

Minutes-June 6, 2022

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 6, 2022, at 7:00 P.M. according to the notice published in the Wisner News Chronicle issue of June 1, 2022, 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. Mayor Dixon also announced that this meeting is being recorded.

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, Jonathan Brandow, Wisner Care Center Administrator.

AGENDA ITEM NO 1 – CONSENT AGENDA – AGENDA, MINUTES OF THE MAY 16, 2022 REGULAR MEETING, CARE CENTER, CITY, AND CITY/RURAL FIRE BOARD ACCOUNTS PAYABLES FOR JUNE 2022, SPECIAL DESIGNATED LICENSE – BRU'S PACKAGE & LOUNGE – 06/18/2022 – FUNDRAISER – 10:00 AM TO 11:30 PM – WISNER CITY AUDITORIUM & SPECIAL DESIGNATED LICENSE – WISNER LIONS CLUB – 06/24, 25, & 26, 2022 – WISNER RIVER PARK – 4:00 PM TO 1:00 AM FRIDAY & SATURDAY & 12:00 PM TO 10:00 PM SUNDAY – BEER GARDEN. 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. Care Center payable total - \$68,228.09, and net payroll total for May - \$140,399.91, City payable total - \$809,490.13 and net payroll total for May - \$54,888.49, and City/Rural Fire Board payable total - \$5,102.50, be approved and allowed; and those 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 – WATER – WATER PROJECT CHANGE ORDER NO. 1 – COMPLETION DATES. Mr. Woldt stated with the meeting held with Gerard Tank, these were the dates that was agreed upon. The substantial completion date is October 1, 2022 and the final completion is November 30, 2022. Moved by Barry and seconded by Soden to approve Change Order No. 1, water project completion dates. Roll call: Ayes: Soden, Jay, Barry, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 3 – ORDINANCE NO. 2022-1169 – ORDINANCE ISSUING STREET, WATER, SEWER BANS IN AN AMOUNT NOT TO EXCEED \$3,500,00. Councilman Barry introduced Ordinance No. 2022-1169, entitled: AN ORDINANCE PROVIDING FOR THE ISSUANCE OF STREET, WATER AND SEWER IMPROVEMENT BOND ANTICIPATION NOTES IN ONE OR MORE SERIES, IN THE AMOUNT OF NOT TO EXCEED THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$3,500,000) FOR THE PURPOSE OF PAYING THE COSTS OF CONSTRUCTING PAVING, WATER, AND SEWER IMPROVEMENTS WITHIN THE CITY OF WISNER, NEBRASKA AND NECESSARY APPURTENANCES THERETO; PROVIDING FOR A PAYING AGENT AND REGISTRAR OF THE NOTES; AGREEING TO ISSUE BONDS TO PAY THE NOTES AND ACCRUED INTEREST AT MATURITY; PRESCRIBING THE FORM OF THE NOTES; AUTHORIZING THE SALE AND DELIVERY OF THE NOTES TO THE PURCHASER AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM, and move that the statutory rule requiring readings on three different days be suspended. Councilwoman Gobar second 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 2022-1169 was then read by title. Mayor Dixon then stated the question: "Shall Ordinance No. 2022-1169 be passed and adopted?", and thereafter Councilwoman Gobar moved for final passage and Councilman Soden 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. 2022-1169 adopted and in the presence of the Council signed and approved the Ordinance. The Clerk attested the passage and 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.

Discussion was held on interest rates and how the City of Wisner can receive the money and when. Brad Slaughter, with Piper Sandler & Co. was in attendance at tonight's meeting to go over this with the council and mayor.

AGENDA ITEM NO. 4 – ORDINANCE NO. 2022-1170 – AN ORDINANCE AMENDING SECTION 8-501 TO INCLUDE DATES AND TIMES ON WHICH FIREWORKS MAY BE DISCHARGED. Councilman Barry introduced Ordinance No. 2022-1170, entitled: AN ORDINANCE OF THE CITY OF WISNER, NEBRASKA, AMENDING SECTION 8-501 OF THE CITY'S MUNICIPAL CODE PERTAINING TO REGULATION OF USE, SALE, AND POSSESSION OF FIREWORKS, TO INCLUDE DATES AND TIMES ON WHICH FIREWORKS MAY BE DISCHARGED; PROVIDING A PENALTY; REPEALING ALL ORDINANCES AND

