



REGULAR CITY COUNCIL MEETING
AGENDA

DATE: 2-Mar-10
TIME: 7:00 P.M.
BILL READERS: Nielsen and Boudreau
PUBLIC NOTICE: (FOLLOWING PAGES)

I CALL TO ORDER:

II ROLL CALL:

III RECITE THE PLEDGE OF ALLEGIANCE:

IV CITY COUNCIL OF WOOD RIVER DECLARATION OF OPEN MEETINGS ACT:

The City of Wood River abides by the open meetings act in conducting business. A copy of the open meetings act is displayed around the board room and in the hall. As required by state law. The City Council may vote to go into closed session on any agenda item as allowed by state law.

V CITIZENS WITH BUSINESS NOT SCHEDULED ON THE AGENDA.

(Comments may have a limitation of 15 minutes per topic. The purpose of the public comment is for the presentation of an item to the City Council that is not on the agenda) (As required by State Law, no matter maybe considered under this item unless Council determines that the matter requires emergency action.)

VI CONSENT AGENDA

(All items listed under, consent agenda, are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a council member or citizen requests it, in which case the item will be removed and will be considered after completion of the consent agenda.)

APPROVE OF THE FOLLOWING:

Regular Meeting Minutes, February 16, 2010. _____ Pg. 1-2

Disbursements _____ Pg. 3

VII PUBLIC HEARINGS

(Hearings may have a limitation of 5 minutes per person.)

VIII INTRODUCTION OF RESOLUTIONS AND ORDINANCES

IX UNFINISHED OR NEW BUSINESS, COMMUNICATIONS AND ACTION ITEMS

(City Council may vote to go into **CLOSED SESSION** on any agenda item as allowed by State Law.)

- Item 1.** Law Enforcement monthly report for December _____

- Item 2.** Discuss the results on the Fire Station Floor/Subgrade Evaluation — **Pg. 4-5**

- Item 3.** Discuss changes to be made to the Cash Rent Lease Hunting & Recreational Ground _____ **Pg. 6-7**

- Item 4.** Review bids and approve Downtown Street Overlay Project _____ **Pg. 8-9**

- Item 5.** Open/review/approve Bids on the Harvesting the Hay Crop for the Season of 2010 _____ **Pg. 10**

- Item 6.** Discuss the Property at 108 W10th Street (included letter) _____ **Pg. 11**

- Item 7.** Discuss the issue of a high water usage located at 1405 Marshall St- **Pg. 12**

PROJECT REPORT UPDATES:

ATTORNEY'S REMARKS:

ENGINEER'S REMARKS:

COUNCIL REMARKS:

MAYOR'S REMARKS:

DEPARTMENTS REMARKS:

NEXT REGULAR MEETINGS SCHEDULES ARE AS FOLLOWS:

MARCH	2,16
APRIL	6,20
MAY	4,18
JUNE	8,22
JULY	6,20

LEGAL NOTICES

WOOD RIVER SUNBEAM

Wood River City Council Meeting Notice

Notice is hereby given that the Wood River City Council regular meeting of Wood River, Nebraska, will be held at 7:00 p.m. on Tuesday, March 2, 2010, in the Council Chambers, City Hall, 1002 Main St. Said meeting is open to the public. An agenda for the meeting, which shall be kept continuously current, shall be readily available for public inspection at the City Office of the public body during normal business hours. An agenda will be available for public inspection on the Wood River web site on Friday night (woodriverne.com). Said agenda may be modified 24 hours prior to the meeting day.

Maria Knecht, CMC
February 25, 2010

GRAND ISLAND INDEPENDENT

Wood River City Council

Meeting Notice

Notice is hereby given that the Wood River City Council regular meeting of Wood River, Nebraska, will be held at 7:00 p.m. on Tuesday, March 2, 2010, in the Council Chambers, City Hall, 1002 Main St. Said meeting is open to the public. An agenda for the meeting, which shall be kept continuously current, shall be readily available for public inspection at the City Office of the public body during normal business hours. An agenda will be available for public inspection on the Wood

River web site on Friday night (woodriverne.com). Said agenda may be modified 24 hours prior to the meeting day.

