

## **Minutes-June 7, 2021**

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, June 7, 2021 at 7:00 P.M. according to the notice published in the Wisner News Chronicle issue of June 2, 2021, a copy of the proof of publication is attached to these minutes. Notice of the meeting was posted in three public place which are; the Wisner Post Office, Wisner Public Library, and the Wisner City Office. 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. The Mayor 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 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, Jay Meyer, and Mayor Chad Dixon. Staff present: Randy Woldt, City Administrator/Utility Superintendent, Stephanie James, City Clerk/Treasurer, and Jonathan Brandow, Wisner Care Center Administrator.

AGENDA ITEM NO 1 – CONSENT AGENDA – AGENDA, MINUTES OF THE MAY 17, 2021 REGULAR MEETING, AND CARE CENTER, CITY, AND CITY/RURAL FIRE BOARD ACCOUNTS PAYABLES FOR JUNE 2021. Moved by Barry and seconded by Gobar to approve the consent agenda. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried. Care Center payable total - \$101,708.31 and net payroll total for May - \$106,945.83, City payable total - \$297,005.50, and net payroll total for May - \$51,012.67, and City/Rural Fire Board payable total - \$5,117.45, be approved and allowed; and that warrants be drawn for their payment; and the City 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 – WISNER CARE CENTER – REVIEW OF FY 2021-2022 BUDGET. Jonathan Brandow, Care Center Administrator stated that this year's budget is based on resident's census of thirty-three people. Mr. Brandow went through some of the line items. Mr. Brandow pointed out that the worker's compensation is significantly cheaper this year. They have worked really hard to get their claims down. Mr. Brandow feels that in July they will be able to pay off some long term debt to the City. Food costs have decreased but still have a

good quality of food that is served. RN and CNA labor will probably go up but that is the biggest department at the Care Center. Mr. Brandow projects that at the end of June 2022 that there will be 1.2 million dollars in the bank. Mr. Brandow thanked his team for helping control the costs at the Care Center. Mayor Dixon commended Mr. Brandow and his staff and the City Council Committee members. We are now sitting in a good position but still have a long way to go but can see the light. Moved by Gobar and seconded by Barry to schedule a public hearing for 7:15 PM on Monday, June 21, 2021 to approve the Wisner Care Center's budget for FY 2021-2022. Roll call: Ayes: Soden, Jay, Barry, Gobar. Nays: None. Absent: None. Motion carried.

AGENDA ITEM NO. 3 – WISNER CARE CENTER – DISCUSSION AND POSSIBLE ACTION REGARDING NURSING FACILITY AND ASSISTED LIVING RATE INCREASES. Mr. Brandow is recommending a two percent increase on room and board on the nursing facility side which will roughly increase the cost from \$199.69 to \$203.00 per resident day. Mr. Brandow stated that they are still currently under their competitor's rates including the increase. Mr. Brandow is recommending a five percent increase in the assisted living side of the facility, which is still one of the cheapest options in the area for assisted living care. Moved by Barry and seconded by Gobar to increase the nursing facility two percent and the assisted living by five percent. Roll call: Ayes: Jay, Barry, Soden, Gobar. Nays: None. Absent: None. Motion carried.

AGENDA ITEM NO. 4 – PLANNING COMMISSION BOARD – ACCEPTANCE OF RESIGNATION LETTER FROM DAN KANE AND APPROVAL OF APPOINTMENT FOR TOM FELLER. Mayor Dixon read Dan Kane's resignation letter allowed. Moved by Soden and seconded by Jay to accept the letter of resignation from Dan Kane from the Wisner Planning Commission Board. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nays: None. Absent: None. Motion carried. Mayor Dixon recommends to accept Tom Feller to take over Dan Kane's position on the Wisner Planning Commission Board for the remainder his term. Moved by Gobar and seconded by Jay to appoint Tom Feller to the Planning Commission to fulfill Mr. Kane's term. Roll call: Ayes: Barry, Jay, Gobar. Nay: Soden. Absent: None. Motion carried.

