

Minutes-December 6, 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, December 6, 2021, at 7:00 P.M. according to the notice published in the Wisner News Chronicle issue of December 1, 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 NOVEMBER 15, 2021, REGULAR MEETING, AND CARE CENTER, CITY, AND CITY/RURAL FIRE BOARD ACCOUNTS PAYABLES FOR DECEMBER 2021. Moved by Gobar and seconded by Barry to approve the consent agenda. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried. Care Center payable total - \$130,516.83, and net payroll total for November - \$124,263.18, City payable total - \$1,400,568.29, and net payroll total for November - \$65,431.31, and City/Rural Fire Board payable total - \$10,531.22, 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 – ELECTION OF PRESIDENT AND VICE PRESIDENT OF THE CITY COUNCIL. Moved by Barry and seconded by Jay to elect Cathy Gobar as President of the City Council. Roll call: Ayes - Soden, Jay, Barry. Abstain - Gobar. Nay: None. Absent: None. Motion carried. Moved by Gobar and seconded by Jay to elect Barry Meyer as Vice President of the City Council. Roll call: Ayes: Soden, Jay, Barry, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 3 – APPOINTIVE OFFICES, STANDING COMMITTEES, AND LIAISONS – MAYOR DIXON. Mayor Dixon read his recommendation for Appointive Offices. Moved by Barry and seconded by Soden to approve Mayor Dixon's recommendations for Appointive Offices as presented. Roll call: Ayes: Jay, Barry, Soden, Gobar. Nay: None. Absent: None. Motion carried. Mayor Dixon then read his recommendations for Standing Committees. Moved by Gobar and seconded by Soden to approve Mayor Dixon's recommendations for Standing Committees as presented. Roll call: Ayes: Jay, Barry, Soden, Gobar. Nay: None. Absent: None. Motion carried. Mayor Dixon read his recommendation for Liaisons. Moved by Barry and seconded by Soden to approve Mayor Dixon's recommendations for Liaisons as presented. Roll call: Ayes: Jay, Barry, Soden, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 4 – WISNER – STREET SUPERINTENDENT APPOINTMENT. Mayor Dixon recommended Terry Mead with JEO Consulting Group. Moved by Gobar and seconded by Soden to appoint Terry Mead with JEO, Class A, License Number S-1138, who will serve as the city street superintendent for the calendar year 2022, January 1, 2022 to December 31, 2022, for the purpose of the 2022 calendar year Highway Incentive payment, to be issued to the city by the Nebraska Department of Transportation in February 2023. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 5 – 2022 CITY ENGINEER APPOINTMENT. Mayor Dixon recommended JEO Consulting Group as the City of Wisner's 2022 city engineer. Moved by Soden and seconded by Barry to appoint JEO Consulting Group as the City of Wisner's 2022 city engineer. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 6 – GRANDVIEW TIF PROJECT – DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION OF NECESSITY 2021-14. Brad Slaughter with Piper Sandler & Co., was available at tonight's meeting to discuss the resolution of necessity to the public and council. Mr. Slaughter explained that by putting this resolution together because it is an action item that allows the city to issue general obligation debt in order to fund sanitary sewer and storm sewer improvements for the proposed subdivision project. This needs to be in place before the point of construction begins according to state statute. Mr. Slaughter went on to say that action on this resolution of necessity basically states these are improvements for sanitary and storm sewer or public improvements, we don't have to issue revenue based debt like sewer revenue loans for that we can issue general obligation bonds which decreases our cost to borrow since these are issued at a lower rate. There will be a public hearing in January for the public to state any objections towards the resolution of necessity and then council can pass it as approved or amended. Mr. Slaughter said that this action item does not require the city to move forward with the project or issued debt for the project. This is just one step that has to be in place if you continue to pursue the project and get to the point where the city is going to issue bonded anticipation notes or bonds to build the infrastructure.

Moved by Barry and seconded by Gobar to approve the Resolution of Necessity 2021-14. Roll call: Ayes: Soden, Jay, Barry, Gobar. Nay: None. Absent: None. Motion carried.

Mr. Slaughter stated he ran some analysis on preliminary numbers from Joe Johnson of Olsson for the council to look over on the water, sewer, and paving infrastructure. Mr. Slaughter took

this time to go over the amortization schedule based off of the preliminary numbers. This will give the council and idea of what it may look like down the road.