Maria Knecht, CMC
25

Official
City Council Minutes
City of Wood River, Nebraska
Regular Meeting
February 16, 2010

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Wood River, Nebraska was conducted in the Council Chambers of City Hall, 1002 Main Street, on February 16, 2010. Notice of the time and place of the meeting was given in advance thereof by publicized notice on February 11, 2010 in the Wood River Sunbeam and the Grand Island Independent. An agenda for the meeting, was kept continuously current, and was made available for public inspection at the City Office of the public body during normal business hours and late on Friday before the Council's meeting on the Wood River's website (woodriverne.com).

Mayor Greg Cramer called the meeting to order at 7:00 p.m.

Roll call was taken.

Council Present: Krolikowski, Brown, Nielsen, Fairbanks, Boudreau and Dvorak.

Council Absent: none

City Official Present: City Utilities, Monte Moss, and City Clerk, Marla Knecht.

Interim-City Treasurer, Judy Mead.

The Mayor led the Council Member and audience in the pledge of allegiance.

Mayor Cramer advised the public body of the Open Meetings Act that is posted in the meeting room and hall.

Public comments: None given.

Items on the consent agenda for approval were:

February 2, 2010, Regular Meeting Minutes.

Disbursements reviewed this month by Council members Travis Fairbanks and Richard Krolikowski.

Disbursements total was \$85,992.68.

Krolikowski made the motion to approve the items on the consent agenda with corrections to the minutes. Motion seconded by Fairbanks. Motion carried 6/0.

Opening bids for the Hunting and Recreational Ground and Cash Rent Farm Ground was conducted the results were as follows:

Patrick Rahe, Kearney bid \$2,525.00 for the 1 year hunting and recreational ground lease only.

Ryan Clark, Shelton bid \$701.00 for the 1 year hunting and recreational ground lease only.

Mark Kjar, Kearney bid \$800.00 for the 1 year hunting and recreational ground lease only.

Brad Kelly, Grand Island bid \$525.00 for the 1 year hunting and recreational ground lease only.

James Perdew, Hastings bid \$1,250.00 for the 1 year hunting and recreational ground lease only.

Chad Rathman, Wood River bid \$7,869.00 for the 3 year combination farm and hunting ground lease and \$7,449.00 for the 3 year farm ground lease only.

Mick Wissing, Shelton bid \$11,375.00 for the 3 year combination farm and hunting ground lease.

Steven Schmidt, Doniphan bid \$1,700.00 for the 1 year hunting and recreational ground lease only.

Nielsen made the motion to award the 3 year combination farm and hunting ground lease to Mick Wissing of Shelton for the bid of \$11,375.00. Motion seconded by Fairbanks. Motion carried 6/0.

Mrs. Mary Thienel requested to be on the agenda regarding the assessment notice that she received. Ms. Thienel would like to have the interest charge waived in full.

After a thorough discussion, Councilman Fairbanks made the motion that Mrs. Mary Thienel pay a total of \$9,200, the original assessment of \$8,093 and \$1,107 of interest. The penalty interest was dropped because of inconsistent notification. This will pay the assessment in full. Motion seconded by Krolikowski. Motion carried 6/0.

The Amended and Restated Inter-Local Cooperation Agreement with the Rural District Fire Department will go back to the committees for further discussion and clarification

The council was made aware of the difference of sewer water output to the metered water usage from the Pioneer Trails Energy.

Dvorak made the motion to send Brent Gascho and Doug Krause to the 2010 NMVQA Mosquito Control Workshop on June 10th in Kearney. They will also have the mosquito sprayer machine calibrated and tested in preparation for summer. Motion seconded by Fairbanks. Motion carried 6/0.

Brown made the motion to rehire Lexee English and Tiffany Leonard for the summer park position. Motion seconded by Krolikowski. Motion carried 6/0.

