

MINUTES-August 17, 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, August 17, 2020, at 7:00 P.M. according to the notice published in the Wisner News Chronicle issue of August 12, 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 City 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 City 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: Cathy Gobar, Terry Soden, Barry Meyer, Chris Liermann, and Mayor Chad Dixon. Staff present: Randy Woldt, City Administrator/Utility Superintendent, and Stephanie James, City Clerk/Treasurer.

AGENDA ITEM NO 1 – CONSENT AGENDA – AGENDA, MINUTES OF AUGUST 3, 2020, CARE CENTER, CITY, & CITY/RURAL FIRE BOARD JULY 2020 FINANCIAL REPORT & SPECIAL DESIGNATED LICENSE – RUMOR’S – WISNER CITY AUDITORIUM – AUGUST 29, 2020 COW TOWN CLASSIC POKER RUN FUNDRAISER. Moved by Liermann and seconded by Gobar to approve the consent agenda as presented. The Cow Town Classic postponed their poker run fundraiser due to Covid-19 concerns. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 2 – RECEIVE PLANNING COMMISSION’S RECOMMENDATION ON THE BLIGHT & SUBSTANDARD STUDY AND REDEVELOPMENT AGREEMENT. Moved by Gobar and seconded by Liermann to accept the Planning Commission’s letter of recommendation on the Blight & Substandard Study and Redevelopment Agreement. Roll call: All Ayes. Motion carried.

Joe Johnson with Olsson stated that we should move to agenda item numbers seven and eight before doing agenda items number five and six. We should de-blight the areas first before blighting more area, otherwise we will be over our fifty percent of blight area for a brief moment.

AGENDA ITEM NO. 3 – 7:05 PM PUBLIC HEARING – CONSIDERATION OF BLIGHT STUDY ON THE REDEVELOPMENT AREA 2. Mayor Dixon opened both public hearings at 7:06 PM. Mayor Dixon had Joe Johnson with Olsson explain the blight study for the Redevelopment Area 2 and the General Redevelopment Plan. Mr. Johnson went through each page of the plan with the council and public that is in attendance. The Blight Study and Redevelopment Plan are attached to these minutes. Mr. Johnson explained what criteria was met on the blight study and

redevelopment plan. Mayor Dixon took this time to have council or the public ask any questions. Councilman Liermann asked Randy Woldt, City Administrator/Utility Superintendent, if any of the water lines that were under the minimum six inches, if those were fixed during the water main updates. Mr. Woldt stated a few of them were updated. Russ Schultz asked why the city was looking into redoing this. Mayor Dixon stated it is for a possible TIF project for the Grandview Addition. Mr. Johnson also added that having an area that blight and substandard also would qualify for CDBG Funding. Mr. Johnson also explained the area on the map (attached to these minutes) that will be de-blighted which will take place later on this agenda. With no other questions or comments from the council or public, Mayor Dixon closed the public hearing at 7:20 PM.

Moved ahead of the agenda to consider the time to open the public hearings. Moved back to Agenda Item No. 2.

AGENDA ITEM NO. 4 – 7:05 PM PUBLIC HEARING – CONSIDERATION OF THE GENERAL REDEVELOPMENT PLAN. See Agenda Item No. 3.

