

MINUTES OF REGULAR
CITY COUNCIL MEETING – FEBRUARY 3, 2020

Minutes-February 3, 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 Monday, February 3, 2020 at 7:00 P.M. according to the notice published in the Wisner News Chronicle issue of January 29, 2020, a copy of the 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. The Mayor 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 Dixon called the meeting to order, and announced the location of the posted Open Meetings Act, pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act.

Present on the roll call: Cathy Gobar, Terry Soden, Barry Meyer, and Mayor Chad Dixon.
Staff present: Randy Woldt, City Administrator/Utility Superintendent; Stephanie James, Clerk/Treasurer, and Randy Davie, Wisner Police Officer.
Absent: Chris Liermann

AGENDA ITEM NO 1 – CONSENT AGENDA – AGENDA, MINUTES OF THE JANUARY 21, 2020 REGULAR MEETING, CARE CENTER, CITY, & CITY/RURAL FIRE BOARD ACCOUNTS PAYABLES FOR FEBRUARY 2020. Moved by Meyer and seconded by Gobar to approve the consent agenda. Roll call: All Ayes. Motion carried. Care Center payable total - \$120,439.18 and net payroll total for January - \$103,464.71, City payable total - \$324,050.07 and net payroll total for January - \$50,518.17, and City/Rural Fire Board payable total - \$9,747.09, be approved and allowed; and that warrants be drawn for their payment; and the Clerk/Treasurer publish said claims according to law; and an itemized account be kept on file in the office of the Wisner Care Center and Wisner City Office for public inspection. A copy of the signed acknowledgement of receipt and approval of each is attached to these minutes.

AGENDA ITEM NO. 2 – DISCUSSION AND POSSIBLE ACTION TO DIRECT THE CITY BUILDING INSPECTOR TO INSPECT STRUCTURES AT THE FOLLOWING COMMON ADDRESSES, PURSUANT TO CITY CODE SECTION 3-602: 809 9 ST. AND 813 9 ST. This is the City's first step in condemnation of property is to have Randy Woldt send a letter to the two property owners stating that we need to inspect their properties. They will have a certain amount of time to respond to the letter before we can step on the properties to inspect them. If there is no response then we can get a warrant, which that could take up to 30 days. When the property is inspected Mr. Woldt will report back the results of the inspection and then it's

MINUTES OF REGULAR
CITY COUNCIL MEETING – FEBRUARY 3, 2020

council's decision on what they want to do next. The individuals will have an opportunity to come in front of the council to appeal the inspection. If they appeal they will have to have a good plan of action with the property to not have the condemnation process continue. Moved by Gobar and seconded by Soden to approve the first step in the condemnation process of having the building inspector inspect the properties. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 3 – WATER TOWER – DISCUSSION AND POSSIBLE ACTION REGARDING PERMITTING MAYOR TO EXECUTE EASEMENT PURCHASE AGREEMENT FOR WATER TREATMENT FACILITY PURPOSES WITH BELLARS. Mayor Dixon stated that there were some wording changes from the original contract that was presented. Moved by Meyer and seconded by Gobar to permit the mayor to execute easement purchase agreement for water treatment facility purposes with Bellars. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 4 – TRAILS PROJECT – DISCUSSION AND POSSIBLE ACTION REGARDING TRAILS LOCATION AND EXTRA COSTS AND PERMITS. Joe Johnson with Olssons was present at tonight's meeting to discuss the location and costs of the trail going down 10th Street. There were two options for the beginning of the trail by the auditorium. One being on the east side of 10th Street and the other being on the west side of 10th Street. During the grant process a wet land delineation needed to be done and found out there is wet lands on the west side of 10th Street. To mitigate that wet land, we would install storm sewers and the cost of that would be about \$80,000.00. Mr. Johnson went on to state that just because you installed a storm sewer we would still have to maintain that wet land. Then there would be an additional cost of \$40,000.00 for a mitigation plan and permits to the CORE of Engineers. Part of that \$40,000.00 is a cost of \$22,000.00 for wet land monitoring for five years. All in all, it would cost the city an additional \$120,000.00 to put the trail on the west side of the road. Putting the trail on the east side of the street would avoid the wet lands and would tie in a couple of picnic shelters and restrooms. You are only allowed to disturb 1/10 of a percent of wet lands. The city can always come back a couple of years after the project is completed and fill in the ditch with a storm sewer. When a project is not tied up in funding the process is a lot easier.

