

MINUTES-June 21, 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 21, 2021, at 7:00 P.M. according to the notice published in the Wisner News Chronicle issue of June 16, 2021, a copy of proof of publication is attached to these minutes. Notice of the meeting was posted in three public places 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. 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, Jay Meyer, and Mayor Dixon. Staff present: Stephanie James, City Clerk/Treasurer and Jonathan Brandow, Care Center Administrator.

AGENDA ITEM NO 1 – CONSENT AGENDA – AGENDA, MINUTES OF JUNE 7, 2021 REGULAR MEETING, CARE CENTER, CITY, & CITY/RURAL FIRE BOARD MAY 2021 FINANCIAL REPORT, & SPECIAL DESIGNATED LICENSE – RUMOR’S – WISNER CITY AUDITORIUM – WEDDING RECEPTION - JULY 10, 2021 – 10:00 PM TO 12:30 AM. Moved by Gobar and seconded by Soden to approve the consent agenda as presented. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 2 – 7:00 PM PUBLIC HEARING – PUBLIC HEARING ON A REDEVELOPMENT PLAN ENTITLED: “REDEVELOPMENT PLAN FOR THE GRANDVIEW TIF PROJECT”, SUBMITTED TO THE CITY COUNCIL PURSUANT TO AND IN CONFORMANCE WITH SECTION 18-2115 AND 18-2116 OF THE NEBRASKA COMMUNITY DEVELOPMENT LAW. Mayor Dixon opened the public hearing at 7:04 PM and opened the floor to the public and council for questions and comments. Michael Sands, City of Wisner’s TIF Attorney was present as well to help answer any questions brought forth to the table. Mr. Sands stated that both the Planning Commission and the Community Redevelopment Authority recommend the approval of the Redevelopment Plan. Mr. Sands gave a brief overview of the project. Councilman Barry asked what the amount of the TIF Project is. Mr. Sands stated that it is a little over three million dollars for the City’s cost of the project. This is a very conservative amount. The City would get a bond or loan to pay for the project. Councilman Jay asked how many houses need to be there before the City gets revenue back. Mr. Sands stated as it currently sits, you need all of what is estimated to pan out to get paid back. If the valuations come in higher than what is estimated will help bring in more revenue to go towards the

payback of the bond or loan. Mayor Dixon asked if Resolution No. 2021-2 is passed tonight what would be the next steps. Mr. Sands said that's when the contracts would be made and the City could start on construction. Councilman Barry asked who would be in charge of selling and or boosting the lots that are for sale. Mayor Dixon said Wisner Community Development would be in charge of that. Wisner Community Development owns the land so that is a good thing for the City as they would be motivated to recoup their cost of purchasing the land. Mayor Dixon asked if there were any more questions or comments from public in attendance or from council. With no further questions or comments from the public or council, Mayor Dixon closed the public hearing at 7:22 PM.

AGENDA ITEM NO. 3 – RESOLUTION NO. 2021-2 – POSSIBLE ACTION VIA RESOLUTION NO. 2021-2 ON THE REDEVELOPMENT PLAN ENTITLED: “REDEVELOPMENT PLAN FOR THE GRANDVIEW TIF PROJECT.” Moved by Barry and seconded by Soden to approve Resolution No. 2021-2; Redevelopment Plan entitled: “Redevelopment Plan for the Grandview TIF Project.” Roll call: Ayes: Soden, Barry, Gobar. Nay: Jay. Absent: None. Motion carried.

AGENDA ITEM NO. 4 – 7:15 PM PUBLIC HEARING – CARE CENTER BUDGET FOR FY 7/1/2021 TO 6/30/2022. Mayor Dixon opened the public hearing at 7:23 PM and opened the floor to the public and council for questions and comments. Mayor Dixon asked Jonathan Brandow, Care Center Administrator, if there were any changes to the budget from June 7, 2021 City Council meeting. Mr. Brandow stated there were no changes. Mayor Dixon asked if there were any more questions or comments from public in attendance or from council. With no further questions or comments from the public or council, Mayor Dixon closed the public hearing at 7:24 PM.