Fairbanks made the motion, after the council's review of Doug Krause's annual evaluation, to approve a pay increase of \$.50, retroactive to January 31, his hiring date. Motion seconded by Krolikowski. The vote of (5/1) was recorded: Yeas-Krolikowski, Fairbanks, Nielsen, Boudreau and Dvorak. Nays-Brown. Motion carried.

Interim-City Treasurer, Judy Mead, reviewed the financial report covering the month of January with the Mayor, Council and those present.

As there was no further business to come before this session of the Council, Council member Fairbanks made the motion to adjourn at 8:50 p.m. Motion seconded by Nielsen. Motion carried 6/0.

You can find agenda request forms and minutes from previous meetings on the city's website at woodriverne.com/agendaform.

You can preview all ordinances and resolutions at the city office during regular business hours.

Marla Knecht, City Clerk

LIST OF CLAIMS
1ST PART OF THE MONTH

TAX FUND		
POLICE FUND		
HALL COUNTY SHERIFF	CONTRACT SERVICE	4,512.00
GENERAL FUND		
CUNNINGHAM LAW	RETAINING FEE	150.00
AAL	RETIREMENT-MOSS	215.67
AMERICAN FUNDS	RETIREMENT-GASCHO	138.66
HERITAGE BANK	RETIREMENT-KNECHT/KRAUSE	277.33
PIONEER INVEST	RETIREMENT-BILSLEND	125.67
SUN LIFE INSURANCE	INSURANCE	107.75
COMPANION LIFE	INSURANCE	231.56
PRINCIPAL LIFE INS	INSURANCE	106.80
BLUECROSS BLUESHIELD	INSURANCE	2,238.84
USPS-HASLER	POST METER SUPPLY	100.00
OFFICENET	EQUIP RENTAL	59.00
EAKES	OFFICE SUPPLY	51.76
MUNICIPAL CODE	CODE UPDATES	75.00
J M BOOKKEEPING	TREASURER SERVICE	1,000.00
ELECTRIC FUND		
BRENT GASCHO	REIMB-CELL SERVICE	30.00
PARAMOUNT LINEN	TOWEL AND MAT SERVICE	23.21
JEO CONSULTING	ENGINEER SERVICE	13,854.27
SEWER FUND		
PLATTE VALLEY LAB	ANALYSIS	45.00
NEB WASTEWATER	DUES	10.00
STREET FUND		
BARCO	TRAFFIC CONTROL	512.78
PACKER INC	ROAD REPAIR	664.56
VARIETY OF FUNDS		
CITY OF WOOD RIVER	ALL DEPT: UTILITY SERVICE	5,121.66
HEARTLAND DISPOSAL	GNRL/LIB/FIRE FD:WASTE SERVICE	60.00
ELITE WEB CONCEPTS	GNRL/WT FD:LEGAL PUBLISHING	75.00
DONNA BILSLEND	GNRL/ELCT FD:SERVICE	90.00
SOURCEGAS	WT/GNRL/EL/SW FD:SERVICE	314.28
FIRE/AMBULANCE		
VERIZON	AMB FD:PHONE SERVICE	152.79
CHRIS YOUNG	FIRE FD:EQUIP REIMB	69.00
HEIMAN	FIRE FD:EQUIP	476.45
MED ALLIANCE GROUP	AMB FD: SUPPLY	1,004.24
LIBRARY FUND		
MALTMAN LIBRARY	MONTHLY EXPENSE	25.22
	TOTAL	31,918.50
AMOUNT OF CHECKS NOT ON LIST		14,147.24
	GRAND TOTAL	46,065.74
MONTHS SALARIES PAID		13,918.71
20852 BCBSNE AMB REFUND SERVICE		88.16
20891 REGISTER OF DEEDS FILE PAID IN FULL ASSESSMEMTS		11.50
20892 POST OFFICE	UTILITIY BILLINGS	128.87
	TOTAL	14,147.24

MID-STATE
ENGINEERING &
TESTING, INC.

February 19, 2010

Ms. Marla Knecht
City of Wood River
PO Box 8
Wood river, NE. 68883

RE: Fire Station Floor/Subgrade Evaluation
Wood river, Nebraska
M.S. Project No. 164-50-16; A1960

Dear Ms. Knecht,

This letter presents results of the pavement/subgrade evaluation performed for the Wood River Fire Station floor slab. Copies of the Concrete Core Test Report, Boring Logs and the Summary of Soil Tests are attached.

