Official

City Council Minutes City of Wood River, Nebraska Regular Meeting March 22, 2022

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, 108 W. 10th St, on March 22, 2022. Notice of the time and place of the meeting was given in advance thereof by publicized notice on March 16, 2022 in the Clipper and the Grand Island Independent. An agenda for the meeting, was kept continuously current, and was made available for public inspection on the City's website (woodriverne.com).

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

Council Present: Rotter, Moore, Nielsen, Garcia, and Thompson. City Officials Present: Ashley Manning, City Clerk; Brent Gascho, Utility Director; Christina Wemhoff, Treasurer. Public Present: Veronica Kaufman; Grant Packer.

The Mayor led the Council Members 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 entry hall.

Items on the consent agenda for approval were: March 8, 2022, Regular Meeting Minutes.
Disbursements reviewed this month by: Rotter & Moore Disbursements totaling: \$5,621.52

Checks not on list: \$44,464.46 Sales Tax Paid: \$7,597.63 Payroll: \$27,544.81

Payroll Tax: \$5,757.63 Retirement: \$4,146.35

Wedding Reception 6/4/22 2:00pm - 1:00am

Ravenna Golf Club 1117 Alba Ave. Ravenna, NE Babel's Barn 510 W Old Military Rd Wood River, NE

Baby Shower 4/16/22 4:00pm - 10:00pm

MNO Hometown Market 118 E 9th St. Wood River, NE WR Community Center 108 W 10th St. Wood River, NE

Nielsen made the motion to approve items on the consent agenda as presented. Motion seconded by Rotter. Motion carried 5/0. Rennau absent.

Nielsen motioned to enter Public Hearing at 7:01pm regarding an amendment to the Wood River Zoning Map. Grant Packer was present to explain his intentions for the trailer park this zoning amendment covers. He plans to fix up the decent trailers and replace the older ones. Nielsen motioned to leave Public Hearing at 7:04pm.

Nielsen motioned to introduce **ORDINANCE 576** AN ORDINANCE RE-ZONING A CERTAIN TRACT OF LAND WITHIN THE ZONING JURISDICTION OF THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA CHANGING THE LAND USE CLASSIFICATION OF A TRACT OF LAND CONSISTING OF ALL OF LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, CLARKS ADDITION (411 W EIGHTH STREET), FROM BG-GENERAL BUSINESS ZONE TO R6-MEDIUM DENSITY RESIDENTIAL ZONE WITH A RM-MOBILE HOME OVERLAY; DIRECTING THAT SUCH ZONING CHANGE AND CLASSIFICATION BE SHOWN ON THE OFFICIAL ZONING MAP OF THE CITY OF WOOD RIVER; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE OF THIS ORDINANCE and moved that the statutory rule requiring that Ordinance 576 be read on three (3) different days be suspended. Motion seconded by **Thompson**. Motion carried 5/0. Rennau absent. **Moore**

motioned that Ordinance 576 be passed on its final reading by title only. Motion seconded by Rotter. Motion carried 5/0. Rennau absent.

Moore motioned to approve payment to CDS Inspections (Invoice OOR-A33) in the amount of \$136.51 for housing management services for project #19-TFDR-34089. Motion seconded by Thompson. Motion carried 5/0. Rennau absent.

Moore motioned to approve payment to Homeowner in the amount of \$309.88 for materials purchased for project HR-06. Motion seconded by **Thompson**. Motion carried 5/0. Rennau absent.

Thompson motioned to approve payment to England Electric LLC in the amount of \$925.00 for work completed on project HR-07. Motion seconded by **Moore**. Motion carried 5/0. Rennau absent.

Rotter motioned to approve payment to Homeowner in the amount of \$125.50 for materials purchased for project IIR-02. Motion seconded by Thompson. Motion carried 5/0. Rennau absent.

Garcia motioned to approve payment to Homeowner in the amount of \$87.08 for materials purchased for project HR-12. Motion seconded by Nielsen. Motion carried 5/0. Rennau absent.

Moore motioned to approve draw request #19 in the amount of \$3,117.07 for project #19-TFDR-34089. Motion seconded by Thompson. Motion carried 5/0. Rennau absent.

Nielsen motioned to approve payment to SCEDD (Invoice 1374) in the amount of \$3,275.00 for Construction Management services for project 19-EM-003. Motion seconded by Thompson. Motion carried 5/0. Rennau absent.

Thompson motioned to approve payment to SCEDD (Invoice 1373) in the amount of \$1,850.00 for Grant Administration services for project 19-EM-003. Motion seconded by Garcia. Motion carried 5/0. Rennau absent.

Thompson motioned to approve draw request #11 in the amount of \$5,125.00 for project 19-EM-003. Motion seconded by **Moore**. Motion carried 5/0. Rennau absent.

