

MINUTES-October 18, 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, October 18, 2021, at 7:00 P.M. according to the notice published in the Wisner News Chronicle issue of October 13, 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 Chad Dixon. Staff present: Randy Woldt, City Administrator/Utility Superintendent, Stephanie James, City Clerk/Treasurer, and Jonathan Brandow, Care Center Administrator.

AGENDA ITEM NO 1 – CONSENT AGENDA – AGENDA, MINUTES OF THE OCTOBER 4, 2021 REGULAR MEETING, AND CARE CENTER, CITY, & CITY/RURAL FIRE BOARD SEPTEMBER 2021 FINANCIAL REPORT. Moved by Barry and seconded by Gobar to approve the consent agenda as presented. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 2 – GRANDVIEW TIF PROJECT – DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF THE TAX INCREMENT FINANCING REDEVELOPMENT CONTRACT AND ADMINISTRATIVE AMENDMENT OF REDEVELOPMENT. Michael Sands, City of Wisner's TIF Attorney, was available for questions via Zoom. Mr. Sands stated that approving this contract is the next step in allowing the project to move forward. Since the contract was previously passed there were some changes that needed to be worked out to allow the project to happen. After the changes the contract needs to be approved again. Councilwoman Gobar stated that she really doesn't have a question, more of a concern. Ms. Gobar said this is a lot of money and a lot of risk, I have been contemplating this for a month now and worrying about it, not that I'm against it, I'm not against the whole project, but I do have concerns making sure that we are covered as a City with our assets if this does not go. Ms. Gobar stated that this is my thought, we have people dying all the time, so there would be housing available and I know we need an out of some kind to expand the community; unfortunately, I wish it wasn't as big as it is and we are relying on people to come into the community to buy property. This is the risk factor that I am scared about. I am hoping that all works like everyone wants it too. I just felt that I needed to say something because of what other people have come to me with, that I wouldn't be doing my job as a council member to tell you what my thoughts and concerns were. Ms. Gobar went on to say not that I am going to vote it down, I am on the rocker with this project.

Councilman Barry stated that he has no concerns with the project. The town has to grow or it is going to go down. I think the growth potential is really there. The fact that they have four to five residential lots taken or they think they do and five commercial lots taken or they think they do, which they are pretty sure they do and that kind of eases my concern a ton. Councilman Barry went on to say that I was prepared as a councilman to have the city lose \$500,000.00-\$700,000.00 over fifteen to twenty years and still help the city because the tax base will grow and will get it back eventually. If the town grows any the school system grows and the Care Center will have more residents. The city has grown according to the last census. That is very encouraging. Mayor Dixon stated that the phasing helps protect the City of Wisner. By phasing the project, it has lowered the risk on the city. Mayor Dixon said he feels that this is very important to the City of Wisner and very crucial for growth and the health of our future.

Councilman Soden said that he looks at it a different way. Mr. Soden went on to say if they build town houses, it will provide a place for the elderly to live and that will open up an older home for someone to buy that don't want to spend \$300,000.00 to build a home. Cuming County Economic Director, David Branch stated that with the perspective buyers, each and every one of them were ready to write a check. The only reason why I don't have a check from them is that I didn't feel comfortable taking the check until this contract was approved and WCD approved the purchase agreement. Mr. Sands said that there is a certain amount of risk when the city acts as developer. It does need to be developed to recoup those TIF dollars. With the interest in the properties it seems to be on a good track. Legally about it the city has as much protection as they can have. There is a possibility that they may have to finance a gap down the road. Depends on how things get built out.

Mayor Dixon asked if there were any other questions. With no other questions his recommendation would be to move forward with Resolution No. 2021-10. Moved by Barry and seconded by Soden to approve Resolution No. 2021-10 to approve the signing of the Tax Increment Financing Redevelopment Contract and Administrative Amendment of Redevelopment. Roll call: Ayes: Soden, Barry, Gobar. Nay: Jay. Absent: None. Motion carried.

AGENDA ITEM NO. 3 – GRANDVIEW ADDITION – DISCUSSION AND POSSIBLE ACTION REGARDING AWARDDING OF BID FOR GRADING FOR OLSSON PROJECT #020-3018. Taylor with Olsson was present at tonight's meeting to answer any questions. Jim Bodwell stated that he feels the council has been intimidated on taking the low bid. He would like to know why. He has been in this town for thirty years off and on doing business; buying fuel, buying groceries, paying taxes, but yet you guys have been intimidated on letting it go to a low bidder because an engineer says so. Mr. Bodwell went on to say that they are good contractors, that bid for what it is, is not that far off for the amount of money being spent. Mayor Dixon asked who he feels is intimidating the council. Mr. Bodwell said it is the wording that you guys have gotten, the recommendation from the engineer. It says on the bidding sheet; you have the right to decide who is going to receive the bid. Not the low bidder, who is going to receive it and I think we deserve it. Mayor Dixon said how would you feel if the shoe was on the other foot? Mr. Bodwell said he would feel bad, but I am saying he is not from here. He is not going to buy anything from here, I am. Mayor Dixon said that there is a reason why we do a bidding process and for us to not follow through on the bidding process would have no value on having the bidding process for the City of Wisner. The city asked legal-council if we would be putting ourselves at risk by not taking the lowest bidder and we would be putting ourselves at risk. Mr. Bodwell ask if that bothers the city that much. Mayor Dixon said yes it does, it would tie up resources in court by being sued for not awarding the lowest bidder. Mayor Dixon stated he recommends going with the lowest bidder to alleviate the risk of the City of Wisner being