PARTS THEREOF IN CONFLICT HEREWITH; AND ESTABLISHING AN EFFECTIVE DATE, 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 2022-1170 was then read by title. Mayor Dixon then stated the question: "Shall Ordinance No. 2022-1170 be passed and adopted?", and thereafter Councilman Barry moved for final passage and Councilman Soden 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. 2022-1170 adopted and in the presence of the Council signed and approved the Ordinance. The Clerk attested the passage and 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. 5 – WISNER HOUSING AUTHORITY – ACCEPTANCE OF RESIGNATION LETTER FROM KAREN MEIER AND APPROVAL OF APPOINTMENT FOR NATE RAABE. Mayor Dixon read Karen Meier's resignation letter to the council and general public. Mayor Dixon then recommended the approval of Nate Raabe to the Wisner Housing Authority Board. Moved by Soden and seconded by Jay to approve the resignation letter of Karen Meier and approve the appointment of Nate Raabe to the Wisner Housing Authority Board. Roll call: Ayes: Barry, Soden, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 6 – WATER TOWER PROJECT – CHANGE ORDER FOR 50% MATERIAL COST INCREASES. Mayor Dixon stated that Mr. Woldt has told him that the gentleman from General Excavating is out on vacation and that the city has not received the change order. Mayor Dixon recommends tabling this agenda item until all documents are received by the City of Wisner. Moved by Jay and seconded by Soden to table Agenda Item No. 6 until documentation is received by the City of Wisner. Roll call: Ayes: Soden, Jay, Barry, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 7 – FLY BY NIGHT FIREWORKS – TO APPROVE SALE OF FIREWORKS IN CITY LIMITS. Motion by Barry and seconded by Gobar to approve the sale of fireworks in the city limits. Roll call: Ayes: Jay, Barry, Soden, 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 \$7,570.57.

AGENDA ITEM NO. 9 – REVIEW BUILDING PERMIT APPLICATIONS. Randy Woldt, City Administrator/Utility Superintendent, stated he has one building permit applications at this time at 509 14 St. to shingle the house.

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

- A. Mrs. James brought up a new billing service for the ambulance services that contacted her. She has had some issues with the current services with communicating with the current billing service. Mrs. James said that the lady who contacted her used to work for our current billing service and went on her own. The rate is the same. Mayor Dixon stated to get in contact with the rural board. Mrs. James also announced that she will be leaving on vacation and may or may not be back in time for council meeting on Monday. She has Kim on board to help run the meeting if she is not back in time.
- B. Mr. Woldt stated that there is a hazardous household cleanup scheduled for October 8th. A location has not been determined yet. Mr. Woldt also announced that Western Area Power is going to have a 15% increase starting January. Sixty percent of our electrical usage comes from Western Area Power. The power pool is doing a rate study for us but Mr. Woldt has not seen the results from that as of tonight's meeting. MEAN is also going to have an increase in their transmission charge of eighteen percent. Mr. Woldt said that the natural gas prices keep climbing. This month we were one cent below from having to do a purchase gas adjustment. Next month we may see the PGA on the bills and it may last through winter. We will not really know a percentage of increase until the prices come in. Mr. Woldt gave an update on the water treatment plant, if we take out a state revolving loan there is a forty-five percent forgiveness on the loan, zero percent interest up to thirty years. There are some questions that need to be answered for the WWAC application. Mr. Woldt and Roger Protzman of JEO are working on this. Mr. Woldt said Al Vacanti is working on searching for more funding for the water treatment plant. Mr. Woldt sent Mr. Vacanti an email on funding for street paving. There may be some grants out there for that. Mr. Woldt thought if we could get a grant to get 18th Street fixed. Mayor Dixon asked about painters on the water tower. Mr. Woldt heard they are supposed to show up this week. Mr. Woldt said he will be leaving Wednesday morning for Colorado for a strategic planning meeting for natural gas. Councilwoman Gobar asked about the meeting for the pool study with JEO. Mr. Woldt stated that they are coming on June 9th.
- C. Councilwoman Gobar said a pool committee has been formed. Jeremy Cleveland, Sonya Arduser, and Kaci Clark on the committee along with Cathy and Terry. Ms. Gobar said she has received a couple of phone calls with issues up at the pool but believes it all has been handled. The pool party was a great success.
- D. Councilman Barry asked Mr. Woldt if he has had a chance to search in the park for more spaces for camper pads. Mr. Woldt said that he has ordered six pedestals.
- E. Councilman Jay asked the road going to the park will be striped. Mr. Woldt said that it will get done.
- F. Beverly So introduced herself and stated that she doesn't fly by the seat of her pants and has a write up of what she would like to say along with pictures. (The write up is now attached to these minutes). Councilman Barry stated that he understands her concerns and that if it is buried deep enough it will not disrupt the top part of the land for farming. Councilman Barry stated he had this happen to his property elsewhere. They were either going to take it or he was going to give it. Barry stated it is not