AGENDA ITEM NO. 5 – ORDINANCE NO. 2021-1160 – APPROPRIATION OF CARE CENTER FUNDS FOR FY 2021-2022. Councilwoman Gobar introduced Ordinance No. 2021-1160, entitled: AN ORDINANCE OF THE CITY OF WISNER, CUMING COUNTY, NEBRASKA. TO ADOPT THE BUDGET STATEMENTS FOR THE WISNER CARE CENTER; TO BE ENTITLED THE ANNUAL APPROPRIATIONS BILL, TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM, and moved that the statutory rule requiring readings on three different days be suspended. Councilman Jay seconded said motion. Roll call: Ayes: Jay, Barry, Soden, 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 2021-1160 was then read by title. Mayor Dixon then stated the question: "Shall Ordinance No. 2021-1160 be passed and adopted?", and thereafter Councilman Barry moved for final passage and Councilwoman Gobar second said motion. Roll call: Ayes: Jay, Barry, Soden, Gobar. Nay: None. Absent: None. Motion carried.

The passage and adoption having been approved by the Council, the Mayor declared Ordinance No. 2021-1160 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. 6 – DISCUSSION AND POSSIBLE ACTION REGARDING THE PURCHASE OF A GRASSHOPPER MOWER/BAGGER. The list cost of the mower/bagger is \$22,081.00 but with the government bid price the final purchase price is \$17,664.80. Randy Woldt, City Administrator/Utility Superintendent and Mayor Dixon discussed the mower and with possibility of some additional mowing that might be occurring, Mayor Dixon recommends the purchase of the mower/bagger. Moved by Gobar and seconded by Jay to approve the purchase of a Grasshopper Mower/Bagger with a purchase price of \$17,664.80. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 7 – RESOLUTION NO. 2021-3 – AUTHORIZE SIGNERS FOR CITY OF WISNER BANKING TRANSACTIONS. Moved by Barry and seconded by Soden to approve Resolution No. 2021-3; authorize signers for the City of Wisner's banking transactions. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 8 – RESOLUTION NO. 2021-4 – AUTHORIZE SIGNERS FOR CARE CENTER BANKING TRANSACTIONS. Moved by Jay and seconded by Barry to approve Resolution No. 2021-4; authorize signers for the Wisner Care Center's banking transactions. Roll call: Ayes: Soden, Jay, Barry, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 9 – AUTHORIZE NEXT REGULAR MEETING TO BE HELD ON TUESDAY, JULY 6, 2021 DUE TO THE 4TH OF JULY HOLIDAY. Moved by Gobar and seconded by Soden to authorize the next regular meeting of the City of Wisner City Council to be held on Tuesday, July 6, 2021 due to the 4th of July Holiday. Roll call: Ayes: Jay, Barry, Soden, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 10 – MONTHLY POLICE REPORT – D. SALMEN. Doug Salmen, Chief of Police, presented the monthly police activities report to the mayor and council.

AGENDA ITEM NO. 11 - BUILDING PERMITS. Randy Woldt, City Administrator/Utility Superintendent, was not present at tonight's meeting. If there were any building permits for this time frame, they will be brought up at the next regular city council meeting.

AGENDA ITEM NO. 12 - COMMUNICATIONS, REPORTS, COMMENTS BY COUNCIL, CITY OFFICIALS AND GENERAL PUBLIC.

- A. Councilwoman Gobar thanked Joey Wartig for pulling the weeds in the flowers at Central Park. Ms. Gobar thanked Wayne Lueders as well for helping getting the town ready for the 150th celebration. Ms. Gobar asked the city crew to put up shower curtains in the restrooms by the big baseball field. There are a couple of broken stalls. Ms. Gobar brought up about a few complaints she received regarding the flowers being removed from vases at the cemetery. There was some miscommunication and some flowers were removed that should not have been. If you had some flowers removed, please stop at the Senior Center to pick them up.
- B. Councilman Soden stated that in July the swimming pool will be closed for twenty days. This is because of some new rules and regulations that the state has. We have to have five lifeguards on duty before the pool can open at all times. They were closed down the

other day due to not enough staff. With the slides and the shape of the pool, that many guards are needed. There are some other minor problems that need to be fixed. This is not the only community going through a lifeguard shortage. Please talk to your state senator regarding these regulations for the pools in these smaller communities.

C. Mayor Dixon encourages everyone to attend as much of the 150th as possible.

AGENDA ITEM NO. 13 - MOTION TO ADJOURN TO MEET IN REGULAR SESSION ON TUESDAY, JULY 6, 2021, AT 7:00 PM. At 7:40 PM moved by Barry and seconded by Soden that the City Council adjourn to meet in regular session on July 6, 2021 at 7:00 PM, in the Council Chambers at the City Office. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

Mayor

Attest:

City Clerk/Treasurer