

Minutes-November 1, 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, November 1, 2021, at 7:00 P.M. according to the notice published in the Wisner News Chronicle issue of September 27, 2021, a copy of the 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. 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 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 OCTOBER 18, 2021, REGULAR MEETING, AND CARE CENTER, CITY, AND CITY/RURAL FIRE BOARD ACCOUNTS PAYABLES FOR NOVEMBER 2021. Moved by Gobar and seconded by Soden to approve the consent agenda. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried. Care Center payable total - \$85,002.32, and net payroll total for October - \$130,164.79, City payable total - \$556,095.34, and net payroll total for October - \$53,166.15, and City/Rural Fire Board payable total - \$11,337.97, 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.

Randy Woldt, City Administrator/Utility Superintendent, mentioned that between the electric department, police, and fire and rescue will be purchasing a drone to help these entities out. It will help each entity to help search for people and check hot spots on power lines.

AGENDA ITEM NO. 2 – 7:05 PM PUBLIC HEARING – PLAT OF GRANDVIEW SUBDIVISION TO THE CITY OF WISNER. Mayor Dixon opened the public hearing at 7:06 PM. At this time

Mayor Dixon opened the floor to questions and comments from the public, council members, and city officials. Mr. Woldt stated that the Planning Commission met on October 27th at 5:00 PM in the council chambers and voted unanimously to approve the plat as presented. Councilman Barry asked if it was the same plat that they previously seen. Mr. Woldt stated that yes it was the same one that was seen. Alan Harms with Wisner Community Development stated that this has been a work in progress. The property has been owned by WCD for three years now and had a couple of public hearings to get the publics input. With no further questions or comments, Mayor Dixon closed the public hearing at 7:08 PM.

AGENDA ITEM NO. 3 – RESOLUTION NO. 2021-11 – DISCUSSION AND POSSIBLE ACTION REGARDING GRANDVIEW ADDITION PLAT APPROVAL. Councilman Jay questioned the circle drives, that they should be taken out. Councilman Jay feels there will be extra cost coming other than what was written down. Moved by Barry and seconded by Soden to approve Resolution No. 2021-11. Roll call: Ayes: Soden, Barry, Gobar. Nay: Jay. Absent: None. Motion carried.

AGENDA ITEM NO. 4 – TRAILS PROJECT – DISCUSSION AND POSSIBLE ACTION REGARDING PROFESSIONAL SERVICE AGREEMENT FOR LIGHTING OF THE TRAIL. Mr. Woldt stated that JEO has been studying this for a while now. Mr. Woldt explained the different costs associated with the lighting of the trails. They discussed the pole lengths and going with the twenty-five foot poles. This will be for additional lighting. Putting cameras up can also be done at a later date. Moved by Gobar and seconded by Jay to approve the Professional Service Agreement for lighting of the trails. Roll call: Ayes: Jay, Barry, Soden, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 5 – GRANDVIEW ADDITION – DISCUSSION AND POSSIBLE ACTION REGARDING THE CONSTRUCTION PHASE SERVICES AGREEMENT WITH OLSSON. Taylor Kube with Olsson was available via zoom to answer any questions. Mr. Woldt stated that the amount that has to be approved would be the amount for \$16,500.00 for the dirt work and getting set up for the GPS for grading. The other two amounts for \$35,000.00 and \$31,500.00 can be included into the paving and other construction costs. They all can be done at the same time. Mr. Kube stated that all three expenses will not exceed those amounts. Moved by Barry and seconded by Soden to approve the Construction Phase Service Agreement with Olsson. Roll call: Barry, Soden, Gobar. Nay: Jay. Absent: None. Motion carried.

AGENDA ITEM NO. 6 – WATER TOWER PROJECT – DISCUSSION AND POSSIBLE ACTION REGARDING REQUEST IN MATERIAL COSTS. The city received a couple of change order proposals for materials that increased in price. These change orders were not initiated by the city. Owen Killham with Olsson, stated that the change order proposals came from the contractor. They received them several months ago and were received by the the sub-contractor. They are asking for cost related to increases in material costs, nothing to do with labor. Councilman Barry asked if Mr. Killham has looked over the costs, did they actually go up and just not saying they went up. Mr. Killham stated that it is something going on with the industry, with labor shortages after Covid, material shortages, and various delays; this is something that is going on in the industry for sure. Mayor Dixon asked how much of this should