In summarizing, Fire Station construction was performed in the summer and Fall of 2005. Its our understanding cracks began to develop in the truck bay floor slab shortly after beginning use. Vertical displacement has developed at cracks and control joints in some areas.

Our evaluation included a review of pertinent construction documents, field work consisting of cutting three cores and sampling materials and subgrade soils below the floor slab, and lab and visual evaluation of recovered samples. Pavement core locations are as noted on the attached Fire Station floor plan and Boring Logs.

Plan details specify a six inch thick heated concrete slab atop one inch of rigid insulation and four inch of granular fill over a compacted subgrade. The three core areas indicated floor slab thickness of 4.6, 4.9 and 5.5 inches. The floor is situated atop composite insulation materials consisting of a top and bottom layer of 1/8 to 1/4 inch thick bead board insulation sandwiched around a bubble wrap/mylar type material similar to an insulation blanket. The majority of the bubbles had collapsed at the core locations. The insulation materials were situated on approximately 2 to 3 inches of granular fill atop approximately one foot of variable sandy clay/clayey sand/sand fill. The three concrete cores tested indicate concrete strengths on the order of 4500 to 6000 psi.

Based on the information obtained during the course of this evaluation, it appears the primary causes of the pavement distress are a deficient pavement section and the alternate insulation materials provided below the floor slab.

**MID-STATE
ENGINEERING & TESTING**

Fire Station Floor/Subgrade Evaluation
Wood River, Nebraska
February 19, 2010
Page 2 of 2

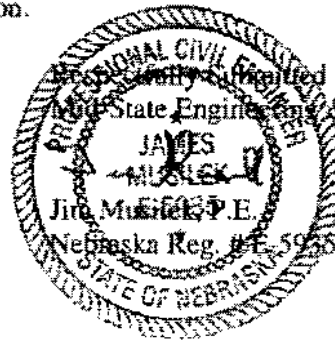
The thinner pavement section (75 to 90% of design) does not provide the structural support of the design section. In addition, the thinner section provides less cover over the interior heating coils increasing the potential for shrinking cracks forming within the slab sections. A number of the cracks appear to follow the interior coil lines.

In addition to the cracks which appear to have developed primarily as a result of concrete shrinkage, a number of structural cracks with vertical displacement have developed. These cracks develop when the floor slab and subgrade lack the structural integrity to support actual loads. We expect these cracks are the result of the reduced concrete thickness and inadequate support provided by the alternate insulation materials. This alternative insulation is not considered rigid and is subject to deflection under load.

Due to the variability within the fill materials themselves, it is difficult to accurately evaluate subgrade compaction. While some thin soft seams were noted within the recovered samples (primarily fine grading) overall compaction appears adequate. While it is always possible to have isolated pockets of substandard fill, it does not appear subgrade prep is a significant factor in structurally damaged areas.

The conclusions provided are based on the provided construction documents and information and the condition indicated at the three core locations. Its possible conditions could exist which differ from those indicated which could effect the conclusions of this evaluation. Further review is recommended should additional problems develop or reconstruction work expose conditions which differ from those indicated.

In closing, we thank you for considering Mid-State for this evaluation. Feel free to call if you have questions regarding the provided information.



Cc: W. Design/Hastings, Nebraska

Attachments: Floor Plan
Concrete Core Test Reports
Boring Logs
Summary of Soil Test

CASH RENT LEASE
HUNTING AND RECREATIONAL GROUND

THIS Lease Agreement is made and entered into this ____ day of _____, 2010, between THE CITY OF WOOD RIVER, NEBRASKA, A Municipal Corporation, hereinafter referred to as "LANDLORD" and _____, of Hall County, Nebraska, hereinafter referred to as "TENANT" as follows:

1. LANDLORD does hereby lease unto the TENANT the following described property, situated in Hall County, Nebraska:

That part Lots One (1), and Lot Two (2), located in Section Eighteen (18), Township Nine (9) North, Range Eleven (11), West of the 6th P.M., Hall County, Nebraska, lying south of the 44 acres of irrigated crop land and 17 acres of dry land alfala, located upon said Lots 1 and 2 and lying north of the north bank of the north channel of the Platte River on said Lots 1 and 2.