AGENDA ITEM NO. 7 – DINKLAGE GRANT – DISCUSSION AND POSSIBLE ACTION REGARDING WISNER HERITAGE MUSEUM GRANT APPLICATION – OPERATING EXPENSES. Moved by Soden and seconded by Jay to approve the Dinklage Grant application for the Wisner Heritage Museum for operating expenses and to forward onto the Dinklage Foundation for final approval. Roll call: Ayes: Jay, Barry, Soden, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 8 – DINKLAGE GRANT – DISCUSSION AND POSSIBLE ACTION REGARDING WISNER CARE CENTER GRANT APPLICATION – FORD E-350 HANDI BUS. Moved by Barry and seconded by Gobar to approve the Dinklage Grant application for the Wisner Care Center for a Ford E-350 Handi Bus and to forward onto the Dinklage Foundation for final approval. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 9 – WATER TOWER PROJECT – DISCUSSION AND POSSIBLE ACTION REGARDING REQUEST IN MATERIAL COSTS. City of Wisner's city attorney, Matt Munderloh, was available at tonight's meeting via zoom. Mayor Dixon asked Mr. Munderloh what his recommendation is on this agenda item. Mr. Munderloh stated he reviewed the contract, general, and supplementary conditions along with email correspondents and Mr. Munderloh feels that he cannot recommend to approve this change order. Mr. Munderloh went on to say is what we have here is a stipulated subcontract, one of the advantages for the owner (city) is we are locked in on price. That is a disadvantage to the contractor which is a risk the contractor takes on these kind of contracts. They get the discount material price but risk on material price increase. Mr. Munderloh states there is really no explanation on why there is a material price increase, when materials were ordered, or when they could have been ordered. There is another possible increase, which Randy Woldt said is for the pump. There is a possibility we could resolve this after we find out for sure what the other change order could be and maybe meet in the middle but as of right now, for those reason Mr. Munderloh cannot recommend this change order. Mr. Munderloh feels that the price increase is nothing that the City of Wisner did. Moved by Gobar and seconded by Barry to deny the change order for extra cost in materials for the water tower project. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 10 – TRAILS PROJECT – DISCUSSION AND POSSIBLE ACTION REGARDING A CHANGE ORDER FOR A TIME EXTENSION. Mr. Woldt said that if the weather holds out the concrete will be completed. Painting, dirt work, seeding will be left for next spring. Mr. Woldt checked with all the grant holders for the project and they are all okay with waiting. Moved by Soden and seconded by Jay to approve the time extension change order for the trails project. Roll call: Ayes: Soden, Jay, Barry, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 11 – CAPITALIZATION POLICY – DISCUSSION AND POSSIBLE ACTION REGARDING THE CAPITALIZATION POLICY. Moved by Barry and seconded by Soden to

approve the capitalization policy as presented. Roll call: Ayes: Jay, Barry, Soden, Gobar.
Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 12 – UTILITY BILLING – REPORT ON RECEIVABLES. Stephanie James, City Clerk/Treasurer, stated that as of tonight’s meeting we are at \$2,147.71.

AGENDA ITEM NO. 13 – REVIEW BUILDING PERMIT APPLICATIONS. Randy Woldt, City Administrator/Utility Superintendent, stated he doesn’t have any building permit applications at this time.

AGENDA ITEM NO. 14 – COMMUNICATIONS, REPORTS, COMMENTS BY COUNCIL, CITY OFFICIALS AND GENERAL PUBLIC.

A. Mr. Woldt said up at the Grandview Addition there is some talk between land owners on some trees that were taken out. It sounds like they are getting it worked out. The grading is moving along. Mayor Dixon asked about the Crown project on the sod. Mr. Woldt said it sounds like sod may still go in after the sidewalks are poured.

B. Mrs. James brought up the map of the redistricting. Look it over and to let Mrs. James know if there are any issues. It will be voted on at next meeting through an ordinance and then sent onto the county.

C. Councilwoman Gobar said she received a phone call regarding some garbage but will be in contact with Chief Salmen.

D. Councilman Soden has received some good comments on the park project.

E. Councilman Barry received a complaint on the trash that falls out of people’s vehicles when going to the dump. Please secure your garbage when going to the dump.

