

MINUTES-March 17, 2025
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, March 17, 2025, at 7:00 P.M. according to the notice published in the Wisner News Chronicle issue of March 13, 2025, 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. 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 Soden 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. Mayor Soden also announced that this meeting is being recorded.

Present on the roll call: Cathy Gobar, Barry Meyer, Andrew Schweers, LJ Parker, and Mayor Terry Soden.

Staff present: Randy Woldt, City Administrator/Utility Superintendent, Stephanie James, City Clerk/ Treasurer, Sammye Nyman, Care Center Administrator, Doug Salmen, Chief of Police, and Cody Lanagan, Police Officer.

AGENDA ITEM NO. 1 – CONSENT AGENDA – AGENDA, MINUTES OF THE MARCH 3, 2025 REGULAR MEETING, AND CARE CENTER, CITY, & CITY/RURAL FIRE BOARD FEBRUARY 2025 FINANCIAL REPORT. Moved by Meyer and seconded by Gobar to approve the consent agenda as presented. Roll call: Ayes: Meyer, Parker, Schweers, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 2 – 7:00 PM PUBLIC HEARING – TO CONSIDER AND POSSIBLY TAKE ACTION ON A REDEVELOPMENT PLAN AMENDMENT ENTITLED, “FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE GRANDVIEW TIF PROJECT.” Mayor Soden opened the public hearing at 7:01 PM. Mayor Soden invites questions or comments from the public and council at this time. Michael Sands the city’s TIF attorney was available to help answer any questions via Zoom. Councilwoman Gobar asked what this is for. Mr. Woldt explained that this is for the other half of the residential lots in the Grandview Addition. This will cover the infrastructure and paving for the other half of the residential lots known as Phase II and the paving in the commercial side. Councilman Schweers asked how TIF works. Michael Sands said the Community Redevelopment Law of Nebraska allows as an economic incentive to freeze the property tax amounts before the project and then after the project is built, that increase is incremental in the property taxes on the individual lots in this case, are separated

and sent back to the builder (the city) to pay towards the loan for the next fifteen years to cover the debt to put in the infrastructure and paving for the project. This is a true up since costs have gone up since the project first started. Councilman Meyer asked if the valuation went from \$250,000.00 to \$450,000.00. This is what we think the value of the property would be but have no control what the county assessor will value them at. After all questions and comments were heard, Mayor Soden closed the public hearing at 7:05 PM.

AGENDA ITEM NO. 3 – RESOLUTION NO. 2025-3 – APPROVING A REDEVELOPMENT PLAN AMENDMENT ENTITLED, “FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE GRANDVIEW TIF PROJECT.” Mayor Soden introduced Resolution No. 2025-3 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WISNER, NEBRASKA, APPROVING A REDEVELOPMENT PLAN AMENDMENT ENTITLED, "FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE GRANDVIEW TIF PROJECT". Mayor Soden then asked for a motion to approve Resolution No. 2025-3. Moved by Gobar and seconded by Parker to approve Resolution No. 2025-3. Roll call: Ayes: Parker, Schweers, Meyer, Gobar. Nay: None. Absent: None. Motion carried. Mayor Soden declared Resolution No. 2025-3 adopted.

AGENDA ITEM NO. 4 – RESOLUTION NO. 2025-4 – APPROVING AN AMENDMENT TO THE REDEVELOPMENT CONTRACT FOR THE GRANDVIEW TIF PROJECT. Mayor Soden introduced Resolution No. 2025-4 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WISNER, NEBRASKA, APPROVING AN AMENDMENT TO THE REDEVELOPMENT CONTRACT FOR THE GRANDVIEW TIF PROJECT. Mayor Soden then asked for a motion to approve Resolution No. 2025-4. Moved by Schweers and seconded by Meyer to approve Resolution No. 2025-4. Roll call: Ayes: Schweers, Meyer, Parker, Gobar. Nay: None. Absent: None. Motion carried. Mayor Soden declared Resolution No. 2025-4 adopted.

AGENDA ITEM NO. 5 – AUTHORIZE CLERK/TREASURER TO RENEW CD’S #8325 GAS, #8324 CEMETERY TRUST, AND #8325 SWIMMING POOL TRUST. Moved by Parker and seconded by Gobar to go with Citizens State Bank for six months at a rate of 4.18%. Roll call: Ayes: Meyer, Parker, Schweers, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 6 – DISCUSSION AND POSSIBLE ACTION REGARDING THE WISNER COMMUNITY ARTS & REC’S DINKLAGE GRANT APPLICATION. Moved by Meyer and seconded by Schweers to approve the Dinklage Grant submitted by the Wisner Community Arts and Rec and to forward it onto the Dinklage Foundation for final approval. Roll call: Ayes: Meyer, Parker, Schweers, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 7 – DISCUSSION AND POSSIBLE ACTION REGARDING THE WISNER CARE CENTER’S DINKLAGE GRANT APPLICATION. Moved by Gobar and seconded by Parker to approve the Dinklage Grant submitted by the Wisner Care Center and to forward it onto the Dinklage Foundation for final approval. Roll call: Ayes: Parker, Schweers, Meyer, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 8 – MONTHLY POLICE REPORT – D. SALMEN. Doug Salmen, Chief of Police made available the monthly police activities report to the mayor and council.

AGENDA ITEM NO. 9 - BUILDING PERMITS. Randy Woldt, City Administrator/Utility Superintendent, stated he has one building permits at this time. It is at 508 Ave E to put in a chain link fence.

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

- A. Councilman Parker gave an update on the pool applications. We have not done anything more with them at this time since there are only four applications and one manager application. Three more applications have come in since we have met. This will be discussed at the next meeting, hoping there will be a few more applications come in. Councilman Schweers asked how many lifeguards do we need. Councilwoman Gobar said we would like ten to twelve applications. Five guards are needed each sift.
- B. Mr. Woldt stated that last Monday night/Tuesday morning an electric pole was hit about 12:30 AM. It was a hit and run.
- C. Councilman Schweers asked how the progress is on the water treatment plant. Mr. Woldt stated that it is moving along. Floors are being poured. The project is supposed to be completed by January 2026. The piping down 18th Street will be starting soon. The RO Systems will not be here until October of 2025. Councilman Schweers asked what the material is for at the Grandview Addition. Mr. Woldt said it is the manholes for the commercial and residential sides for the storm sewer system. The pump house by the Grandview Addition is pretty much enclosed.
- D. Councilman Meyer wished everyone a Happy St. Patrick's Day.
- E. Doug Salmen, Police Chief introduced the city's new police office. His name is Cody Lanagan. Chief Salmen stated that he broke his collar bone and will be laid up for a bit. Chief Salmen will keep the mayor informed on his progress. Councilman Parker wished him a speedy recovery.

AGENDA ITEM NO. 11 - MOTION TO ADJOURN TO MEET IN REGULAR SESSION ON MONDAY, APRIL 7, 2025, AT 6:00 PM. At 7:19 PM moved by Gobar and seconded by Schweers that the City Council adjourn to meet in regular session on April 7, 2025 at 6:00 PM, in the Council Chambers at the City Office. Roll call: Ayes: Schweers, Meyer, Parker, Gobar. Nay: None. Absent: None. Motion carried.

Mayor

Attest:

City Clerk/Treasurer