Nielsen motioned to approve payment to Felsburg Holt Ullevig (Invoice 32957) in the amount of \$3,713.75 for work completed on the Advanced Assistance project. Motion seconded by Thompson. Motion carried 5/0. Rennau absent.

Christina Wemhoff offered a summary of the Treasurer's Report for February 2022.

Department Remarks:

None.

Council Remarks:

Nielsen: Hay ground – was approached about a 4 year lease rather than yearly. Put on next agenda. Fire Department's new pumper truck has been impressive in helping other department's fight fires. Was approached about dog excrement in the park by the tennis courts. City can send a letter to the dog owner if known. Garcia: First pool meeting went well. Leisher, Garcia, and Moore discussed possible managerial strategies and duty delegation. Will continue to meet to go over logistics and policies.

Mayor Remarks:

Senior food program bids out in May; the kitchen at SCK would be willing to provide meals. City needs to consider looking for a Senior Center Director that is willing to do some outreach work to attract more seniors to the program. Will discuss at another meeting.

As there was no further business to come before this session of the Council, Council member Nielsen made the motion to adjourn at 7:33 p.m. Motion seconded by Thompson.

You can find agenda request forms and minutes from previous meetings on the city's website at www.woodriverne.com/agendaform.htm. You can preview all ordinances and resolutions at the city office during regular business hours.

Greg Cramer, Mayor	
Ashley Manning, City Clerk	 č

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ABBREVIATIONS USED: RP=REPAIRS, SU=SUPPLIES, SE=SERVICES, IT=INS/TAXES/RETRM, RE=REIMBURSEMENTS UE=UTIL. EXPENSES, DM=DUES/MEMBERSHIPS/FEES, SP=SALARIES PAID, ER=ELECTRICAL REBATE, MI=MISCELLANEOUS, OE=OPERATING EXPENSES, CD=CD'S PURCHASED

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General Fund		
CAPITAL BUSINESS	SE	454.86
4M CLEANING	SE	275.00
EAKES	SU	14.60
ASHLEY MANNING	RE	10.00
Library Fund		
VERONICA KAUFMAN	RE	26.88
Park Fund		
ACE HARDWARE	SU	30.99
Electric Fund		
WESCO	SU	595.00
MATHESON	SU	5.96
ONE CALL	SE	18.28
SPPD	UE	64199.06
JK ENERGY	SE	350.00
WAPA	UE	1597.26
Police Fund		
HALL CO SHERIFF	SE	7494.40
Game & Park Fund		
NEBR GAME & PARKS	DM	45.00
Variety Fund		
VERIZON	UE	161.50
BLACK HILLS	UE	962.72
VILLAGE UNIFORM	SE	193.00
PROTEX CENTRAL	SE	840.00
OLSON GROUP	SE	800.00
MENARDS	MI	234.38
HEARTLAND DISP	SE	168.75
CARDMEMBER SERVICES	MI	3250.89
HALL CO TREAS	IT	862.85

REVIEWED BY:

COUNCILPERSON

\$ 88,119.56 TOTAL DISB. CHECKS \$ 10,601.28 **CHECKS NOT ON LIST** \$ 98,720.84 TOTAL

5528.18

Checks not on list

CITY OF WR

36041 CDS INSPECTION	IS 136.51
36042 HR-06	309.88
36043 ENGLAND ELECT	RIC 925.00
36044 HR-02	125.50
36045 HR-12	87.08
36046 SCEDD	3275.00
36047 SCEDD	1850.00
36048 FHU	3713.75
36049 USPS	178.56

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RESOLUTION NO 2022-179

RESOLUTION DIRECTING THE SALE OF CERTAIN REAL ESTATE BY SEALED BIDS AND ESTABLISHING THE MANNER AND TERMS OF SAID SALE.

WHEREAS, the Mayor and City Council of the City of Wood River deem the real estate hereafter described to be excess and no long of use or benefit to the City of Wood River; and

WHEREAS, the Mayor and City Council of the City of Wood River deem it appropriate to offer for sale the property hereafter described by sealed bid:

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA AS FOLLOWS:

1. The City shall seek sealed bids, which shall be due by 2:00 p.m. on Friday, April 29, 2022, at the office of the City Clerk, for the sale of the following described real estate shall be sold, to wit:

Lot Seven (7) in Block "D" in the First Addition to the City of Wood River, Hall County, Nebraska, hereafter known as 1103 Dodd Street in the City of Wood River, Nebraska.