AGENDA ITEM NO. 5 – NOTIFICATION OF PLANNING COMMISSION RESULTS FROM 5:00 PM MEETING ON JUNE 7, 2021. Randy Woldt, City Administrator/Utility Superintendent, said that the Planning Commission met today regarding the Grandview TIF Project and recommended to approve the project onto the Wisner City Council. This will now lay over for two weeks before the City Council will make the final decision on Monday, June 21, 2021 at the next regular City Council meeting.

AGENDA ITEM NO. 6 – ORDINANCE NO. 2021-1158 – RAISING OF ELECTRICAL RATES THREE PERCENT. Andrew Ross with Nebraska Municipal Power Pool introduced himself. Mr. Ross is here tonight to answer any questions regarding the rate increase. Mr. Ross said that we are in good financial shape. Mr. Ross handed out a financial profile for Wisner. Nebraska is the only state that is an all public power state. There are three major sections of the industry. First of which is generation where the power is made, then there is transmission which is essentially the interstate for electricity, and the third is the retail or distribution side of things, which is the metering, rate collections, distribution system, power plant, etc. Mr. Ross went on

to say that there are three indicators that signal a rate increase. The first is the net incomes. It is line eighteen of the profile paper, which they are tracking that. The second is the cash balance. This is shown on line fifty-five of the profile paper, which is the cash the electric department has in reserves. Below that number is our target of a minimum, what that means is, if your cash gets below that value that would that would signal another reason for an increase. If you get below that you don't have time or options. The third one is the debt coverage ratio. The City does of a little bit of debt on the system, which is good. We are a public entity and have low interest rates. We do have bond holders that have loaned us the money and it's a good practice to make sure our debt coverage ratio is covered, which is line twenty-three. We really want to see that debt coverage ratio at about 1.0 to 1.5 minimum. Mr. Ross said we have not had a rate increase for seven years. We really don't need a rate increase but if you wait to long those net incomes start to catch up with the City and then all of a sudden you have to have a larger rate increase. You have to rebuild your distribution system at times, such as install new meters, lines, poles, etc. \$25,000.00 has been budgeted to be reinvested in the distribution system. Our cash reserves are in good shape; we don't want to do is to delay rate adjustments until you need them. Once you need them, then you don't have options then you are doing double digit rate adjustments. Customers can understand a three percent adjustment if they haven't changed in seven years. There will be different rate categories for residential, commercial, and large power. Discussion held on inflation. Mayor Dixon asked how can we protect ourselves if we have another cold spell like we did in February. Mr. Ross said that we have already taken steps to protect Wisner. Mr. Ross discussed the cold spell and what we have already done to protect ourselves if anything significant happens again.

Councilman Barry introduced Ordinance No. 2021-1158, entitled: AN ORDINANCE FIXING THE RATES TO BE CHARGED BY THE MUNICIPAL ELECTRIC SYSTEM FOR ELECTRICITY; ASSESSING LATE CHARGES ON ALL UTILITIES; REPEALING ORIDNANCE NO. 2014 - 1096 AND FIXING THE DATE THIS ORDINANCE IS TO BE EFFECTIVE, and move that the statutory rule requiring readings on three different days be suspended. Councilman Soden second said motion. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried. The motion to suspend the rule was adopted by the Council and the statutory rule was declared suspended for consideration of said ordinance. Ordinance No 2021-1158 was then read by title. Mayor Dixon then stated the question: "Shall Ordinance No. 2021-1158 be passed and adopted?", and thereafter Councilwoman Gobar moved for final passage and Councilman Jay second said motion. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

The passage and adoption having been approved by the Council, the Mayor declared Ordinance No. 2021-1158 adopted and in the presence of the Council signed and approved the Ordinance. The Clerk attested the passage approval of the same and affixed her signature thereto. A true, correct, and complete copy of said ordinance is as follows: Copy attached hereto becomes part of these minutes.