2. The consideration of the leasing of the above-described premises is cash rent of Two Thousand Dollars (\$2,000.00). The lease payment shall be due and payable upon execution fo this lease. It is the intent of the parties that the term of this lease shall be for the remaining portion of calendar year 2010 and shall expire on December 31, 2010.

3. TENANT agrees that he will carefully protect all improvements, maintain all fences and wells upon the premises in as good a condition and repair as the same may be at the commencement of this lease, or as later improved, normal wear and depreciation from the causes beyond the TENANT's control excepted.

Tenant is hereby given the right to ingress and egress to the above described leased premises over and above the crop ground and alfalfa ground located upon said Lots 1 and 2 through the use of the lane along the westerly boundary of said crop and alfalfa ground for use by the Tenant and Tenant's invitees in connection with their use and enjoyment of the leasehold premises described herein.

4. Tenant does hereby indemnify and save harmless the Landlord from any claim or loss by reason of the Tenant's use or misuse of the leased premises and from any claim or loss by reason of any accident or damage to any person or property happening on said premises.

5. The Tenant will comply with the following provisions and covenants:

a. Tenant will use the leasehold premises in compliance with all county, state and federal regulations.

b. Tenant is prohibited from sub-letting or leasing any portion of the above described premises and will not allow any persons access on the leased premises for hunting, fishing or other recreational purposes except as specifically authorized herein.

c. Tenant may have only four (4) guests at any one time upon the above described leasehold premises and said guests must be accompanied by Tenant at all times. Failure of Tenant to accompany guests will be cause for immediate termination of the Lease.

d. Tenant is not permitted to build or place any improvement on the leased premises without the express written consent of Landlord. Tenant cannot assign or sub-let this hunting and recreational lease without Landlord's express written consent.

6. This Agreement will be binding upon the parties hereto, their successors, personal representatives and heirs.

CITY OF WOOD RIVER, A MUNICIPAL
Corporation, "LANDLORD",

By: _____
It's Mayor

"TENANT"

ADVERTISEMENT FOR BIDS

The City of Wood River in Hall County, Nebraska will receive sealed bids for the "DOWNTOWN STREET OVERLAY PROJECT" and associated work as described in the Plans and Specifications. In general the project consists these approximate quantities of:

- 9000 S.Y. Milling
- 1000 Tons of Asphalt
- 225 L.F. Concrete Curb Remove and Replace
- Various Concrete sidewalks, ramps and street replacement , 1300 S.F.

Bids prepared in accordance with the Plans and Specifications will be accepted at the Office of the Clerk, P.O. Box 8 or 1002 Main Street, Wood River, Nebraska 68883 until 2:00 P.M. CST on February 25, 2010 and then at said office publicly opened and read aloud.

All bids must be made on the Proposal Form provided with the Plans and Specifications as prepared by W DESIGN ASSOCIATES, Consulting Engineers and Architects. Bids received after the closing will be returned unopened and shall not be considered.

Contractors may obtain Plans and Specifications from W Design Associates, 214 East 1st Street, McCook, Nebraska 69001 upon payment of \$40.00 for each set requested. One half of the payment is a deposit that shall be refunded if a bid is submitted and the Plans and Specifications are returned in good condition within ten days after the bid opening. The other half is for postage and paper and will not be refunded. Electronic copies of the plans and specifications may be obtained via a company web address at NO COST by calling Irene Johnson at 308-345-2370.

Each bid shall be accompanied by a certified check or bid bond in an amount of not less than five percent (5%) of the total bid amount, and shall be made payable to The City of Wood River as security that the bidder to whom the contract may be awarded will enter into contract to construct the project and give bond in the sum of the total contract amount for the construction of the project. Checks accompanying bids not accepted shall be returned to the bidders after a contract is awarded. Performance and Payment Bonds will be required for this project.

