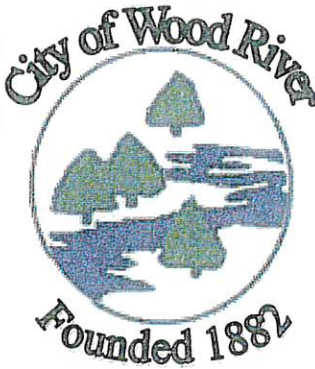


*A Proud Past*

108 W. 10th Street  
PO Box 8  
Wood River, NE 68883



*A Promising Future*

Phone: 308-583-2066  
Fax: 308-583-2316  
clerkcwr@woodriverne.com

REGULAR CITY COUNCIL  
MEETING AGENDA

2024 December 3  
TIME: 7:30 PM

BILL READERS: NIELSEN & RENNAU  
PUBLIC NOTICE: (FOLLOWING PAGES)

**I. CALL TO ORDER:**

**II. ROLL CALL:**

**III. RECITE THE PLEDGE OF ALLEGIANCE:**

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.

**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 may be 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.)

VI. Regular Meeting Minutes November 26, 2024

VI. Disbursements \$26,754.57

VI. Checks not on list: \$251.87

- VII. Automatic Payments:**
- Sunlife Financial \$155.49
  - Blue Cross Blue Shield \$2,945.23
  - Lincoln Financial \$548.79
  - Redwing Software \$15.00
  - Ameritas \$40.36
  - Clearfly \$364.14

- VIII. OATH OF OFFICE:**  
Mayor: Greg Cramer  
Ward 1: Nathan Mayhew  
Ward 2: James Thompson  
Ward 3: Eric Nielsen

**IX. INTRODUCTION OF RESOLUTIONS AND ORDINANCES**

**ORDINANCE 593** An Ordinance to set the pay scale for all city employees in the City of Wood River, Hall County, Nebraska to reflect cost-of-living increase for 2025 and to provide for publication and the effective date of this Ordinance.

Pages 4-6

**X. 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.)

1. SHERIFF'S REPORT for the month of November, 2024.

Handout

2. MAYOR CRAMER discuss/approve appointments for the 2024/2025 year:
- a. Street Superintendent: Steven W. Wolford (S-1249 Class A)
  - b. City Engineer: Steven W. Wolford (S-1249 Class A)
  - c. City Clerk/Treasurer: Ashley Manning
  - d. Deputy Clerk: Erica Clark
  - e. City Attorney: Drew Graham

3. MAYOR CRAMER discuss/approve City Council President

4. JASON BOYD discuss employee insurance options.

Pages 7-9

5. MAYOR CRAMER discuss/approve revised Covenant for Casey's lot purchase.

Pages 10-12

**X. ATTORNEY'S REMARKS:**

**XI. COUNCIL REMARKS:**

**XII. MAYOR'S REMARKS:**

**XIII. DEPARTMENT'S REMARKS**

**XIV. NEXT REGULAR MEETINGS SCHEDULES ARE AS FOLLOWS:**

December 17

|

January 7

|

January 21

Official  
City Council Minutes  
City of Wood River, Nebraska  
Regular Meeting  
November 26, 2024

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. 10<sup>th</sup> St, on November 26, 2024. Notice of the time and place of the meeting was given in advance thereof by publicized notice on November 20, 2024 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:** Nielsen, Rennau, Rotter, Thompson, Klingsporn, Rodriguez

**City Officials Present:** Ashley Manning, City Clerk; Brent Gascho, Utilities Superintendent; Steve Wolford, Street Superintendent.

**Public Present:** Nate Mayhew; Todd King; Nick Eckert; Jenie Maloney; Matt Maloney; Lindsey Nielsen; David Nielsen; Chad Shuda; Brian Urborn; Curt Smith; Josh Gartner; Josh Follmer.

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:

November 12, 2024 Regular Meeting Minutes.