AGENDA ITEM NO. 7 - UTILITY BILLINGS – REPORT ON RECEIVABLES. Stephanie James, City Clerk/Treasurer reported that the receivable amount is at \$3,837.73 with a few individuals making payments weekly or bi-weekly.

AGENDA ITEM NO. 8 – REVIEW BUILDING PERMIT APPLICATIONS. Randy Woldt, City Administrator/Utility Superintendent, stated he has one at this time. It's at 505 15 St. to put shingles on a house.

AGENDA ITEM NO. 9 – COMMUNICATIONS, REPORTS, COMMENTS BY COUNCIL, CITY OFFICIALS AND GENERAL PUBLIC.

- A. Mr. Woldt talked about the items that were sold on Big Iron. The City faired very well selling items on there. After Big Iron took out their share the City received \$24,773.25. Next meeting Mr. Woldt will have a purchase of a new lawn mower on the agenda. Mr. Woldt also stated that the City ran low on water this morning. There were some areas that had low water pressure. The wells couldn't keep up with the system.
- B. Mayor Dixon announced, effective immediately; the City of Wisner will be put into a water restriction. There will be some maintenance on one of the wells in the next month or so. Residents are asked to water lawns and gardens, if you have an even numbered address on the even days and odd addresses water on odd numbered days.
- C. Councilman Jay asked that a resident's water meter be check to see if it needs to be replaced.
- D. Councilman Barry and Councilwoman Gobar went to Pender to see Pender's ion exchange unit. In other words, a giant water softener. They learned how Pender treats their nitrates in their water. They discussed what they all learned that day.
- E. Councilwoman Gobar took this time to commend the City crew on how well the parks and the cemetery looked. She visited other towns and said by far that Wisner looked amazing.
- F. Councilman Soden said that he has visited the pool along with Councilwoman Gobar said that the pool has been running pretty smoothly.

AGENDA ITEM NO. 10 – MOTION TO ADJOURN TO MEET IN REGULAR SESSION ON MONDAY, JUNE 21, 2021 at 7:00 PM. At 7:58 PM it was moved by Barry and seconded by Soden that the City Council adjourns to June 21, 2021 at 7:00 PM in regular session, in the Council Chambers at the City Office. Roll call: Ayes: Soden, Jay, Barry, Gobar. Nay: None. Absent: None. Motion carried.

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Mayor

Attest:

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City Clerk/Treasurer

JUNE 2021  
**Accounts Payable**

## **WISNER CARE CENTER**

AEGIS THERAPIES, INC - RESIDENT THERAPY - MAY 12485.90, AMAZON CAPITAL SERVICES, INC - VACUUM SEALER BAGS 739.03, AMERICAN DATA - TECH SUPPORT 292.50, AMGL - 1099 PREPERATIONS 50.00, APOTHECARY SHOP THE -MEDICATIONS 2513.34, ARVID'S FOODTOWN - FOOD PURCHASES 681.47, CITIZENS INSURANCE GROUP - INSURANCE-PROPERTY & AUTO 7942.21, CITY OF WISNER - OPERATING LOAN #1 1851.23, CITY OF WISNER - OPERATOR LOAN #2 924.28, CITY OF WISNER - OPERATOR LOAN #3 1062.79, CITY OF WISNER-UTILITIES - UTILITIES 4499.91, CITY OF WISNER-GENERAL OPERATION LOAN - GENERAL OPERATION LOAN 1000.00, CULLIGAN OF NORFOLK - WATER 84.00, CUMING COUNTY FAIR - FAIR BOOTH 175.00, DARLING INGREDIENTS INC - ANNUAL SERVICE FEE & CONTAINER DELIVERY 200.00, DIRECT SUPPLY - SQUARE BOWLS 832.26, RHETT ECKMAN, MD - MEDICAL DIRECTOR 500.00, ECOLAB FOOD SAFETY SPECIALTIES-EQUIP. - MACHINE RENTAL FEE 176.80, ECOLAB FOOD SAFETY SPECIALTIES - HOSE 113.71, EGAN SUPPLY CO. - ICE MACHINE MONTHLY RENTAL 344.76, ELKHORN LOGAN VALLEY - BASIC LIFE SUPPORT TRAINING 448.00, EZ NUTRITION - CONSULTING FEES 338.53, F & F TIRE & SERVICE - TIRE REPAIR 22.00, FUSION MEDICAL STAFFING, LLC - STAFFING AGENCY 1886.80, GREAT PLAINS COMMUNICATIONS - TELEPHONE SERVICE 562.62, GREATAMERICA LEASING CORP. - COPIER EXPENSE 460.45, GRP & ASSOCIATES - MEDICAL WASTE DISPOSAL 567.00, HEALTH CARE INFO SYSTEMS-HCIS - MEDICAID BILLING 2295.56, KRIER TECHNOLOGIES INC - ANTIVIRUS SOFTWARE & LABOR TIME 1121.00, LEGACY GARDEN - PHARMACY CONSULTING 290.00, LINCARE - CYLINDER REFILLS, CONCENTRATOR, & AEROSOL MACHINE 608.80, MCCORMACK DISTRIBUTING CO - TUNE-UP KIT 34.18, MCKESSON MEDICAL SURGICAL - NURSING SUPPLIES 8454.25, MEDLINE INDUSTRIES, INC. - NURSING SUPPLEIS 382.21, MENARDS-VISA-CAPITAL ONE COMMERCIAL - CLOCK 435.02, MIDWEST ALARM SERVICES - FIRE INSPECTION 6/1/21-5/31/22 476.04, MSM - MILITARY TRIBUTE 725.00, NEBRASKA CARE LLC - STAFFING AGENCY 991.50, NEBRASKA MUNICIPAL POWER POOL - POWER MANAGER SUPPORT MAY 2021-DECEMBER 2021 4787.00, NEBRASKA NURSING FACILITY ASSOC. - MEMBERSHIP DUES - JUNE 244.25, ONE OFFICE SOLUTION - OFFICE SUPPLIES 45.95, ORKIN COMMERCIAL SERVICES - PEST CONTROL 112.00, PINNACLE BANK- VISA ADMIN - TRIFOLDS 1702.70, PRIORITY INC - STAFFING AGENCY 249.93, QUALITY PRINTING & OFFICE SUPPLIES - OFFICE SUPPLIES 434.38, RIGHT AT HOME - NORFOLK - STAFFING AGENCY 5530.99, SECURITY SHREDDING SERVICES - DOCUMENT SHREDDING CONTAINERS 35.00, SPARKLIGHT - CABLE TV SERVICES 975.61, STAN ORTMEIER & CO - MAINTENANCE SUPPLIES 477.16, STATE FIRE MARSHAL OFFICE - STATE INSPECTION - ASSISTED LIVING 50.00, SYSCO LINCOLN - HOUSEKEEPING SUPPLIES 28576.99, TASC - ACA REPORTING 67.00, TIM'S SINCLAIR - FUEL 403.93, TMS-TIME MANAGEMENT SYSTEM - TIME CLOCK 220.90, UNITED STATES TREASURY - BALANCE DUE ON FORM 941 FOR TAX PERIOD ENDING SEPTEMBER 30, 2019 288.48, WCC-ARTS & CRAFTS FUND - ACTIVITIES SUPPLIES 222.30, WCC-PETTY CASH - SOCIAL SERVICES SUPPLIES 159.70, WISNER AUTO PARTS - LEFT HAND BIT 16.05, WISNER NEWS CHRONICLE - ADVERTISING 22.60, WISNER TRU VALUE HARDWARE & LUMBER - MAINTENANCE SUPPLIES 517.24, Total - \$101,708.31