F. Mayor Dixon had the students introduce themselves.

AGENDA ITEM NO. 15 – MOTION TO ADJOURN TO MEET IN REGULAR SESSION ON MONDAY, DECEMBER 20, 2021, at 7:00 PM. At 7:46 PM it was moved by Gobar and seconded by Soden that the City Council adjourns to December 20, 2021, at 7:00 PM in regular session, 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

DECEMBER 2021
Accounts Payable

WISNER CARE CENTER
AEGIS THERAPIES, INC. - RESIDENT THERAPY -NOVEMBER 11296.17, AMAZON CAPITAL

SERVICES, INC. - ACTIVITY SUPPLIES 3146.28, AMGL - MEDICARE COST REPORT 2400.00, ANNUITY INVESTORS - PENSION 166.92, ARVID'S FOODTOWN - FOOD PURCHASES 627.97, ASSET PROTECTION UNIT, INC. - INSURANCE OVERPAYMENT REFUND 215.11, CARRIER ENTERPRISE LLC - 13 HEATING & AC UNITS 10673.00, CITIZENS INSURANCE GROUP - INSURANCE-PROPERTY & AUTO 7942.21, CITY OF WISNER-UTILITIES - UTILITIES 5541.70, CREDIT MANAGEMENT SERVICES - GARNISHMENT FEE 1.25, GARNISH 245.62, CULLIGAN OF NORFOLK - WATER 93.00, DIRECT SUPPLY - CHARI PAD & PILLOW 168.96, RHETT ECKMAN, MD - MEDICAL DIRECTOR 500.00, ECOLAB FOOD SAFETY SPECIALTIES-EQUIP. - MACHINE RENTAL FEE 176.80, EFTPS FEDERAL TAX - FICA 10565.68, MCARE 2470.98, FWT 4966.92, EFTPS STATE TAX - SWT 3312.14, EGAN SUPPLY CO. - ICE MACHINE MONTHLY RENTAL 2214.92, FUSION MEDICAL STAFFING, LLC - STAFFING AGENCY 8055.00, GREAT PLAINS COMMUNICATIONS - TELEPHONE SERVICE 600.71, GREATAMERICA LEASING CORP. - COPIER EXPENSE 470.63, DONNA GREVE - HAIR PRODUCTS 125.17, HEALTH CARE INFO SYSTEMS-HCIS - MEDICAID BILLING 1847.50, INVESCO - PENSION 1960.49, JOHNNY'S PEST CONTROL - EXTERMINATOR 105.00, LIFECARE ASSOCIATES - EXIT PANEL 1850.18, MCCORMACK DISTRIBUTING CO - TUNE-UP KIT & LUBRICANT 417.28, MCKESSON MEDICAL SURGICAL - NURSING SUPPLIES 4151.57, MEDLINE INDUSTRIES, INC. - GLOVES, AIR FRESHENER, SANITIZER, UNDERWEAR, PAPER TOWEL, TOILET PAPER, & WIPES 2182.43, NEBRASKA MUNICIPAL POWER POOL - 2022 VALUE SUPPORT PLAN FOR POWER MANAGER 4787.00, NEBRASKA NURSING FACILITY ASSOC. - MEMBERSHIP DUES - DECEMBER 3154.62, NORFOLK AREA SHOPPER - MEDICAL GUIDE 445.00, ONE OFFICE SOLUTION - PAPER 114.00, MYRON PAULSEN - REFUND TO RESIDENT FROM DEPOSIT 5425.50, PINNACLE BANK - GIFT CARDS 900.44, PRECISION TOXICOLOGY - TESTING 247.00, TERESA RUSSMAN - LICENSE RENEWAL 123.00, SCRUBS ON WHEELS - EMPLOYEE SCRUBS 197.42, EMPLOYEE SCRUBS 2656.13, SECURITY SHREDDING SERVICES - DOCUMENT SHREDDING CONTAINERS 35.00, SPARKLIGHT - CABLE TV SERVICES 975.61, STAN ORTMEIER & CO - MAINTENANCE REPAIRS 1824.04, STATE OF NEBRASKA-DHHS - GARNISH 535.97, SYSCO LINCOLN - FOOD PURCHASES 11980.60, TASC - ACA REPORTING 87.10, TIM'S SINCLAIR - FUEL 447.14, WALMART/CAPITAL ONE - MAINTENANCE SUPPLIES 224.24, WCC-ARTS & CRAFTS FUND - ACTIVITIES SUPPLIES 247.38, WCC-PETTY CASH - POSTAGE 86.60, WISNER APOTHECARY - MEDICATIONS 6943.35, WISNER NEWS CHRONICLE - ADVERTISING 190.00, WISNER TRUE VALUE HARDWARE & LUMBER - MAINTENANCE SUPPLIES 378.57, YANKTON MEDICAL CLINIC - RESIDENT CARE 19.53, Total - \$130,516.83

