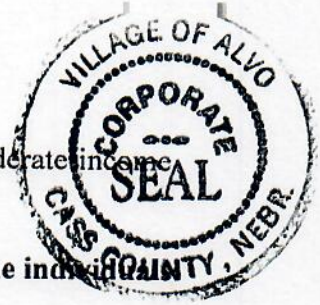
No additional questions, concerns, or clarification needed by the individuals present.

If all the awarded funds are not utilized, the Village of Alvo will have to de-obligate the remaining amount following completion of a project. Tasks such as this will be completed by the Certified Administrator.

Vice Chairperson Cathina Schueth states the Certified Administrator will be MAPA on behalf of the Village of Alvo and in the event the village does not utilize all funds awarded the Certified Administrator will de-obligate as necessary.

No additional questions, concerns, or clarification needed by the individuals present.

- Utilizing ACS 2022 Census Date provided through <https://censusreporter.org/profiles/16000US3101150-alvo-ne/>, the Village of



Alvo estimates 100% of federal funds will benefit low-and moderate income persons, which is 56% of Alvo' total population.

**No additional questions, concerns, or clarification needed by the individuals present.**

Motion for the Village of Alvo Application for 2024 CDBG for street improvement purposes made and seconded.

Chris Julfs: Motion  
Gary Estes: Seconded

Vote: Yes-5, No-0  
Motion Carries

*Agenda item #2. Discuss, consider, and vote on approval of required Authorizing Resolution, Statement of Assurances and Certifications, Citizen Participation Plan, and Residential Anti-Displacement and Relocation Assistance Plan.*

**Vice Chairperson Cathina Schueth provides an overview and the key points of each document. A copy of each template is provided for the public to inspect, located on the Clerk/Treasurers desk. Vice Chairperson Cathina Schueth reads the Authorizing Resolution and gives a breakdown of what exactly the resolution means for the Village of Alvo.**

**No additional questions, concerns, or clarification needed by the individuals present.**

Motion for the approval of *Authorizing Resolution, Statement of Assurances and Certifications, Citizen Participation Plan, and Residential Anti-Displacement and Relocation Assistance Plan* is made and seconded.

Larry Langer: Motion  
Roger Paul: Seconded

Vote: Yes-5, No-0  
Motion Carries

**Hearing adjourned at 12:03PM**

Minutes completed by: Clerk/Treasurer Amanda Shinkle.

We, the Village of Alvo Board of Trustees, do hereby certify the above minutes taken by Amanda Shinkle 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.