## **CITY OF WISNER**

AGRIVISION EQUIPMENT GROUP - BAG & BLADE 480.58, AMAZON.COM CREDIT - BOOKS 161.05, APPEARA - MOPS/MAT 696.54, AQUA-CHEM, INC. - HYPOCHLORITE SOLUTION, ACID, & MISC SUPPLIES 2100.99, ARNOLD POOL COMPANY - FOOTBALL FLOAT 172.95, ARVID'S FOODTOWN - TESTING 15.08, BRYCE JAMISON & KAYLEE ENGLISH - Deposit refund for 508 11 ST (Customer# 11840) 193.53, MARY CARTER - Deposit refund for 600 13 ST APT#3 (Customer# 11879) 148.26, CENTER POINT LARGE PRINT - BOOKS 32.38, CENTRAL VALLEY AG - FUEL 566.39, CITIZENS INSURANCE GROUP - INSURANCE 9960.92, CITY OF NORFOLK - SEWER LAB FEES 75.00, COMPLETE MERCHANT SOLUTIONS - CREDIT CARD CHARGES & FEES 532.93, CONTINENTAL RESEARCH CORP - DOUBLE 6 522.09, COUNTRY WELDING & REPAIR - FULL STICKS OF REBAR 53.19, DELMONT SIGN COMPANY - ATV-UTV LICENSES STICKERS 50.00, DEPOSITORY TRUST CO. - WWTF BOND PRINCIPAL & INTEREST PAYMENT 71610.00, DEPT OF ENERGY - WAPA - BUREAU POWER 22325.18, DOUBLEDAY LARGE PRINT - BOOKS 125.67, DUTTON-LAINSON CO - METERS 406.96, ELECTRIC LIGHT FUND - UTILITIES 6195.28, ELITE OFFICE PRODUCTS - TONER FOR FAX MACHINE 149.85, EXPENSE SUNDRIES - MISC EXPENSE 70.40, F & F TIRE & SERVICE - TIRE REPAIR 33.00, FARMER'S PRIDE - DIESEL 1365.70, GREAT PLAINS COMMUNICATIONS -