A few street light poles and fire hydrant will need to be moved when placing the trail on the east side. The trail will all be in the current road right of way, so there will be no need to purchase any land to put in the trail system. There will be about four foot of space between the street and the trail. It will be up to the property owner to mow that area between the street and the trail, no different than having a sidewalk in front of your house. With the trail going on the east side of the street we will gain about 1,000 linear feet of trail. The road to the north of the kid's pond will become the trail. People will still have access to drive back in there but they will be driving partly on the trail. During the Tractor Pull that area of trail will probably be shut down during the pull. Moved by Meyer and seconded by Gobar to follow the recommendation of Olsson to put the trail on the east side of the road and to leave the drainage ditch alone for now. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 5 – AUTHORIZE NEXT REGULAR MEETING TO BE HELD ON TUESDAY, FEBRUARY 18, 2020 DUE TO PRESIDENTS DAY HOLIDAY. Moved by Gobar and seconded by Soden to move the next regular meeting to Tuesday, February 18, 2020 due to Presidents Day Holiday. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 6 - UTILITY BILLINGS – REPORT ON RECEIVABLES. It was reported by Stephanie James, Clerk/Treasurer that the utility receivables are at \$5,398.58 as of tonight's

MINUTES OF REGULAR
CITY COUNCIL MEETING – FEBRUARY 3, 2020

meeting. There are state payments coming in yet and with the higher bills, residents are making payments on their accounts.

AGENDA ITEM NO. 7 – REVIEW BUILDING PERMIT APPLICATIONS. Randy Woldt, City Administrator/Utility Superintendent, said he had no new building permits for this time period.

AGENDA ITEM NO. 8 – COMMUNICATIONS, REPORTS, AND COMMENTS BY COUNCIL, CITY OFFICIALS, AND GERERAL PUBLIC.

- A. Mayor Dixon took this time to thank the school students in attendance and had them introduce themselves.
- B. Joe Johnson explained to everyone about blighted and substandard areas in Wisner. In 2014 the City of Wisner went through a blighted and substandard exercise to declare parts of town as blighted. Now there is a new exercise to declare another portion of town as blighted and substandard for the use of Tax Increment Financing. According to the state statues, a city of the second class can only declare up to 50% of their city as blighted and substandard. With the new area to be blighted the city would be over the 50% mark. Mr. Johnson was before the CRA Board today to go over the blighted area and to recommend to the city council that part of the town be de-blighted. The recommendation will come before the council as a resolution for council to pass if they so choose. Mr. Johnson stated in state statue the only non-arbitrary bench mark that you have to include is structures 40 years and older. The area has to include 50% or more of structures in the blighted area has to be 40 years and older. Being in a blighted and substandard area does not do anything to your property taxes or the value of your home. It's just a means of capturing the Tax Increment Financing.

AGENDA ITEM NO. 9 – MOTION TO ADJOURN TO MEET IN REGULAR SESSION ON TUESDAY, FEBRUARY 18, 2020 at 7:00 PM. At 7:25 PM it was moved by Soden and seconded by Gobar that the City Council adjourns to February 18, 2020 at 7:00 PM in regular session, in the Council Chambers at the City Office. Roll call: All Ayes. Motion carried.