taking the land it is using what's under the ground. Mrs. So states there is other options. Mrs. So said to spend a little more on the sewer and don't disrupt her and McClure's properties. Holy Schroeder, WCD President said that they are trying to explore all their options and their whole invested interest is to the most economical and most sensible option with working with the city on infrastructure. Mrs. Schroeder stated that their intentions have never been to disrupt anyone else but to protect the community of Wisner and to grow. Mayor Dixon stated there is minimal disruption to the property it is just a pain to go through it at the time construction is going. Mrs. McClure stated as a responsible buyer you ask where those current easements are, as it is part of the buying process. Mrs. McClure stated right now they only have one electrical easement at their property. Mayor Dixon states that communicating with land owners on big projects is much needed. It is a lesson learned by all parties. A brief discussion was held on the history of the purchase of the property given by WCD President, Holy Schroeder. Councilman Barry said in order to settle this problem, the council and mayor and WCD needs to get together and discuss options. Mrs. So said that they seem angry but they are more hurt in the lack of communication. They are hurt that the land that they care about so much, whether it is eight feet underground or not there will always be access to it. Progress is very important but not for someone that is not directly involved with it. Mayor Dixon stated that between the city, WCD, and property owners there is something that can be worked out. The City of Wisner and WCD has the best interest of the city and who is living here and what is best for the future of the community. Mayor Dixon said he apologizes for this getting off to a bad stand and wished it had not and will take some time to see what can be done. Mrs. So hope this comes out in their favor as there are other options.

AGENDA ITEM NO. 11 – MOTION TO ADJOURN TO MEET IN REGULAR SESSION ON MONDAY, JUNE 20, 2022, at 7:00 PM. At 8:03 PM it was moved by Barry and seconded by Gobar that the City Council adjourns to June 20, 2022, 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

JUNE 2022
Accounts Payable

WISNER CARE CENTER

ADULT PEDIATRIC UROLOGY - 160.00, AEGIS THERAPIES, INC - 7800.76, AMAZON CAPITAL SERVICES, INC - 466.99, APOTHECARY SHOP - 325.00, 306.00, ARVID'S FOODTOWN - 450.16, CITIZENS INSURANCE GROUP - 8468.08, CITY OF WISNER-UTILITIES - 5479.34, CULLIGAN OF NORFOLK - 93.00, DARLING INGREDIENTS INC - 100.00, DIRECT SUPPLY - 185.66, RHETT ECKMAN, MD - 500.00, EGAN SUPPLY CO. - 1953.05, F & F TIRE & SERVICE - 24.00, FLOOR MAINTENANCE & PAPER SUPPLY CO - 1298.90, GREAT PLAINS COMMUNICATIONS - 582.78, GREATAMERICA LEASING CORP. - 514.49, GROOVE FINANCIAL SERVICES - 720.37, HEALTH CARE INFO SYSTEMS-HCIS - 1415.41, JOHNNY'S PEST CONTROL - 105.00, KRIER TECHNOLOGIES INC - 1433.75, LINCARE - 563.66, LORI MOELLER - 45.04, MCKESSON MEDICAL SURGICAL - 1923.36, MEDLINE INDUSTRIES, INC. - 4242.28, MENARDS-VISA-CAPITAL ONE COMMERCIAL - 197.45, METHODIST HOSPITAL - 329.08, MIDWEST ALARM SERVICES - 499.80, MSM - 725.00, ONE OFFICE SOLUTION - 146.23, PINNACLE BANK-VISA ADMIN - 1135.93, PRIORITY INC - 9941.53, JADE SALMEN - 50.00, CARIE SCHINSTOCK - 175.39, SECURITY SHREDDING SERVICES - 35.00, TARA M SMITH - 1140.98, STAN ORTMEIER & CO - 86.04, STATE FIRE MARSHAL OFFICE - 52.00, SYSCO LINCOLN - 9071.59, TASC - 87.10, TIM'S SINCLAIR - 910.14, TMS-TIME MANAGEMENT SYSTEM - 202.50, WCC-ARTS & CRAFTS FUND - 226.35, WCC-PETTY CASH - 123.80, WEST POINT NEWS, INC. - 2.39, WISNER APOTHECARY - 3437.67, WISNER NEWS CHRONICLE - 22.60, WISNER TRU VALUE HARDWARE & LUMBER - 422.44, WISNER VOLUNTEER FIRE DEPARTMENT - 50.00, Total - \$68,228.09

