

MINUTES OF REGULAR
CITY COUNCIL MEETING-JANUARY 21, 2020

MINUTES-January 21, 2020
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS-
1111 AVE E, WISNER, NEBRASKA 68791

The City Council of the City of Wisner, Nebraska met in regular session in the Council Chambers at the City offices in Wisner, Nebraska, on Tuesday, January 21, 2020, at 7:00 P.M. according to the notice published in the Wisner News Chronicle issue of January 15, 2020, a copy of proof of publication is attached to these minutes. Notice of the meeting and the agenda were mailed or emailed to the Mayor and all members of the City Council. A true copy of their signed acknowledgement of the receipt of the advance notice of this meeting and the agenda is filed in the office of the Clerk/Treasurer. An agenda for the meeting was kept continuously current, and was available for public inspection at the City offices three days before the meeting date. Agenda subjects were contained at least twenty-four hours prior to the meeting. Mayor Chad Dixon presided and the Clerk/Treasurer recorded the proceedings of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the general public.

Mayor Chad Dixon called the meeting to order, and announced the location of the posted Open Meeting Act, pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act.

Present on the roll call: Terry Soden, Barry Meyer, Chris Liermann, and Mayor Chad Dixon. Staff present: Randy Woldt, City Administrator/Utility Superintendent and Stephanie James, Clerk/Treasurer.

Absent: Cathy Gobar.

AGENDA ITEM NO 1 – CONSENT AGENDA – AGENDA, MINUTES OF JANUARY 6, 2020, CARE CENTER, CITY, & CITY/RURAL FIRE BOARD DECEMBER 2019 FINANCIAL REPORT, AND SDL – RUMOR’S PACKAGE & LOUNGE – ST. PATRICK’S DAY CELEBRATION – WISNER CITY AUDITORIUM, 1001 AVE D – 03/14/2020 10:00 AM TO 12:00 AM. Moved by Meyer and seconded by Liermann to approve the consent agenda as presented. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 2 – 7:05 PM PUBLIC HEARING – CONSIDERATION OF THE SUBDIVISION OF LOTS 7, 8, 9, 10, 11, AND 12, BLOCK 56, FOURTH ADDITION AND ALL OF BLOCK 6, FIRST ADDITION AND ALL OF VACATED AVENUE I ADJACENT TO THE SOUTH LINE OF LOT 7, BLOCK 56, FOURTH ADDITION. At 7:07 PM, Mayor Dixon opened the public hearing for the consideration of the subdivision of Lots 7, 8, 9, 10, 11, and 12, Block 56, Fourth Addition and all of block 6, First Addition and all of vacated Avenue I adjacent to the south line of Lot 7, Block 56, Fourth Addition, which is the former Wisner-Pilger Elementary School site. Mayor Dixon asked WCD and the contractors be present at tonight’s meeting to give an update of this project.

Rod Woodling with Foundations Development, stated that once this property is replatted, the property will be transferred from WCD to his entity. They will develop 12 single family houses on these lots. The houses will be a rent to own that is part of a program called CROWN which stands for Credit to Own. This program entails three pieces for the home owner to go through.

First is to attend quarterly home owners training classes, where they will learn different things such as how to fix a drywall patch. The second piece is that they will set aside \$50.00 out of the residents rent and put it into a forced savings account that will grow into a down payment to purchase the home or a different home elsewhere. The third piece is with the financing, after fifteen years they have a requirement to sell these houses to the residents that are in them for a formula price. All the homes will have four bedrooms, two of them will be market rate with no restrictions on who lives there and the rent will be \$600.00 a month. The other ten will be considered affordable housing which means there is an income requirement to live there. The rent on those ten homes will be \$500.00 a month. The income is based off of how many people in the household. Mr. Woodling went on to state that they received a \$400,000.00 grant from the Department of Economic Development. They also received \$2,500,000.00 in tax credits from the Nebraska Investment Finance Authority to help build this project. The value of the homes will be roughly \$157,000.00. Each resident will be responsible for maintaining their own property.

Jeff Ray with JEO, stated that they laid out the lots. Mr. Ray gave a brief description of the way the houses will lay and how the utilities will set for each home. Mr. Ray stated that all zoning requirements have been met. Mayor Dixon asked about the water flow off the south west corner lot. Mr. Ray said that there will be drainage between each lot so it all won't run to that one lot. It will be caught incrementally. Also with the planting of grass, that will help absorb some of the water and they will landscape away from each house will also help with the drainage between each house along the property lines. Some of the homes will be completed in 2020.