Chad Dixon, Mayor

Attest:

Clerk/Treasurer

FEBRUARY 2020
Accounts Payable

WISNER CARE CENTER

AEGIS THERAPIES - RESIDENT THERAPY 9165.54, AMAZON.COM - PRINTER & INK 746.79,
ANNUITY INVESTORS - PENSION 205.96, APOTHECARY SHOP THE - MEDICATIONS 3293.86,
ARVID'S FOODTOWN - FOOD PURCHASES 1027.96, BIG RED PRINTING - PRINTING 67.25,

MINUTES OF REGULAR
CITY COUNCIL MEETING – FEBRUARY 3, 2020

JONATHAN BRANDOW - NURSING CAREER FAIR AT NECC 40.00, CITIZENS INSURANCE GROUP - INSURANCE-PROPERTY & AUTO 7265.86, CITY OF WISNER - OPERATING LOAN #1 1851.23, CITY OF WISNER - OPERATOR LOAN #2 924.27, CITY OF WISNER - OPERATOR LOAN #3 1062.79, CITY OF WISNER-UTILITIES - UTILITIES 8922.29, CITY OF WISNER-GENERAL OPERATION LOAN - GENERAL OPERATION LOAN 1000.00, CITY OF WISNER-OTHER - BORROWED FROM CITY 2000.00, COLUMBUS ORTHOPEDIC & SPORTS - LABS 70.00, DIRECT SUPPLY - REPLACEMENT PENDANT FOR BEDS 149.15, DSN SECURITY - REFRIGERATOR FRESHENERS 23.00, RHETT ECKMAN,MD - MEDICAL DIRECTOR 500.00, ECOLAB FOOD SAFETY SPECIALTIES-EQUIP. - MACHINE RENTAL FEE 173.90, EFTPS FEDERAL TAX - FICA 7673.32, MCARE 1794.58, FWT 3356.82, EFTPS STATE TAX - SWT 2002.05, EGAN SUPPLY CO. - ICE MACHINE MONTHLY RENTAL 102.33, EZ NUTRITION - CONSULTING FEES 5565.58, F R PHYSICIANS SERVICES LLC - OFFICE/OUTPATIENT VISIT 186.00, GREAT PLAINS COMMUNICATIONS - TELEPHONE SERVICE 699.71, GREATAMERICA LEASING CORP. - COPIER EXPENSE 579.61, HEALTH CARE INFO SYSTEMS-HCIS - MEDICAID BILLING 1248.79, HORWATH LAUNDRY EQUIPMENT - POWER SUPPLY BOARD, REPLACEMENT FAN KIT 305.91, INVESCO - PENSION 1260.38, JOHNSON & MOCK - LEGAL FEES 227.50, REBECCA JONES - BACKGROUND CHECKS 5.00, LABEL TAPE SYSTEMS - LABELS 51.30, LEGACY GARDEN - PHARMACY CONSULTING 302.00, LIFECARE ASSOCIATES - PENDANT TRANSMITTERS 320.68, MCCORMACK DISTRIBUTING CO - COFFEE MACHINE RENTAL FEBRUARY 25.00, MCKESSON MEDICAL SURGICAL - NURSING SUPPLIES 4113.76, MDG FAMILY CATERING - CATERING 454.75, MEDLINE INDUSTRIES, INC. - GLUCOSE STRIPS & SKIN CREAM 329.86, MENARDS-VISA-CAPITAL ONE COMMERCIAL - DIETARY SUPPLIES 108.93, MIDWEST ALARM SERVICES - SERVICE CALL 494.00, MIDWEST RESPIRATORY CARE, INC. - OXYGEN TANKS 427.01, NEBRASKA CARE LLC - CNA STAFFING 2555.55, NEBRASKA NURSING FACILITY ASSOC. - MEMBERSHIP DUES (MONTHLY) 239.74, NORTHERN DIRECTORY PUBLISHING - AVERTISING IN PHONE BOOKS 657.60, ONE OFFICE SOLUTION - OFFICE SUPPLIES 146.76, PENNER PATIENT CARE, INC - DISINFECTANT 99.00, PINNACLE BANK-VISA ADMIN - PROMOTIONS & ADVERTISEMENTS 1882.53, POWER STATION - GENERATOR 1017.95, PRIME TIME HEALTHCARE LLC - CNA STAFFING 19137.50, PROVIDENCE ENGRAVING LLC - BADGES 93.81, ROBINS HEATING & AIR CONDITIONING - IGNITOR & SERVICE CALL FOR FURNACE 102.40, SECURITY SHREDDING SERVICES - DOCUMENT SHREDDING CONTAINERS 35.00, SPARKLIGHT - CABLE TV SERVICES 974.46, STAN ORTMEIER & CO - REPAIRS 500.15, STATE OF NEBRASKA-DHHS - GARNISH 498.47, SYSCO LINCOLN - HOUSEKEEPING SUPPLIES 16132.91, TASC - ACA REPORTING 1067.00, TEECO INC - WATER COOLER 305.10, TIM'S SINCLAIR - FUEL 547.50, TMS-TIME MANAGEMENT SYSTEM - TIME CLOCK 1093.62, TRI-STATE NURSING - NURSING AGENCY 764.81, UNITED SEATING & MOBILITY - WHEELCHAIR 1609.22, WALMART COMMUNITY/SYNCOB - SUPPLIES 91.78, WCC-ARTS & CRAFTS FUND - ACTIVITIES SUPPLIES 269.99, WCC-PETTY CASH - MISC. EXPENSE 113.97, WISNER NEWS CHRONICLE – ADVERTISING 170.10, WISNER TRU VALUE HARDWARE & LUMBER - MAINTENANCE SUPPLIES 37.49, WORKPLACE PRO - TSHIRTS 170.05, Total – 120,439.18