CITY OF WISNER

AGRIVISION EQUIPMENT GROUP - TOGGLE & JUMPER 53.47, AMAZON.COM CREDIT - BOOKS 155.14, APPEARA - MOPS 534.22, BAIRDHOLM ATTORNEYS AT LAW - LEGAL FEES - GRANDVIEW TIF PROJECT 4896.00, CDS ENTERPRISE LLC - TRAILS PROJECT PAYMENT #1 & 2 245240.29, CENTRAL VALLEY AG - FUEL 890.23, CITI CARDS - MEMBERSHIP 120.00, COMPLETE MERCHANT SOLUTIONS - CREDIT CARD CHARGES & FEES 439.45, CORE & MAIN - PARTS & SUPPLIES 8991.43, COUNTRY WELDING & REPAIR - CHAIN CONNECTOR 1507.85, CUSHING CONSTRUCTION - CLEAN OUT BY POWER POLE 2492.50, DEPOSITORY TRUST CO. - WWTF BOND INTEREST PAYMENT-INTEREST 840.00, DEPT. OF ENERGY - WAPA - BUREAU POWER 21395.93, DHHS DIVISION OF PUBLIC HEALTH - GRADE III WATER OPERATOR LICENSE - BROOK 115.00, DOUBLEDAY LARGE PRINT - BOOKS 64.44, DUTTON-LAINSON CO - METERS, CONNECTORS, CONDUIT STAND, & FUSES 1642.07, ELECTRIC LIGHT FUND - UTILITIES 7682.04, EXPENSE SUNDRIES - MISC. EXPENSE 109.84, F & F TIRE & SERVICE - TIRE REPAIRS 4999.35, FARMER'S PRIDE - GREASE & OIL 1629.06, GERARD TANK & STEEL, INC. - WATER TOWER PAYMENT NO. 3 452250.00, GERHOLD CONCRETE - CONCRETE 690.72, GREAT PLAINS COMMUNICATIONS - TELEPHONE SERVICE 1032.22, GREATAMERICA FINANCIAL SVCS. - COPIER EXPENSE 188.98, EMILY HARDERS - Credit balance owed refund for 1520 AVE E (Customer# 11859) 40.51, IDEAL WHEELS - ATV/UTV LICENSE STICKERS 63.82, JACK'S UNIFORMS & EQUIPMENT - UNIFORMS 117.89, JEO CONSULTING GROUP INC. - WASTEWATER TESTING 8006.25, KRIER TECHNOLOGIES, LLC - CLOUD BACKUP 199.00, L. P. GILL, INC. - UNLOADING 2630.94, LARM - INSURANCE 32370.84, LIEBER CONSTRUCTION, INC. - GRANDVIEW TIF PROJECT #1-GRADING 229005.00, LITERARY GUILD - BOOKS 49.40, MCI - 800-SERVICE 45.48, MICROMARKETING LLC - SUPPLIES 40.99, MIDWEST LABORATORIES, INC. - TESTING 37.05, MUNICIPAL ENERGY AGENCY OF NEBRASKA - FIRM POWER OCTOBER 2021 37073.51, MURPHY TRACTOR & EQUIPMENT - ROAD PARTS 3592.64, NATIONAL INDUSTRIAL & SAFETY SUPPLY -