TELEPHONE SERVICE 1006.53, GREATAMERICA FINANCIAL SVCS. - COPIER EXPENSE 183.18, H T M - PARTLOW RED PEN & CHARTS 134.00, JACK'S UNIFORMS & EQUIPMENT - NYLON INNER BELT 51.90, STEPHANIE JAMES - SALES TAX & REGISTRATION ON NEW BOOM TRUCK 1967.68, JEO CONSULTING GROUP INC - TESTING 120.00, MAX KUCERA - Deposit refund for 505 16 ST (Customer# 11852) 142.85, L. P. GILL, INC. - UNLOADING 1515.54, LITERARY GUILD - BOOKS 33.28, LOGIX, INC. - PRINTING SUPPLIES 888.88, MCI - 800-SERVICE 46.87, MDS HVAC LLC. - HEAT PUMP REPAIRS 525.00, MICHAEL TODD COMPANY - SIGNS & REFLECTIVE OVERLAY 375.46, MICROMARKETING LLC - SUPPLIES 45.99, MIDWEST LABORATORIES, INC - TESTING 449.60, MIDWEST SERVICE & SALES CO. - CULVERT BANDS 702.25, MIDWEST TURF & IRRIGATION - SPINDLE 165.77, MUNICIPAL ENERGY AGENCY OF NEBRASKA - FIRM POWER APRIL 2021 45872.11, NATIONAL PUBLIC GAS AGENCY - COMMODITY CHARGE-APRIL 2021 17203.43, NEBRASKA DEE-FISCAL SERVICES - TRUNK LINING 9621.42, NEBRASKA DEE-FISCAL SERVICES - DRINKING WATER SRF SEMI-ANNUAL INTEREST & PRINCIPAL PAYMENT 9673.28, NEBRASKA DEPT. OF REV. SALES TAX - SALES TAX EXPENSE 10506.00, NEBRASKA DEPT. OF REV. LODGING TAX - STATE LODGING TAX 4.38, NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB - TESTING 1073.00, NEBRASKALAND MAGAZINE - MAGAZINE SUBSCRIPTION 33.00, NEON LINK - CREDIT CARD CHARGES & FEES 101.00, OLSSON - WISNER WATER TOWER & MAINS 4152.18, ONE CALL CONCEPTS, INC. - DIGGERS HOTLINE/LOCATE REQUESTS 27.92, PILGER SAND & GRAVEL - ROAD GRAVEL 296.15, PINNACLE BANK-VISA CREDIT CARD - PICKING UP OF NEW BOOM TRUCK 869.62, PRECISION IT - AGREEMENT 72.50, QUALITY PRINTING - INK CARTRIDGES, PACKING TAPE, & ENVELOPES 73.05, ANDREW RICHTIG - Deposit refund for 608 8 ST (Customer# 11580) 202.80, RJ 24-7 LLC - UNLOADING WASTEWATER TREATMENT PLANT 2250.00, CHUCK ROBINS - A.C. REPAIRS 65.00, SUN LIFE FINANCIAL EMP BENEFITS GROUP - EMPLOYEE LIFE INS. 152.06, TCF EQUIPMENT FINANCE - MOWER LEASE-PURCHASE 4TH PAYMENT 5145.06, TIM'S SINCLAIR, LLC - FUEL 159.28, TREETOP PRODUCTS INC. - CUSTOM BENCH - BILL MURPHY 972.52, VERIZON WIRELESS - POLICE CELL PHONE 237.24, WESCO RECEIVABLES CORP - LED STREET LIGHTS & UNDERGROUND TERMINATION ELBOW 1398.36, WEST POINT AUTO VALUE - DRIVE ALIGN AUTO BELT 68.69, WILKS PUBLICATIONS INC - BOOKS 84.40, WISNER AUTO PARTS - REPAIRS 245.54, WISNER COMMUNITY DEVELOPMENT - DINKLAGE GRANT-OFFICE EPENSE 16165.69, WISNER NEWS CHRONICLE - PUBLICATION EXPENSE 362.34, WISNER PLUMBING & HEATING - DRINKING FOUNTAIN REPAIRS 75.15, WISNER SENIOR CENTER - MONTHLY EXPENSE 485.27, WISNER TRUE VALUE - REPAIRS 418.67, WISNER WEST - FUEL 1106.35, Total - \$255,572.16, PRE-PAID FROM MAY PAYROLL 41433.34, GRAND TOTAL - \$297,005.50

#### **CITY OF WISNER AND WISNER RURAL FIRE BOARD**

CITY OF WISNER - UTILITIES 621.87, CITY OF WISNER-AMB PAYROLL & TAXES - AMBULANCE PAYROLL/TAXES 125.95, CITY OF WISNER-INSURANCE - FIRE-PROPERTY & LIABILITY INSURANCE 1969.02, DANKO EMERGENCY EQUIPMENT - FILTER 55.29, GREAT PLAINS COMMUNICATIONS - TELEPHONE & INTERNET SERVICE 203.79, MATHESON TRI-GAS, INC. - OXYGEN 224.83, MCKESSON MEDICAL SURGICAL - DEFIB PATCHES, AMBU BAGS, & V-VAC CARTRIDGES 244.43, MEL'S SMALL ENGINE - 4-CYCLE FUEL 40.00, PRIME STOP-WISNER WEST - FUEL-AMBULANCE 439.86, QUICK MED CLAIMS - EMS BILLING SERVICES EXPENSE 553.84, VERIZON WIRELESS - AMBULANCE CELL PHONES & TABLET 71.58, WISNER NEWS CHRONICLE - PUBLICATION EXPENSE 538.58, WISNER TRUE VALUE - TUBE, NUTS, BOLTS, & SCREWS 19.16, Total - \$5,108.20, PREPAID FROM MAY - PINNACLE BANK - MISC. FEE 9.25, GRAND TOTAL \$5,117.45