CITY OF WISNER

AFTER HOURS GRAFIX, LLC - 1209.85, AGRIVISION EQUIPMENT GROUP - 84.72, AMAZON.COM CREDIT - 252.37, APPEARA - 581.62, APPLIED CONNECTIVE TECHNOLOGIES - 610.00, AQUA-CHEM, INC. - 2576.15, ARNOLD POOL COMPANY - 418.25, ARVID'S FOODTOWN - 403.69, BARCO MUNICIPAL PRODUCTS, INC - 157.44, DALE BIGGERSTAFF - 940.18, BOZ-WELD - 86.67, CDS ENTERPRISE LLC - 104541.11, CENTRAL VALLEY AG - 914.39, CIVICPLUS - 2096.75, COLONIAL CHEMICAL CORP - 411.51, COMPLETE MERCHANT SOLUTIONS - 535.20, COUNTRY WELDING & REPAIR - 14.81, DEPOSITORY TRUST CO. - 70840.00, DEPT OF ENERGY - WAPA - 22325.18, DOHREN TRUCK REPAIR - 146.82, DOUBLEDAY LARGE PRINT - 95.60, DUTTON-LAINSON CO - 34.98, EAKES OFFICE SOLUTIONS - 78.00, ELECTRIC LIGHT FUND - 7880.08, EXPENSE SUNDRIES - 526.83, F & F TIRE & SERVICE - 703.80, FAIRFIELD INN & SUITES BY MARRIOTT - 121.95, GREAT PLAINS COMMUNICATIONS - 988.45, GREATAMERICA FINANCIAL SVCS. - 212.72, IOWA PUMP WORKS - 12200.79, ISLAND SUPPLY WELDING COMPANY - 379.12, JEO CONSULTING GROUP INC - 1423.75, JOHNSON & MOCK PC LLO - 429.00, KRIER TECHNOLOGIES, LLC - 232.75, L. P. GILL, INC. - 3532.72, LIEBER CONSTRUCTION, INC - 229068.00, LINCOLN MARRIOTT CORNHUSKER - 424.00, LITERARY GUILD - 32.20, MARTIN MARIETTA MATERIALS - 473.63, MCI - 42.80, MIDWEST LABORATORIES, INC - 488.34, MIDWEST TURF & IRRIGATION - 207.25, MUNICIPAL ENERGY AGENCY OF NEBRASKA - 47873.25, MUNICIPAL SUPPLY, INC. OF OMAHA - 2148.72, NATIONAL INDUSTRIAL & SAFETY SUPPLY - 311.76, NATIONAL PUBLIC GAS AGENCY - 33618.09, NEBRASKA DEE-FISCAL SERVICES - 9380.98, NEBRASKA DEE-FISCAL SERVICES - 58263.90, NEBRASKA DEPT. OF REV. SALES TAX - 10419.86, NEBRASKA DEPT. OF REV. LODGING TAX - 18.28, NEBRASKA MUNICIPAL POWER POOL - 1200.00, NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB - 117.00, NEON LINK - 81.60, NEVCO SPORTS LLC - 16360.35, OLSSON - 6116.05, ONE CALL CONCEPTS, INC. - 42.85, OVERHEAD DOOR CO OF NORFOLK - 462.20, PENRO CONSTRUCTION CO., INC. - 86301.00, PINNACLE BANK-VISA CREDIT CARD - 1150.90, KYLEE PLAGER - 236.80, PRECISION IT - 25.00, QUALITY PRINTING - 163.11, STAN HOUSTON EQUIP. CO. INC. - 549.96, SUN LIFE FINANCIAL EMP BENEFITS GROUP - 165.09, TIM'S SINCLAIR, LLC - 270.96, UTILITY SAFETY & DESIGN INC. - 256.80, VERIZON WIRELESS - 321.46, WEST POINT AUTO & TRUCK CENTER, INC. - 380.64, WILKS PUBLICATIONS INC - 88.00, WISNER AUTO PARTS - 151.60, WISNER COMMUNITY DEVELOPMENT - 12859.08, WISNER HERITAGE MUSEUM SOCIETY - 377.25, WISNER NEWS CHRONICLE - 1248.10, 42.00, WISNER PLUMBING & HEATING - 70.26, WISNER SENIOR CENTER - 551.79, WISNER TRUE VALUE - 1189.70, WISNER WEST - 2027.49, MAY PAYROLL - 45924.78, Total - \$809,490.13

CITY OF WISNER AND WISNER RURAL FIRE BOARD

CITY OF WISNER - 563.62, CITY OF WISNER-AMB PAYROLL & TAXES - 134.57, GREAT PLAINS COMMUNICATIONS - 199.90, MATHESON TRI-GAS, INC. - 224.83, MCKESSON MEDICAL SURGICAL - 191.69, NE STATE VOLUNTEER FIREFIGHTERS ASSOC. - 20.00, OVERHEAD DOOR - 83.00, QUICK MED CLAIMS - 326.66, SANDRY FIRE SUPPLY - 674.25, STAN ORTMEIER & CO. - 67.99, VERIZON WIRELESS - 30.08, WEST POINT AUTO & TRUCK CENTER, INC. - 421.41, WISNER AUTO PARTS - 56.57, WISNER VOLUNTEER FIRE & EMS DEPT. - 800.00, WISNER WEST - 1307.93, Total - \$5,102.50