AGENDA ITEM NO. 5 – RESOLUTION NO. 2020-13 – BLIGHT AND SUBSTANDARD DECLARATION FOR REDEVELOPMENT AREA #2. Moved by Meyer and seconded by Soden to approve Resolution No. 2020-13 as blighted and substandard for Redevelopment Area #2. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 6 – RESOLUTION NO. 2020-14 – REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA #2. Moved by Liermann and seconded by Gobar to approve Resolution No. 2020-14, Redevelopment Plan for Redevelopment Area #2. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 7 – RESOLUTION NO. 2020-15 – DE-DESIGNATE A PORTION OF REDEVELOPMENT AREA #1 AS BLIGHTED AND SUBSTANDARD. Moved by Meyer and seconded by Soden to approve Resolution No. 2020-15 to de-designate a portion of Redevelopment Area #1 as Blight and Substandard. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 8 – RESOLUTION NO. 2020-16 – DE-DESIGNATE A PORTION OF REDEVELOPMENT AREA #1-PART 2 AS BLIGHTED AND SUBSTANDARD. Moved by Gobar and seconded by Meyer to approve Resolution No. 2020-16 to de-designate a portion of Redevelopment Area #1-Part 2 as Blighted and Substandard. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 9 – INTERLOCAL AGREEMENT – DISCUSSION AND POSSIBLE ACTION REGARDING INTERLOCAL AGREEMENT WITH CUMING COUNTY ECONOMIC DEVELOPMENT. David Branch, Cuming County Economic Development Director, presented the mayor and council a copy of the new interlocal agreement with the yearly amount change from \$5,000.00 to \$7,500.00 for economic development assistance. Moved by Liermann and seconded by Gobar to authorize the mayor to sign the termination of the interlocal agreement and the new interlocal agreement with Cuming County Economic Development. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 10 – TAPPING FEES – DISCUSSION AND POSSIBLE ACTION REGARDING CROWN PROJECT. Rob Woodling of Foundation Development, stated that he has gone out to four general contractors and all have come back significantly higher. Mr. Woodling has been working with the funders to figure out how to fix the short fall. Mr. Woodling said that the main funder, NIFA, is allowing them to go from twelve units down to ten and then will sell off the other two lots. Mr. Woodling is asking the city to also help with the short fall by waiving the water and sewer tapping fees. The contractors would do all the work of running the lines and doing the tapping. The city would just observe and make sure that it is done the way the city wants it done. Mr. Woodling would have a certified plumber that is qualified to do the tapping and when they are ready to tap, they would have Mr. Woldt inspect the tap and sign off on it.

Russ Schultz had some concerns with this. Mayor Dixon stated that with them doing all the work there is no expense for the city. Councilman Meyer asked Mr. Woodling how soon do they plan on starting. Mr. Woodling said that he is hoping that he will be filling out building permits in the next couple of weeks. Councilman Liermann asked if we forgive these tapping fees, would we forgive them for someone else that builds a new home. Mayor Dixon said it would depend on who's expense it would be. If someone wants to tap themselves, it would have to be done by a certified contractor and Mr. Woldt said that they would have to come before the council for approval. Mayor Dixon said if there are no more questions for Mr. Woodling or Mr. Woldt, Mayor Dixon would recommend to waive the tapping fees for the Crown Project as long as certified contractors are doing the taps. Moved by Meyer and seconded by Soden to approve the waiver of the tapping fees for the Crown Project as long as certified contractors are handling the tapping and that the option is there for other new home builds to be able to ask council for the tapping fees to be waived. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 11 – REVIEW GENERAL AND ENTERPRISE FUNDS BUDGET FOR FY 2020-21; AUTHORIZE PUBLIC HEARING. Moved by Liermann to authorize a public hearing for 7:05 PM on Tuesday, September 8, 2020 to review the General and Enterprise Funds Budget for Fiscal Year 2020-2021 and to authorize a public hearing for 7:15 PM on Tuesday, September 8, 2020 to set a Final Tax Request for Fiscal Year 2020-2021 and seconded by Meyer to authorize two public hearings for 7:05 PM and 7:15 PM to review the general and enterprise funds and to set the final tax request for fiscal year 2020-2021. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 12 – 1) PROPOSED AMENDMENTS TO THE LEAGUE “ARTICLES OF INCORPORATION”; 2) PROPOSED AMENDMENTS TO THE LEAGUE “BYLAWS”; AND 3) THE “REGULAR MEMBER BALLOT.” Randy Woldt, City Administrator/Utility Superintendent, stated that if we don't pass these amendments the League will not be able to have their annual business meeting by video conferencing. This would just add wording so that business can be conducted through video conferencing due to Covid-19. Moved by Gobar and seconded by Soden to approve the League's amendments to “Articles of Incorporation”, “Bylaws”, and the regular Member Ballot. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 13 – MONTHLY POLICE REPORT – D. SALMEN. Doug Salmen, Chief of Police, presented the monthly police activities report to the mayor and council.