have been secured at the time of awarding the contract? Mr. Killham said that the contract was awarded May 28, 2020 and we did not hear about this sometime this summer around August. It was never asked if they should purchase these materials and store them. Councilman Soden said they should have purchased the materials when the bid was awarded. Tammy Bodlak, City of Wisner's attorney asked Mr. Killham if there was any delay on the city's part. The only delay on city part was before bids went out and that was on the property that the water tower would sit on. There was nothing after the bid was awarded. The price increase is about \$32,000.00. The list of materials is included in the minutes. Mayor Dixon said to Mr. Killham, in your years of experience this has come up, any documentation that you can share with the council of a project that was bid that came in cheaper than what it was bid at and the city or municipality was awarded a refund? Mr. Killham stated that has never happened. Mayor Dixon gave his recommendation of tabling this item until next meeting; putting this into the hands of the committee to discuss this more and have the city attorney look a little deeper into this for us. Moved by Gobar and seconded by Barry to table this agenda item until the next regular city council meeting on November 15, 2021. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 7 – AUTHORIZE THE CITY CLERK/TREASURER TO RENEW CD'S #1696 GENERAL SINKING & #1697 GENERATOR BOND. Moved by Barry and seconded by Jay to renew CD #1696 General Sinking and #1697 Generator Bond to Pinnacle Bank for six months with an interest rate of 0.13%. Roll call: Ayes: Soden, Jay, Barry, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 8 – UTILITY BILLING – REPORT ON RECEIVABLES. Stephanie James, City Clerk/Treasurer, stated that as of tonight's meeting we are at \$3,349.87. There will be about \$1,500.00 collected this week.

AGENDA ITEM NO. 9 – REVIEW BUILDING PERMIT APPLICATIONS. Randy Woldt, City Administrator/Utility Superintendent, stated he has one building permit applications at this time. It is at 813 9 St. to move a house into town and put on a foundation.

AGENDA ITEM NO. 10 – COMMUNICATIONS, REPORTS, COMMENTS BY COUNCIL, CITY OFFICIALS AND GENERAL PUBLIC.

A. Mr. Woldt said that the city was awarded a grant in the amount of \$10,000.00 for mapping of our water system. This should cover half of our water system and the other half can be completed in a couple of years with another grant. Mr. Woldt stated that Brad Slaughter is planning on coming to the December 6th council meeting to discuss the funding for the TIF project. Mr. Woldt said he has been in contact with Curt Becker to discuss if there is any funding from Lower Elkhorn for water treatment systems or to help find a well. It was recommended to contact the district board members to discuss our situation. Mr. Woldt said he received a phone call from Tim Stalp. They are having water issues out at Pelican Landing. Everyone out there has private wells. Mr. Stalp was asking about connecting to our system. Mr. Woldt has been in contact with Roger Protzman with JEO. There are some hoops to go through. They will need to pay for the extension going out there. We would then have to sell the water to the NRD and then the NRD would turn around and sell it to Pelican Landing. Mr.

Woldt said that Mr. Stalp's next step should be to contact an engineer to see what his next steps should be. Mr. Woldt said if we extend out there should we charge them an annual fee for maintenance on the line. That can be ironed out at a later date.

B. Mayor Dixon asked if there are any updates on the water project. Mr. Woldt stated that JEO is waiting on some numbers yet from different types of systems. As of right now we could get by with blending the two wells on the west side of town. Not sure how long the city will be able to blend the wells.

C. Councilwoman Gobar asked if there are any grants out there to help with the water treatment. Mr. Vacanti is checking on different options.

D. Councilman Barry mentioned the water tower increase on materials. He thought maybe something could be worked out that the City pays half and they cover the other half.

E. Tammy Bodlak, City of Wisner's attorney stated that the personal manual needs to be updated. The end of the year is approaching.

AGENDA ITEM NO. 11 – MOTION TO ADJOURN TO MEET IN REGULAR SESSION ON MONDAY, NOVEMBER 15, 2021, at 7:00 PM. At 7:40 PM it was moved by Barry and seconded by Soden that the City Council adjourns to November 15, 2021, at 7:00 PM in regular session, in the Council Chambers at the City Office. Roll call: Ayes: Jay, Barry, Soden, Gobar. Nay: None. Absent: None. Motion carried.