Mayor Dixon asked the representatives from WCD present tonight what the financial impact this project will have on the City of Wisner. Alan Harms said that having the initial evaluation of the homes will bring in more property tax revenue, also bringing in new families, and getting seats filled in our school system. They are also hoping that these new families shop in Wisner which will help with sales tax revenues. Wisner has had a housing shortage for a while and with this area coming available, WCD thought this would be a great place to build homes.

With no other questions or comments from council or the public, Mayor Dixon closed the public hearing at 7:29 PM.

AGENDA ITEM NO. 3 – FORMER ELEMENTARY PROPERTY – DISCUSSION AND POSSIBLE ACTION REGARDING THE CONSIDERATION OF THE SUBDIVISION OF THE PROPERTY. This project first went through the Planning Commission at 5:00 PM today. The Planning Commission Board unanimously decided to recommend this project for council approval. Moved by Meyer and seconded by Liermann to approve the subdivision of the property. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 4 – STREET PROJECT – ALLEY RECONSTRUCTION – DISCUSSION AND POSSIBLE ACTION REGARDING AWARDING OF BID. Olsson's recommendation would be for MCS Construction Inc. out of West Point in the amount of \$95,730.09. Mayor Dixon asked Patrick Hutchinson, Vice President-Construction Manager of MCS Construction, if he feels pretty confident if they can get the water drainage issues fixed that has been a problem there for a long time now. Mr. Hutchinson stated that if he was given a blank slate and not an engineering drawing he would put a curb along the buildings to divert the water to the center of the alley. Mr. Hutchinson went on to say that with the way he had to go by the engineers drawing, with the trench drain, that will take away a lot of the water flow away from the buildings.

Moved by Soden and seconded by Liermann to award the bid to MCS Construction Inc. in the amount of \$95,730.09. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 5 – STREET PROJECT – MILL AND OVERLAY – DISCUSSION AND POSSIBLE ACTION REGARDING AWARDED OF BID. The lowest bid for this project was from Constructors Inc. in the amount of \$417,675.40. Schemmers reviewed their bid and recommends that the council approve their bid. Moved by Liermann and seconded by Soden to award the bid to Constructors Inc. in the amount of \$417,675.40. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 6 – DISCUSSION AND POSSIBLE ACTION REGARDING FINAL PAY-OUT OF PROJECT. Randy Woldt, City Administrator/Utility Superintendent stated that there are a few items that are not completed as of tonight's meeting. There is about \$2,000.00 worth of repairs that need to be completed. Mr. Woldt recommends to hold back about \$2,000.00 from the final pay-out amount until all repairs are completed. Mayor Dixon suggested withholding 20% from the total amount due. Moved by Soden and seconded by Liermann to withhold 20% of the \$92,970.00 final pay-out until all repairs are completed. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 7 – ORDINANCE NO. 2020-1147 – DISCUSSION AND POSSIBLE ACTION REGARDING CHIEF OF POLICE SALARY. Moved by Liermann and seconded by Meyer to approve Ordinance No. 2020-1147, Chief of Police, Doug Salmen's pay salary. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 8 - MONTHLY POLICE ACTIVITIES REPORT – R. DAVIE. There was no police report presented this month.

AGENDA ITEM NO. 9 - BUILDING PERMITS. Randy Woldt, City Administrator/Utility Superintendent, stated he had no building permits for this time frame.

AGENDA ITEM NO. 10 - COMMUNICATIONS, REPORTS, COMMENTS BY COUNCIL, CITY OFFICIALS AND GENERAL PUBLIC.

- A. Mayor Dixon stated that they received some more information on the next phase of the water project and would like to set up a committee meeting as soon as possible.
- B. Mayor Dixon would like to offer our condolences in the loss of Councilwomen Cathy Gobar's father.
- C. Mrs. Hubschmitt would like to thank the mayor and council for the clean-up efforts in her neighborhood.

AGENDA ITEM NO. 11 - MOTION TO ADJOURN TO MEET IN REGULAR SESSION ON MONDAY, FEBRUARY 3, 2020, AT 7:00 PM. At 7:46 PM moved by Meyer and seconded by Liermann that the City Council adjourn to February 3, 2020 at 7:00 PM in regular session, in the Council Chambers at the City Office. Roll call: All Ayes. Motion carried.

Mayor

Attest:

Clerk/Treasurer