- 2. Bids shall be opened and read at 6:45 p.m. on Tuesday, May 3, 2022 at the City Council Chambers.
 - 3. The City Council reserves the right to reject any and all such bids with or without cause.
- 4. The real estate shall be conveyed by warranty deed to the highest bidder. The following terms shall apply: City and Buyer shall each pay one-half of recording fees and ALTA Title Insurance Owner Policy premium. Buyer shall be solely responsible for documentary stamp tax and other closing costs, if any.
- 5. The City Clerk is hereby directed to publish notice of the proposed sale of said real estate once each week for three consecutive weeks in The Shelton Clipper.
- 6. Provided however, in all events, such sale shall not occur for at least a period of 30 days after the third publication of the notice described in section 5 hereof.
- 7. If a remonstrance against the sale described herein signed by legal electors of the City of Wood River equal in number to 30% of the electors of the City voting at the last regular municipal election held is filed with the governing body of the City of Wood River within 30 days after the third publication of the Notice above described, such property shall not then or within one year thereafter, be sold.

	Passed and approved this	of	, 2022.
CITY	OF WOOD RIVER, HALL COU	JNTY, NEBRAS	SKA
Greg	Cramer, Mayor		
ATT	EST:		

Ashley Manning, City Clerk

Agency: Hall Co. Sheriff's Office L22030937 04:56:58 03/14/22 Agency Assist L2203062 12:00:45 03/09/22 Assist Medical L22031049 16:32:07 03/15/22 Assist Medical L22031175 07:35:49 03/17/22 Assist Medical L22031899 06:40:41 03/20/22 Assist Medical L22031899 06:40:41 03/20/22 Assist Medical L22031897 11:29:34 03/26/22 Assist Medical L22030127 10:20:30 03/02/22 Citizen Assist L22030139 10:54:41 03/26/22 Juvenile Prob L22031891 07:47:45 03/315/22 Motorist Assist CDTTONWOOD ST & OLD MILITA WOOD CLO L2203181 21:45:13 03/19/22 Motorist Assist US HIGHWAY 30 W & EOTTONWO WOOD L22030312 22:40:02 03/10/22 Suspicious L22030332 21:42:24 03/04/22 Traffic Stop L22030333 21:12:24 03/04/22 Traffic Stop L22030333 21:22:24 03/04/22 Traffic Stop L22030335 21:23:03 03/04/22 Traffic Stop L22030386 21:37:10 03/12/22 Traffic Stop L22030386 21:37:10 03/12/22 Traffic Stop L22031285 21:04:81 03/18/22 Traffic Stop L22031285 21:04:83 03/19/22 Traffic Stop L22031365 22:02:48 03/19/22 Traffic Stop L22031365 22:02:48 03/19/22 Traffic Stop L22031363 04:09:20 03/23/22 Traffic Stop L22031363 04:09:20 03/23/22 Traffic Stop L22031363 04:09:20 03/23/22 Traffic Stop L22031363 05:00 03/21/22 Traffic Stop L22031363 05:00 03/21/22 Traffic Stop L22031363 05:00 03/21/22 Traffic Stop L22031363 04:09:20 03/23/22 Traffic Stop L22031363 05:00 03/21/22 Traffic Stop L22031363 05:00 03/23/22 Traffic Stop L22031365 23:00 03/23/22 Traffic Stop L22031365 23:00 03/23/22 Traffic Stop L22031365 05:00 03/23/2	Number	Time and Date	Nature	Address	Loctn	Dsp
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					WOOD	CLO

Total Incidents for This Report: 42

Report Includes:

All dates between `00:00:00 03/01/22` and `00:00:00 03/31/22`

All agencies matching `HCSO`

All officers

All dispositions

All natures

All locations matching `WOOD`

RICK CONRAD SHERIFF OF HALL COUNTY

City - County Public Safety Center 111 Public Safety Drive Grand Island, NE 68801

> Office 308 -385 -5200 Fax 308 -385 -5209



JOSH BERLIE CHIEF DEPUTY

"To Serve and Protect Since 1859"

April 1, 2022

Ashley Manning Wood River City Clerk P.O. Box 8 Wood River, Nebraska 68883

Dear Christina

The following information is the law enforcement activity conducted by the Hall County Sheriff's Department in Wood River during the month of March, 2022

<u>Patrol Time</u> 213.66 Hours		<u>Detail Time</u> 2.63 Hours		<u>C.I.D.</u> Zero Hours	
Agency Assist Assist Medical Citizen Assist Civil Forfeiture	1 5 1 1	Juvenile Problem Motor Assist Suspicious Traffic Stop	1 2 2 27	Warrant Welfare Check	1 1

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Ríck Conrad

Rick Conrad Sheriff of Hall County

RC/ds

enc.