GLOVES & SAFETY GLASSES 263.52, NATIONAL PUBLIC GAS AGENCY - COMMODITY CHARGE-
OCTOBER 2021 21086.64, NEBRASKA DEE-FISCAL SERVICES - TRUNK LINING 9401.71,
NEBRASKA DEE-FISCAL SERVICES - DRINKING WATER SRF SEMI-ANNUAL INTEREST &
PRINCIPAL PAYMENT 11723.51, NEBRASKA DEPT. OF ENVIRONMENT & ENERGY - DAVE &
JOHN'S WATER OPERATOR RENEWAL 230.00, NEBRASKA DEPT. OF REV. SALES TAX - SALES
TAX EXPENSE 11182.11, NEBRASKA MUNICIPAL POWER POOL - VSP FOR POWERMANAGER
3522.00, NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB - TESTING 352.00, NEBRASKA
STATE FIRE MARSHAL – FLAMMABLE LIQUID STORAGE TANKS 120.00, NEON LINK - CREDIT
CARD CHARGES & FEES 167.80, NETCOM, INCORPORATED - RADIO BATTERY 82.00, RANDY
NISSEN - STUMP REMOVAL 765.00, OLSSON - WISNER WATER TOWER & MAINS 7168.34, ONE
CALL CONCEPTS, INC. – DIGGERS HOTLINE/LOCATE REQUESTS 27.78, PILGER SAND & GRAVEL
- FILL SAND 99.82, PINNACLE BANK - WIRE TRANSFER FEE 15.00, PINNACLE BANK-VISA CREDIT
CARD - DRUG IDENTIFICATION BIBLE 2408.13, PRECISION IT - AGREEMENT 25.00, QUALITY
PRINTING - TONER CARTRIDGES 243.96, RJ 24-7 LLC - UNLOADING WASTEWATER TREATMENT
PLANT 2000.00, CHUCK ROBINS - SERVICE CALL ON FURNACE 60.00, SEALS & SERVICE INC. -
SEAL KIT 507.27, SOUTHPOINT - PRINTING SUPPLIES 389.07, SUN LIFE FINANCIAL EMP
BENEFITS GROUP - EMPLOYEE LIFE INS. 152.06, TIM'S SINCLAIR, LLC - FUEL 104.65, US
SOFTWASH & CONSTRUCTION - POOL FILTER REPAIRS 1464.83, VERIZON WIRELESS - POLICE
CELL PHONE 316.72, WEST POINT AUTO VALUE - ANTENNA, FUEL FILTER, & SEPARATOR
FILTER 65.92, WEST POINT NEWS – ENVELOPES 317.00, WILKS PUBLICATIONS INC. - BOOKS
88.00, WISNER AUTO PARTS - HEAVY DUTY FUEL, FITTING, & HOSE 71.81, WISNER HERITAGE
MUSEUM SOCIETY - DINKLAGE GRANT-GENERAL EXPENSES 6231.00, WISNER NEWS
CHRONICLE - PUBLICATION EXPENSE 396.66, WISNER RURAL FIRE BOARD/CITY JOINT CH AC -
DINKLAGE GRANT - AMBULANCE 200000.00, WISNER SENIOR CENTER - MONTHLY EXPENSE
642.70, WISNER TRUE VALUE - REPAIRS 581.11, WISNER WEST - FUEL 2132.39, Total –
1,355,639.06, NOVEMBER 2021 PAYROLL – 44929.23, Grand Total - \$1,400,568.29.

CITY OF WISNER AND WISNER RURAL FIRE BOARD

CITY OF WISNER - UTILITIES 445.78, CITY OF WISNER-AMB PAYROLL & TAXES - AMBULANCE
PAYROLL/TAXES 215.31, CITY OF WISNER-INSURANCE - FIRE-PROPERTY & LIABILITY
INSURANCE 7881.91, GREAT PLAINS COMMUNICATIONS - TELEPHONE & INTERNET SERVICE
202.67, MATHESON TRI-GAS, INC. - OXYGEN 218.35, MCKESSON MEDICAL SURGICAL - STERILE
WATER, OB KITS, AIRWAYS, & TEGADERM 362.84, QUICK MED CLAIMS - EMS BILLING SERVICES
EXPENSE 1122.90, TIM'S SINCLAIR - TIRE REPAIRS 18.00, VERIZON WIRELESS - AMBULANCE
TABLET SERVICE 30.08, WISNER WEST - FUEL-FIRE TRUCK 33.38, Total – \$10,531.22