Mayor

Attest:

City Clerk/Treasurer

NOVEMBER 2021

Accounts Payable

WISNER CARE CENTER

AEGIS THERAPIES, INC. - RESIDENT THERAPY - OCTOBER 16348.78, ALEGENT CREIGHTON CLINIC - LABS 53.00, AMAZON CAPITAL SERVICES, INC. - CALENDARS, PLANNERS, BINDER CLIPS, PENS, & HIGHLIGHTERS 105.38, ARVID'S FOODTOWN - FOOD PURCHASES 950.67, DANIELLE BELLAR - LICENSE RENEWAL 123.00, CITIZENS INSURANCE GROUP - INSURANCE-PROPERTY & AUTO 7942.21, CITY OF WISNER-UTILITIES - UTILITIES 5364.12, JENNIFER COLE - LICENSE RENEWAL 123.00, COMMERCIAL READERS SERVICE - SUBSCRIPTION 71.18, CULLIGAN OF NORFOLK - WATER 84.00, DINKLAGE MEDICAL CLINIC - LABS 84.00, RHETT ECKMAN, MD - MEDICAL DIRECTOR 500.00, ECOLAB FOOD SAFETY SPECIALTIES-EQUIP. - MACHINE RENTAL FEE 176.80, EGAN SUPPLY CO. - ICE MACHINE MONTHLY RENTAL 1899.92, F & F TIRE & SERVICE - ALTIMAX & NEW TIRE & MOUNT FOR CHRYSLER 544.71, F R PHYSICIANS SERVICES LLC - OUTPATIENT OFFICE VISIT 33.00, FRANCISCAN HEALTHCARE - RESIDENT CARE 25.00, FUSION MEDICAL STAFFING, LLC - STAFFING AGENCY 6120.00, GREAT PLAINS COMMUNICATIONS - TELEPHONE SERVICE 582.31, GREATAMERICA LEASING CORP. - COPIER EXPENSE 489.53, GRP & ASSOCIATES - MEDICAL WASTE DISPOSAL 182.00, HEALTH CARE INFO SYSTEMS-HCIS - MEDICAID BILLING 2221.13, JOHNNY'S PEST CONTROL - EXTERMINATOR 300.00, ANGIE KRAUSE - WOUND CARE

CERTIFICATE COURSE 214.99, KRIER TECHNOLOGIES INC. - INSTALLED LATEST WINDOW SECURITY 987.75, LEGACY GARDEN - PHARMACY CONSULTING 298.00, SANDY LIERMAN - LICENSE RENEWAL 123.00, LINCARE - CONCENTRATOR, CYLINDER REFILLS, & AEROSOL MACHINES 693.80, MEDLINE INDUSTRIES, INC. - WIPES, UNDERWEAR, BRIEFS, PAPER TOWELS, TOILET PAPER, TOILET BOWL CLEANER, GLOVE 3191.89, MSM - ELDERLY AWARENESS ADVERTISING 725.00, NEBRASKA CARE LLC - STAFFING AGENCY 628.00, NEBRASKA NURSING FACILITY ASSOC. - MEMBERSHIP DUES - NOVEMBER 244.25, ONE OFFICE SOLUTION - PAPER 38.00, PINNACLE BANK-VISA ADMIN - INSTANT NURSE, FACEBOOK, FOOD & BEVERAGES 1223.70, PRIORITY INC. - STAFFING AGENCY 285.46, PROVIDENCE MEDICAL CENTER - RESIDENT DRESSINGS 188.66, SHELTON DEHAAN - SERVICE CALL, CALIBRATION OF ULTRASOUND & SAFETY CHECK 224.70, SPARKLIGHT – CABLE TV SERVICES 975.61, STAN ORTMEIER & CO - WORK ON PTAC 556.13, JENNIFER STUHR - LICENSE RENEWAL 123.00, SYSCO LINCOLN - FOOD PURCHASES 12123.26, TASC – ACA REPORTING 87.10, TIM'S SINCLAIR - FUEL 722.51, TMS-TIME MANAGEMENT SYSTEM – TIME CLOCK 245.10, TRI-STATE NURSING - STAFFING AGENCY 384.04, WALMART/CAPITAL ONE - CORK BOARDS 175.38, WCC-ARTS & CRAFTS FUND - ACTIVITIES SUPPLIES 245.10, WCC-PETTY CASH - OFFICE SUPPLIES 10.55, WISNER APOTHECARY - MEDICATIONS 6730.42, WISNER AUTO PARTS - MAINTENANCE SUPPLIES 101.77, WISNER TRUE VALUE HARDWARE & LUMBER - MAINTENANCE SUPPLIES 73.41, Total - \$75,944.32, OCTOBER PRE-PAIDS STATE OF NEBRASKA DHHS DIV MEDICAID – QUALITY ASSURANCE FEE 9058.00, GRAND TOTAL - \$85,002.32