AGENDA ITEM NO. 14 - BUILDING PERMITS. Randy Woldt, City Administrator/Utility Superintendent, stated he has one permit for this time frame at 801 Ave D to fix up the shed.

AGENDA ITEM NO. 15 – AUTHORIZE NEXT REGULAR MEETING TO BE HELD ON TUESDAY, SEPTEMBER 8, 2020 DUE TO LABOR DAY HOLIDAY. Moved by Gobar and seconded by Soden to authorize next regular meeting to be held on Tuesday, September 8, 2020 due to Labor Day Holiday. Roll call: All Ayes. Motion carried.

AGENDA ITEM NO. 16 - COMMUNICATIONS, REPORTS, COMMENTS BY COUNCIL, CITY OFFICIALS AND GENERAL PUBLIC.

- A. Mr. Woldt announced that the house and trailer on Ninth Street are gone. Councilwoman Gobar said it looks very nice. Mr. Woldt had a few complaints on the smell as they were being torn down.
- B. Stephanie James, City Clerk/Treasurer said the City received some more funds from FEMA on flood damages to the streets in the amount of \$55,635.12.
- C. Mayor Dixon has been contacted regarding some concerns with parking by a business. Mayor Dixon has talked with Mr. Woldt on some things that can be done to fix the issue.
- D. Councilman Soden said he had a phone call from a resident that is against the closing of Seventh Street.
- E. Councilwoman Gobar received a phone call who was against the removal of the “No Parking” signs on the first block of Fourteenth Street.
- F. Ken Duncan spoke out on his concerns with the temporary closing of Seventeenth Street. His main concern is for the emergency vehicles not having access from the highway and then not being able to use the fire hydrant at the corner. A fire truck would have to pull in then back out or back up to it. Mr. Duncan also said that the emergency vehicles will have to go around the block to access the first block homes. He also said that cars will use the apartment building’s driveway to get to Seventeenth Street. Mr. Duncan said he has not seen an accident at that particular intersection. Mr. Duncan said more on a personal note he is worried with someone using his driveway and possibly someday hopefully grandchild will be out front, he does not want them to get hit.

Councilman Meyer stated that the issue with that intersection is that Wisner is not straight and that, that intersection is a piece of pie. Mr. Meyer has had family almost get into an accident because people have their blinkers on and thinking they are turning on Eighteenth Street when they are really turning up Seventeenth Street. Mr. Meyer discussed a few more scenarios of problems with Seventeenth Street. Mr. Meyer said we are trying this for thirty days to see if we can elevate the confusion and cluster on that corner. It is just going to get worse when school starts. Kari Bak asked if records been pulled to see how many accidents have happened in that intersection compared to any other. Councilman Soden said when he was a cop and investigated accidents there he would check a box on the accident form stating needs engineering study. Mr. Soden would get a letter and the state recommended closing Seventeenth Street. Councilman Meyer said this is being done for safety sake and not to make anyone mad. Councilman Soden said that the state can come in and close it. It is the state’s right of way and that it’s not the city’s right of way. Kari Bak asked what the council is looking at to determine if the intersection should be closed. Mayor Dixon said that one of the criteria that they will look at is the people that live in that block and comments from the public. Mayor Dixon said that it will be on the next agenda. Mr. Duncan stated that people have moved the cones to get up that street.

- G. Russ Schultz said that he contacted his council member to see what the holdup is with the water tower. Mr. Schultz said that his councilman told him that they have

surveyed and engineered, have taken bids and awarded a bid but we do not have clear title to the property. Mayor Dixon said that it's a legal issue and there is one item left to do to get a free and clear title. Mayor Dixon said that the only expenses done on that property is to make sure that site was suitable for the water tower and surveying. We will have clear title by the end of the month.

AGENDA ITEM NO. 17 - MOTION TO ADJOURN TO MEET IN REGULAR SESSION ON TUESDAY, SEPTEMBER 8, 2020, AT 7:00 PM. At 8:13 PM moved by Gobar and seconded by Soden that the City Council adjourn to September 8, 2020 at 7:00 PM in regular session, in the Council Chambers at the City Office. Roll call: All Ayes. Motion carried.

Mayor

Attest:

City Clerk/Treasurer