CITY OF WISNER

AMAZON.COM CREDIT - BOOKS 57.88, APPEARA - MOPS/MAT 775.73, ARVID'S FOODTOWN - ICE 6.43, BIG STATE INDUSTRIAL SUPPLY, INC. - TAPE, CHAIN, & GLOVES 445.74, CENTRAL VALLEY AG - FUEL 692.77, CHEERFUL BOOKS LLC - SPIRIT OF NE BOOK 23.96, CITI CARDS - TABLES FOR AUDITORIUM 7974.78, CITIZENS INSURANCE GROUP - INSURANCE 9560.83, CNH CAPITAL - FILLER CAP 51.52, COLONIAL CHEMICAL CORP - TOTAL KILL AND LAUNCHER 1751.50, COMPLETE MERCHANT SOLUTIONS - CREDIT CARD CHARGES & FEES 409.02, COUNTRY WELDING & REPAIR - OXYGEN EXCHANGE, ACETYLENE EXCHANGE, CHANNEL IRON, & WELDING WIRE 490.31, CUSHING CONSTRUCTION - NIPPLES & THREADED COUPLERS 63.21, DEPT OF ENERGY - WAPA - BUREAU POWER 25143.27, DINKEL IMPL. CO. - ULTRATRAC 1227.38, DOUBLEDAY LARGE PRINT - BOOKS 72.95, DUTTON-LAINSON CO - LIGHTS, NUTS, & COUPLINGS 564.26, ELECTRIC LIGHT FUND - UTILITIES 9160.88, EXPENSE SUNDRIES - POST OFFICE 412.68, FARM & HOME PUBLISHERS - CUMING CO. BOOK 5.00, GREAT PLAINS COMMUNICATIONS - TELEPHONE SERVICE 1017.89, GREATAMERICA FINANCIAL SVCS. - COPIER EXPENSE 177.46, JOHNSON & MOCK PC LLO - LEGAL SERVICES 2380.00, LAWRENCE KNAPTON - Credit balance owed refund for 907 6 ST APT A (Customer# 11576) 160.52, KRIER TECHNOLOGIES, LLC - 2-COMPUTERS & PRINTER 5333.75, BATTERY BACK UP 89.00, L. P. GILL, INC. - UNLOADING