CITY OF WISNER

AMAZON.COM CREDIT - BOOKS 392.87, APPEARA - MOPS 673.06, BADER'S HIGHWAY & STREET - CRACK SEALING 13766.00, CENTRAL VALLEY AG - FUEL 883.09, CITY OF NORFOLK - SEWER LAB FEES 75.00, COLONIAL CHEMICAL CORP - BODACIOUS, LAUNCHER, & HANDI SPREADER 592.80, COMPLETE MERCHANT SOLUTIONS - CREDIT CARD CHARGES & FEES 551.80, CORNHUSKER PRESS - DOG LICENSES 98.75, CUMING COUNTY CLERK - DOFFIN/LEISY LOT SPLIT 26.00, CUSHING CONSTRUCTION - TRENCHING POWER LINES 1550.00, DEMCO - DESK CALENDAR & BOOK SUPPORTS 155.59, DEPT. OF ENERGY - WAPA - BUREAU POWER 22260.89, DOUBLEDAY LARGE PRINT - BOOKS 64.44, DUTTON-LAINSON CO - METERS 430.92, ELECTRIC LIGHT FUND - UTILITIES 7971.87, ELKHORN VALLEY OUTFITTERS & GUNSMITHING - RUGER AR 556 330.00, EXPENSE SUNDRIES - MISC. EXPENSE 1115.68, F & F TIRE & SERVICE - TIRE REPAIRS 29.95, FAIRFIELD INN & SUITES BY MARRIOTT - SEMINARS 329.85, FASTENAL COMPANY - MISCELLANEOUS SUPPLIES 61.69, FIRE CAM - DRONE 9243.00, GERARD TANK & STEEL, INC. - WATER TOWER PAYMENT NO. 2 271012.50, GREAT PLAINS COMMUNICATIONS – TELEPHONE SERVICE 971.55, GREATAMERICA FINANCIAL SVCS. - COPIER EXPENSE 192.29, GWORKS - REDISTRICTING SERVICES 1800.00, INDUSTRIAL SALES COMPANY, INC. - LYCOFIT & WIRE 718.75, JACK'S UNIFORMS & EQUIPMENT - UNIFORMS 459.64, JEO CONSULTING GROUP INC. - WASTEWATER TESTING 821.25, KRIER TECHNOLOGIES, LLC - EMAIL NOT WORKING – STEPH 100.00, L. P. GILL, INC. - UNLOADING 1567.02, LARM - INSURANCE 30488.33, LITERARY GUILD - BOOKS 52.61, JANET LUDWIG - RETIREMENT COOKIES FOR MEL 75.00, MCI - 800-SERVICE 45.46, MCKESSON MEDICAL SURGICAL - EXAM GLOVES 67.12, TIFFANY MCLEAN - SECURITY AT COW TOWN CLASSIC FUNDRAISER 350.00, MIDWEST DIESEL, INC. - REPAIRS ON INTERNATIONAL TRUCK 430.00, MIDWEST LABORATORIES, INC. - TESTING 214.30, MIDWEST SERVICE & SALES CO. - CULVERT, CULVERT BANDS, GATE, GASKET, ELBOW, COUPLERS, & SADDLE TEE 3359.38, MUNICIPAL ENERGY AGENCY OF NEBRASKA - FIRM POWER SEPTEMBER 2021 45725.26, MUNICIPAL SUPPLY, INC. OF OMAHA - CURB BOX & BLACK IRON CURB BOX 1021.24, NATIONAL PUBLIC GAS AGENCY - COMMODITY CHARGE-SEPTEMBER 2021 15139.63, NEBRASKA DEPT. OF REV. LODGING TAX – 73.86, NEBRASKA DEPT. OF REV. SALES TAX - SALES TAX EXPENSE 9595.47, NEBRASKA LIBRARY COMMISSION - OVERDRIVE ANNUAL FEE 500.00, NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB – TESTING 200.00, NEON LINK - CREDIT CARD CHARGES & FEES 247.00, NORFOLK SPORTING GOODS - E. NELSON'S 5 YEAR PLAQUE 109.40, OLSSON - WISNER WATER TOWER & MAINS 12069.62, ONE CALL CONCEPTS, INC. - DIGGERS HOTLINE/LOCATE REQUESTS 27.66, PILGER CONCRETE RECYCLING LLC - RED ROCK 452.40, PILGER SAND & GRAVEL - ROAD GRAVEL & ARMOR COAT 1718.99, PINNACLE BANK-VISA CREDIT CARD - NORTHEAST NE CLERK'S MEETING 602.32, POLICE CHIEFS ASSOC. OF NE - MEMBERSHIP DUES 30.00, PRECISION IT – AGREEMENT 69.00, QUALITY PRINTING -