Disbursements reviewed this month by: Rotter & Klingsporn

Disbursements totaling: \$63,588.49

Checks not on list: \$63,599.90

Wire(s): \$139,262.50

Payroll: \$46,359.68

Payroll Tax: \$10,241.90

Retirement: \$3,913.23

**Public Comment:** None.

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

Nielsen motioned to introduce **Ordinance 592** AN ORDINANCE ANNEXING CERTAIN TERRITORY AS SHOWN ON THE ANNEXATION PLAT PREPARED BY JASNOWSKI SURVEYING, LLC, EVAN A. JASNOWSKI, NEBRASKA REGISTERED LAND SURVEYOR DATED AUGUST 14, 2024, THE EAST ONE HALF ACRE LOCATED IN LOT 10, WOOD LAWN SUBDIVISION, CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA EXCEPT THE EAST SEVEN FEET THEREOF. SAID ANNEXATION IS PURSUANT TO NEB. REV. STAT. §18-3301 AND DIRECTING THE MAYOR TO FILE A MAP OF THE ANNEXED TERRITORY AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE OF THIS ORDINANCE. Motion seconded by Rodriguez. Motion carried 6/0.

Jenie Maloney was present to request that additional auxiliary members be approved by Council and to allow their addition to the insurance policy. Aux members are: Becky King; Emmalee Eckert; Raegan Follmer; Tim Cook; Caryn Cook; Nola Olson; Karen Green. Nielsen motioned to approve the auxiliary members. Motion seconded by Rotter. Motion carried 6/0.

Nate Mayhew presented Council with handouts for the quote received to purchase a new fire truck. Truck to be ordered from Macqueen for \$1,181,978.00. Purchase order must be signed before January 1<sup>st</sup> to avoid a price increase. Build is estimated to take 36-38 months, delivery will not take place before January 2, 2028. Full price to be paid on delivery. Fire department is estimating an additional 5% in change orders and around \$100,000 worth of loose equipment. Will retire/sell old truck when new one is received. Fire department has not yet met with the Rural Board to get their approval to pay for half. Fire Department requested that the City cover half – an estimated \$670,538.00. Nielsen motioned to approve the City paying half of the price of the new fire truck, pending approval from the Rural Board, at the estimated \$570,538.00. Motion seconded by Rotter. Motion carried 6/0.

Lindsey Nielsen was present to request Council's approval for the Fire Department to purchase a Tier 1 service package from Lexipol. She explained that Tier 1 was a searchable database provided by Lexipol that compiles grants that may be

suitable for Wood River's Fire Department. Lexipol does offer a Tier 2 service that includes grant writing help. They also offer a Tier 3 package that includes grant administration/reporting services. Fire department would like to subscribe to the Tier 1 database at a fee of \$995.00. Nielsen motioned to approve the \$995.00 fee to Lexipol for grant database access for the Fire Department. Motion seconded by Rotter. Motion carried 6/0.

Steve Wolford explained that 6 bids were received for the Babel's Water/Sewer project. Project was bid with an alternate that would take the water/sewer service to the West end of the subdivision. Base bid would build water/sewer to the barn and one fire hydrant. Alternate would need to be added as a Change Order if City chooses. Rennau motioned to approve awarding the Babel's Water/Sewer Project contract to VanKirk's for a base bid of \$170,981.00. Motion seconded by Thompson. Motion carried 6/0.

Steve Wolford explained that 2 bids were received for the Legacy Station Hub. Bids came in higher than anticipated. Council discussed doing some budget engineering and possibly bidding out the hub, library, and food bank as one project. Rotter motioned to reject all bids for the Legacy Station Hub project. Motion seconded by Nielsen. Motion carried 6/0.

Mayor Cramer provided Council with a quote from Rick's Fertilizing for seeding the Legion Field. Thompson asked if City should top dress the field before reseeding. Will revisit this spring.

Mayor Cramer discussed a letter he received from a resident. No action was taken.

Mayor Cramer discussed amending the covenant between Casey's and the City regarding greenspace and sound barrier. Would like the document to be re-worded to include that only the North end of the property needs a sound barrier fence. Will bring amended covenant to next meeting.

Nielsen motioned to approve quote from Clean Harbors in the amount of \$10,284.70 for chlorine tank disposal. Motion seconded by Rennau. Motion carried 6/0.

Curt Smith with Van Diest was present to summarize the quotes provided to the City for a new mosquito sprayer. He explained that the Grizzly model is currently on sale and comes with a 1 year warranty. Rotter motioned to approve purchasing the Grizzly through Van Diest Supply Company for \$18,202.00 that includes GPS. Motion seconded by Thompson. Motion carried 6/0.