Change Order No. December 14, 2021 Date of Issuance: December 14, 2021 Effective Date: City of Wood River Owner's Contract No.: Owner: **Diamond Engineering Company** Contractor's Project No.: Contractor: JEO Consulting Group, Inc. Engineer's Project No.: 190391 Engineer: 2021 Downtown Revitalization 2021 Downtown Revitalization Contract Name: Project: The Contract is modified as follows upon execution of this Change Order: Description: **Balancing Quantities** Attachments: None **CHANGE IN CONTRACT TIMES CHANGE IN CONTRACT PRICE** [note changes in Milestones if applicable] **Original Contract Times: Original Contract Price:** Substantial Completion: Ready for Final Payment: 695,336.75 days or dates [Increase] [Decrease] from previously approved Change Orders Increase from previously approved Change Orders No. to No. 1_: No. ___ to No. ___: **Substantial Completion:** (28,056.05)Ready for Final Payment: Contract Times prior to this Change Order: Contract Price prior to this Change Order: Substantial Completion: Ready for Final Payment: \$ 667,280.70 days or dates Increase of this Change Order: [Increase] [Decrease] of this Change Order: **Substantial Completion:** Ready for Final Payment: \$ (20,828.50)

\$	646,452.20		Substantial C Ready for Fin		
_		-	**		days or dates
	RECOMMENDED; //		ACCEPTED:		ACCEPTED:
Ву:	Il Will	By:		By:	Jamus Hander
-	Engineer (if required)		Owner (Authorized Signat	ure)	Contractor (Authorized Signature)
Title:	Project Engineer	Title:		Title:	POUSSINGAN

Date:

Approved by Funding Agency (if applicable)

Date: December 14, 2021

Ву:

Date:

Date:

Contract Times with all approved Change Orders:

Title:

Contract Price incorporating this Change Order:

EJCDC® C-941, Change Order.
Prepared and published 2013 by the Engineers Joint Contract Documents Committee.
Page 1 of 1

Change Order Estimate

(\$20,828.50)		Total				
\$0.00	\$0.00					
\$0.00	\$0.00					
\$0.00	\$0.00					
\$0.00	\$0.00					
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\$600.00	\$300.00	EA	2	ıt Pole	Demolition - Wooden Light Pole	Group B - Item 5
(\$2,665.00)	\$26.65	두	-100	g Edge	12" Concrete Landscaping Edge	Group A - Item 27
(\$4,756.50)	\$45.30	LF	-105	Sutter	Build Concrete Curb and Gutter	Group A - Item 10
(\$13,272.00)	\$15.80	SF	-840	k	5" Concrete Sidewalk	Group A - Item 7
(\$735.00)	\$1.05	SF	-700		Remove Sidewalk	Group A - Item 3
Total Value of Item (\$)	Unit Price	Units	Item Quantity		Description	Bid Item No.
ation	Change Order Information	Change			ltem	
		14, 2021	December 14, 2021	Effective Date:	Diamond Engineering Company	Contractor:
			2	Change Order Number:	City of Wood River	Owner:
			190391	JEO Project Number:	2021 Downtown Revitalization	JEO Project Name:
					The state of the s	

CERTIFICATE OF SUBSTANTIAL COMPLETION

Contractor: Engineer:	The City of Wood Ri			Owner's Contra		
Engineer:	The Diamond Engin		pany	Contractor's Pr	-	400004.00
-	JEO Consulting Grou	•		Engineer's Proj		190391.00
Project:	2021 Downtown Re	vitalization		Contract Name	:	2021 Downtown Revitalization
						Kevitalization
This Certifi	cate of Substantial C	ompletion a	applies to:			
⊠ All V	Vork			The following spe	cified porti	ons of the Work:
			4 0 14 7 10 0 0 4			
		Date	12/17/2021 of Substantial Con	nnletion		
	Litation with			•		of Ourse Contractor of
						of Owner, Contractor, ar e Work or portion there
						o Substantial Completio
						he commencement of th
contractual	correction period an	d applicable	warranties require	d by the Contract.		
A nunch list	of itams to be com	nlotad or co	rrocted is attached	to this Cortificate	Thic list ma	y not be all-inclusive, ar
						or to complete all Work
	with the Contract.	Off Such fist	. does not diet the	responsibility of the		· · · · · · · · · · · · · · · · · · ·
						intenance, heat, utilitie
	nd warranties unon	Owner's us	se or occupancy of	the Work shall be a:	s provided	in the Contract, except
amended as	follows: [Note: Ame	endments of	contractual respon	sibilities recorded in	this Certific	cate should be the produ
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Punch List Document

DATE | 12/3/2021

PROJECT | 2021 Dowtown Revitalization

JEO PROJECT NO. | 190390.00

LOCATION | Wood River, NE

OWNER | The City of Wood River

CONTRACTOR | Diamond Engineering

General Items:

- · Remove and replace sidewalk near staging area
- · Complete sealing of joints
- · Comple SL1 joints along building fronts
- Pour landscape barrier slab
- Replace curb inlet grate with correct grate at intersection at East and 9th Street
- · Remove sand backfill and place with dirt
- Complete backfill

Punch List Items

- Complete landscaping
- · Clean up staging area

ompl	eted:	
	ENGINEER	
	Date	