BINDERS, FILE FOLDERS, & COPY PAPER 567.49, STATE OF NEBRASKA - Deposit refund for 817 AVE K APT #3 (Caroline Williams - Customer# 11608) 300.00, REFUND ENERGY ASSISTANCE - RESIDENT MOVED #11608-6-5033 96.07, Credit balance owed refund for 617 14 ST (Customer# 11807) 210.38, Credit balance owed refund for 817 AVE K APT #3 (Customer# 11608) 208.65, SUDBECK UNDERGROUND - BORE & INSTALL WATER LINE ACROSS THE STREET 600.00, SUN LIFE FINANCIAL EMP BENEFITS GROUP - EMPLOYEE LIFE INS. 152.06, TIM'S SINCLAIR, LLC - FUEL 133.50, VERIZON WIRELESS - POLICE CELL PHONE 316.58, WESCO RECEIVABLES CORP - 600 AMP TERMINATION PLUG 671.88, WILKS PUBLICATIONS INC. - BOOKS 84.40, WISNER AUTO PARTS - WIPERS 197.02, WISNER COMMUNITY DEVELOPMENT - DINKLAGE GRANT-GRANDVIEW ADDITION PLATTING 46169.73, WISNER NEWS CHRONICLE - PUBLICATION EXPENSE 744.26, WISNER SENIOR CENTER - MONTHLY EXPENSE 564.90, WISNER TRUE VALUE - REPAIRS 335.48, WISNER WEST - FUEL 2112.44, Total - \$514,375.14, PRE-PAIDS FROM OCTOBER, OCTOBER PAYROLL - 41,685.20, NEBRASKA DEPT. OF AG - DOG/CAT ANNUAL FEE 35.00, GRAND TOTAL - \$556,095.34

CITY OF WISNER AND WISNER RURAL FIRE BOARD

CITY OF WISNER - UTILITIES 734.74, CITY OF WISNER-INSURANCE - FIRE-PROPERTY & LIABILITY INSURANCE 6123.05, ELKHORN LOGAN VALLEY PUBLIC HEALTH DEPT. - CPR RENEWAL 792.00, GREAT PLAINS COMMUNICATIONS - TELEPHONE & INTERNET SERVICE 202.67, MATHESON TRI-GAS, INC. - OXYGEN 224.83, MCKESSON MEDICAL SURGICAL - C-COLLARS, OXYGEN MASKS, NASAL CANNULAS, GAUZE, GLOVES, ELECTRODES, SCISSORS, SO 1425.19, NORTHEAST COMMUNITY COLLEGE - EMT REFRESHER 1440.00, QUICK MED CLAIMS - EMS BILLING SERVICES EXPENSE 28.29, VERIZON WIRELESS - AMBULANCE TABLET SERVICE 30.08, WISNER TRUE VALUE - LIGHT BULBS & SOFTENER SALT 66.91, WISNER WEST - FUEL-AMBULANCE 255.99, Total - \$11,323.75, PRE-PAIDS FROM OCTOBER 2021 - PINNACLE BANK - ONLINE BILL PAY FEE 10.00, PINNACLE BANK - FEE 4.22, GRAND TOTAL - \$11,337.97