sued. Moved by Barry and seconded by Soden to award the grading bid from Lieber Construction Inc. in the amount of \$1,422,122.14. Roll call: Ayes: Barry, Soden. Nays: Jay, Gobar. This roll call vote resulted in a tie. Mayor Dixon broke the tie by voting Aye. Absent: None. Motion carried.

AGENDA ITEM NO. 4 –LARM INSURANCE – DISCUSSION AND POSSIBLE ACTION REGARDING VALUATION BY CLINT SIMMONS OF LARM. Mr. Simmons handed out an Excel spreadsheet listing all of the city property. Mr. Simmons went on to explain how to read the spreadsheet and the meanings of the columns. He then went through each property stating if it was insured, the value, and the value of the contents. In the spreadsheet, some properties that were listed were not insured previously. The council and mayor went through the list and decided if that property should be insured or not. Mr. Simmons stated if all the property was added that is not insured would be a little over \$6,600.00 a year. For example, the fire and rescue equipment is not insured. With meeting with the fire chief and rescue captain they felt it would be a good idea to insure the equipment for \$500,000.00. It would cost about \$3,000.00 a year to insure the equipment at a \$500,000.00 value. A copy of the spreadsheet along with the same Excel spreadsheet that Mr. Simmons took notes on with what properties should and should not be insured are attached to these minutes. The mayor also signed the copy of the noted Excel spreadsheet agreeing to the additions and corrections. Moved by Gobar and seconded by Jay to approve the changes in valuation of City property. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 5 – STRATEGIC PLAN – DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF CONSULTANT SERVICES. Mayor Dixon said in 2019 had a consultant come and split the cost with WCD which gave us an opportunity to plan for the future for the City of Wisner. It will also give the city some time to also plan for our own strategic planning. Mayor Dixon recommends the splitting of the consultant services for a joint strategic planning meeting with WCD. Moved by Barry and seconded by Gobar to approve the consultant services for a joint strategic planning with WCD on January 15, 2022. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 6 – MONTHLY POLICE REPORT – D. SALMEN. Doug Salmen, Chief of Police, presented the monthly police activities report to the mayor and council.

AGENDA ITEM NO. 7 - BUILDING PERMITS. Randy Woldt, City Administrator/Utility Superintendent, stated he has one building permits at this time. It is at 608 12 St. to replace some windows.

AGENDA ITEM NO. 8 - COMMUNICATIONS, REPORTS, COMMENTS BY COUNCIL, CITY OFFICIALS AND GENERAL PUBLIC.

A. Randy Woldt, City Administrator/Utility Superintendent, stated that our water system took a few hits here lately with higher levels of coliform. Found that the well that was redone is coming back. Mr. Woldt got a hold of Sargent Drill to come back in and they will re-sanitize the well and it will be retested. Mayor Dixon asked about the nuisance property on 16th Street. Mr. Woldt reported that the house has been torn down. They are still there cleaning the property up. Mr. Woldt also announced that Mel's last day at the dump is Monday, October 25th. Mr. Woldt asked if they minded if we provided some cookies for Mel's last day. There will be cookies at the dump on Monday, October 25th for Mel's last day as he will be retiring.

B. Councilman Soden reported some complaints he has received regarding some tall weeds on the first block between 9th and 10th Street. Councilman Soden stated he would talk to Doug about it.

C. Councilman Barry asked if there is a time line to get the water pipe ran to where the new water tower is. Mr. Woldt said the last he heard they are coming in November to get it done.

AGENDA ITEM NO. 9 - MOTION TO ADJOURN TO MEET IN REGULAR SESSION ON MONDAY, NOVEMBER 1, 2021, AT 7:00 PM. At 8:15 PM moved by Gobar and seconded by Soden that the City Council adjourn to meet in regular session on November 1, 2021 at 7:00 PM, in the Council Chambers at the City Office. Roll call: Ayes: Soden, Jay, Barry, Gobar. Nay: None. Absent: None. Motion carried.

Mayor

Attest:

City Clerk/Treasurer