No bid shall be withdrawn after opening the bids without the consent of the Owner for a period of 45 days.

The Owner reserves the right to accept, reject or negotiate any or all bids and to waive any informality in the bidding.

Approved City Council
January 19, 2010

Ms. Marla Knecht, Clerk
City of Wood River
Hall County, NE

Bid Tabulation
City of Wood River - Downtown Street Overlay Project
February 25, 2010 2:00 P.M.

CONTRACTOR	BID	ALT. #1 ALLEY	ALT. #2 DRIVEWAY	ALT. #3 APHALT COURT	ALT. #4 CONC. COURT	COMPLETION DATE	ADD. #1	BOND	NOTES
Diamond Engineering P.O. Box 1327 Grand Island, NE 68802									
✓ Gary Smith Construction 2416 S North Road Grand Island, NE 68803	115,804 ⁰²	7,101 ⁰⁰	7,230 ⁰⁰	25,123 ⁰⁰	559,619 ⁰⁰	Aug 15 th	✓	✓	
J I L Asphalt Paving P.O. Box 2135 Grand Island, NE 68803	108,051 ⁶⁰	5,347 ⁸⁰	5,444 ⁰⁰	13,462 ⁴⁰	—	July 31 st	✓	✓	
✓ Werner Construction Co. P.O. Box 2003 Hastings, NE 68901	109,441 ⁴¹	7,246 ⁰⁰	7,385 ⁰⁰	18,431 ⁰⁰	59,476 ²⁰	June 26 th	✓	✓	

****NOTICE REQUEST FOR BIDS ****

The City of Wood River, Hall County, Nebraska, will accept proposals or bids to harvest the hay crop at the municipal detention site for the 2010 growing season. Interested bidders should submit their bid proposals to the Wood River City Clerk outlining the cash rent or crop share to be paid to the City for the right to harvest the hay. The deadline to submit bids to the City Clerk is Friday by 4:00 P.M., February 26, 2010. The bids will be reviewed by the City Council at its regular meeting on March 2, 2010.

The property location is known as "Dirt Hill/Detention Site" on the Southside of town. The bid should be for harvesting and removing all foliage. The successful bidder will be expected to harvest the required area on an "as needed" basis.

Marla Knecht, CMC
City of Wood River

Grand Island, NE. 68801

Tuesday, February 16, 2010

City of Wood River/Clerk

Wood River, NE.68883

Dear Marla,

I decided to write and let you know that I would be interested in selling my three lots there in Wood River at 108 West 10th Street. I had planned to wait until the economy opened up a bit, but I have also had a couple of other people inquire about the property, so I figured with the current interest, now might be the right time.


The Hall County Treasurer has valued the property at \$18,332 as it sits, so that is where I am going to start. I can hardly imagine $\frac{1}{4}$ of a block in such a great location not being worth that, but I will look at any reasonable offer and compare it with the others, before I decide what to do.

I am sending similar letters to the others and will see what they think. As you know it is a very good location and would serve well for your community center/city hall or other business applications.

If you would like to, you can send me a letter with your thoughts, bid or suggestions. If you need to call, I am usually here after 4:00 PM or you can leave a message anytime on the machine and I will try to call you back as soon as I can.

Thank you once again for your interest.

Sincerely,



Lynn Packer

1519 North Eddy Street

Grand Island, NE. 68801

308-381-1629

City of Wood River
Regular City Council Meeting
Request to be on the agenda.

Meeting date you would like to be put on: 8/2/2010

I, Ed Brown is requesting an item or items to be put on the agenda.

The item or items requested are as follows:

Due to a sprinkler system line freeze and broke.

Jim Skeen used 231,040 water usage.

Regular usage is 1,420, 5,890, 5,170 for last
three months. Can we adjust sewer rate for last
three months usage and
not use February's Reading.

Date: 2-24-10

Sign: Ed Brown

Form can be found on the website at woodriverne.com/agendaform.htm

1405 Marshall Street.