MINUTES OF REGULAR
CITY COUNCIL MEETING – FEBRUARY 3, 2020

2555.02, LITERARY GUILD - BOOKS 25.97, MCI - 800-SERVICE 42.92, MIDWEST LABORATORIES, INC - TESTING 26.00, MIDWEST SERVICE & SALES CO. - 5/8" H DOUBLE BEVEL CURVE HT 1113.00, MUNICIPAL ENERGY AGENCY OF NEBRASKA - FIRM POWER DECEMBER 2019 52017.77, NATIONAL PUBLIC GAS AGENCY - COMMODITY CHARGE-DECEMBER 2019 28278.67, NEBRASKA DEPT. OF REV. SALES TAX - SALES TAX EXPENSE 17231.38, NE LOESS HILLS RC&D COUNCIL - DUES 350.00, NEBRASKA MUNICIPAL POWER POOL - NOX REPORTING FOR 2019 350.00, NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB - TESTING 546.00, NEON LINK - CREDIT CARD CHARGES & FEES 77.40, NORTHEAST NEBRASKA CLERKS ASSOCIATION - DUES-STEPH 20.00, OCC BUILDERS, LLC - AUDITORIUM PROJECT 74376.00, OLSSON - WISNER WATER TOWERS & MAIN 15095.48, ONE CALL CONCEPTS, INC. - DIGGERS HOTLINE/LOCATE REQUESTS 22.94, ONE OFFICE SOLUTION - COPIER SUPPORT 59.00, PINNACLE BANK-VISA CREDIT CARD - CLERK'S MEETING 1095.25, PRECISION IT - WORK STATION SERVICE 587.50, QUALITY - TONER CARTRIDGES, BINDER CLIPS, SORTERS, & GREEN PAPER 563.77, SCHEMMER - WISNER 2019 STREET PROJECTS 2950.50, SUN LIFE FINANCIAL EMP BENEFITS GROUP - EMPLOYEE LIFE INS. 139.03, TIM'S SINCLAIR, LLC - FUEL 274.28, UTILITY EQUIPMENT COMPANY - COLLISION REPAIR KIT & GREASE 566.58, VERIZON WIRELESS - POLICE CELL PHONE 311.87, WILKS PUBLICATIONS INC - BOOKS 79.00, WISNER AUTO PARTS - REPAIRS 470.00, WISNER NEWS CHRONICLE - PUBLICATION EXPENSE 590.61, WISNER PLUMBING & HEATING - AERATOR DUAL THREAD 6.29, WISNER SENIOR CENTER - MONTHLY EXPENSE 836.99, WISNER TRUE VALUE - REPAIRS 379.35, WISNER WEST - FUEL 1397.05, PRE-PAID JANUARY – CITI CARD – TABLES FOR AUDITORIUM 5842.32, PAYROLL 38588.41, RESTURANT FURNITURE.COM – CHAIRS FOR AUDITORIUM 9120.00, PINNACLE BANK – WIRE TRANSFER FEE 15.00, Total – \$324,050.07

CITY OF WISNER AND WISNER RURAL FIRE BOARD

CITY OF WISNER - UTILITIES 1043.20, CITY OF WISNER-AMB PAYROLL & TAXES - AMBULANCE PAYROLL/TAXES 55.98, CITY OF WISNER-INSURANCE - FIRE-PROPERTY & LIABILITY INSURANCE 1954.57, FOLDOY WATER CONDITIONING - WATER SOFTENER SALT 37.00, GREAT PLAINS COMMUNICATIONS - TELEPHONE & INTERNET SERVICE 200.59, MATHESON TRI-GAS, INC. - OXYGEN 293.05, MENARDS - POWER CORD FOR TRUCK 20 44.99, NORTHEAST COMMUNITY COLLEGE - EMT CLASS 5680.00, PRIME STOP-WISNER WEST - FUEL-FIRE TRUCK 170.60, QUICK MED CLAIMS - EMS BILLING SERVICES EXPENSE 53.86, VERIZON WIRELESS - AMBULANCE CELL PHONES & TABLET 69.56, WISNER PLUMBING & HEATING - HOTSY SUPPLIES 109.22, WISNER TRUE VALUE - SUPPLIES 34.47, Total – 9,747.09