Ashley Manning summarized the quote received from Capital Business Systems regarding renewing the City's IT contract. Council requested that quotes be obtained from Hamilton and Computer Concepts.

Nielsen motioned to approve setting the cost of living increase to 2.5% for 2025. Motion seconded by Rodriguez. Motion carried 6/0.

Rotter motioned to approve annual review for Chad Shuda moving him to a Step 2 on the pay-scale with a new hourly rate of \$24.39 effective December 2, 2024. Motion seconded by Nielsen. Motion carried 6/0.

Ashley Manning summarized the Treasurer's Report for October 2024.

**Department Remarks:**

Gascho: Started contacting firms regarding a rate study.

**Council Remarks:**

Nielsen: Asked Gascho about a snow pusher; Gascho still looking.

Rotter: Stated that the school program was scheduled for December 3, asked to change meeting date/time. After discussion, meeting start time will change to 7:30pm on December 3, 2024.

**Mayor Remarks:** None.

As there was no further business to come before this session of the Council, Council member Nielsen made the motion to adjourn at 8:25 p.m. Motion seconded by Thompson.

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

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Greg Cramer, Mayor

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Ashley Manning, City Clerk

CLAIMS

12/3/2024

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

**General Fund**

HOMETOWN LEASING	SE	44.71
EAKES	SU	128.87

**Electric Fund**

USPS	OE	350.00
VILLAGE UNIFORM	SE	102.46
WESCO	SU	830.00
BORDER STATES	SU	4270.17
SPPD	UE	9.74

**Water Fund**

MUNICIPAL SUPPLY	SU	2802.99
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**Police Fund**

HALL CO SHERIFF	SE	7950.80
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**Senior Center Fund**

DENNIS WAGONER	SE	83.08
DENNIS WAGONER	SE	300.00
DAVID SIDDEES	SE	150.00

**Ambulance Fund**

VERIZON	UE	95.72
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**Variety Fund**

STRONG WINDOW	SE	275.00
HEARTLAND DISPOSAL	SE	382.47
CARDMEMBER SERVICES	MI	3769.96
BLACK HILLS ENERGY	UE	552.15
CITY OF WR	UE	4656.45

REVIEWED BY:

COUNCILPERSON

TOTAL DISB.	\$	26,754.57
CHECKS NOT ON LIST	\$	251.87
	\$	27,006.44

**Checks not on list**

38680 USPS	251.87
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ORDINANCE NO. 593

AN ORDINANCE TO SET THE PAY SCALE FOR ALL CITY EMPLOYEES IN THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA TO REFLECT COST-OF-LIVING INCREASE FOR 2025 AND TO PROVIDE FOR PUBLICATION AND THE EFFECTIVE DATE OF THIS ORDINANCE.

Be it ordained by the Mayor and the City Council of the City of Wood River, Nebraska:

Section One

The 6 step pay scale system created for all City employees initially approved by the Council on April 7, 2020 is affirmed.

Section Two

A cost-of-living increase of 2.5% is approved for all City employees for the year 2025 and is reflected in the attached pay scale for all City employees.

Section Three

This Ordinance shall be in force and take effect January 1, 2025; after its passage and publication as provided by law.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Greg Cramer, Mayor

ATTEST:

\_\_\_\_\_  
Ashley Manning, City Clerk

Wood River City Employee Wage Scale - January 2025

**Manager**

Year	2025
1	\$ 19.75
2	\$ 20.00
3	\$ 20.25
4	\$ 20.50
5	\$ 20.75
6	\$ 21.00

**Assistant Manager**

Year	2025
1	\$ 16.25
2	\$ 16.50
3	\$ 16.75
4	\$ 17.00
5	\$ 17.25
6	\$ 17.50

**Lifeguard**

Year	2025
1	\$ 14.00
2	\$ 14.25
3	\$ 14.50
4	\$ 14.75
5	\$ 15.00
6	\$ 15.25

**Concessions**

Year	2025
1	\$ 11.00
2	\$ 11.25
3	\$ 11.50
4	\$ 11.75
5	\$ 12.00
6	\$ 12.25



**Wood River City Employee Wage Scale - January 2025**

**Clerk/Treasurer**

Steps	2025
1	\$ 24.06
2	\$ 24.78
3	\$ 25.52
4	\$ 26.29
5	\$ 27.08
6	\$ 27.89

**Deputy Clerk**

Steps	2025
1	\$ 21.50
2	\$ 22.15
3	\$ 22.81
4	\$ 23.50
5	\$ 24.20
6	\$ 24.92

**Library/Senior Center Director**

Steps	2025
1	\$ 20.10
2	\$ 20.70
3	\$ 21.32
4	\$ 21.96
5	\$ 22.62
6	\$ 23.30

**Library Assistant**

Steps	2025
1	\$ 13.84
2	\$ 14.25
3	\$ 14.68
4	\$ 15.12
5	\$ 15.57
6	\$ 16.04

**Utility Superintendent**

Steps	2025
1	\$ 29.41
2	\$ 30.29
3	\$ 31.19
4	\$ 32.13
5	\$ 33.10
6	\$ 34.09

**Utility Worker 1**

Steps	2025
1	\$ 20.86
2	\$ 21.48
3	\$ 22.12
4	\$ 22.78
5	\$ 23.48
6	\$ 24.17

**Utility Worker 2**

Steps	2025
1	\$ 24.28
2	\$ 25.00
3	\$ 25.76
4	\$ 26.53
5	\$ 27.33
6	\$ 28.16

**Park Laborer**

Steps	2025
1	\$ 14.61
2	\$ 15.04
3	\$ 15.50
4	\$ 16.44
5	\$ 16.44
6	\$ 16.93



**JONESGROUP**  
INSURANCE | FINANCIAL SERVICES

Illustration prepared by

CITY OF WOOD RIVER  
Group Health Plan Considerations  
1/1/2025 Effective Date

PLAN TYPE	Current		Renewal		Renewal alternate		Renewal alternate		Blue Cross Blue Pride GPA25	Medica 1500 - 30/60 - 30%			
	BlueCross ChamberChoice CPG24	Level Funded	BlueCross ChamberChoice CPG24	Level Funded	BlueCross ChamberChoice CPH24	Level Funded	BlueCross ChamberChoice CPA24 Rx1	Fully Insured					
DEDUCTIBLE	\$2,000/\$4,000	20%	\$2,000/\$4,000	20%	\$1,000/\$2,000	20%	\$1,500/\$3,000	30%	\$1,000/\$2,000	40%	\$1,500/\$3,000	30%	
COINSURANCE													
OOP MAXIMUM	\$4,000/\$8,000		\$4,000/\$8,000		\$2,000/\$4,000		\$4,000/\$8,000		\$4,600/\$9,200		\$5,500/\$11,000		
OFFICE VISIT - PCP	\$25		\$25		\$30		\$30		\$30		\$30		
SPECIALIST VISIT	\$50		\$50		\$45		\$100		\$75		\$60		
URGENT CARE VISIT	\$75		\$75		\$60		\$100		\$75		\$30		
ER VISIT	Ded, then 20%		Ded, then 20%		Ded, then 20%		\$300, Ded, 30%		Ded, then 40%		Ded, then 30%		
RX COPAYS													
Generic	\$10		\$10		\$10		\$15		\$10 or \$30		\$10		
Preferred Brand	\$30		\$30		\$30		\$40		\$50		\$50		
Non-Preferred Brand	\$50		\$50		\$50		\$75		\$125		\$100		
Specialty	\$100		\$100		\$100		\$150		Ded, then 40%/50%		\$350/\$450		
RATES													
Brent EF	\$1,511.71		\$1,589.83		\$1,752.97		\$1,568.11		\$2,692.74		\$2,148.12		
Ashley EF	\$1,511.71		\$1,589.83		\$1,752.97		\$1,568.11		\$2,809.42		\$2,241.20		
Marty EE	\$521.28		\$548.21		\$604.47		\$540.72		\$1,682.62		\$1,342.30		
Chad EC	\$912.24		\$959.38		\$1,057.83		\$946.28		\$1,666.05		\$1,329.08		
Total Monthly	\$4,456.94		\$4,687.25		\$5,168.24		\$4,623.22		\$8,850.83		\$7,060.70		\$0.00
Total Yearly	\$53,483.28		\$56,247.00		\$62,018.88		\$55,478.64		\$106,209.96		\$84,728.40		\$0.00
% change from current			5.17%		15.96%		3.73%		98.59%		58.42%		-100.00%

No one enrolled in the HSA plan.  
Need one more employee to enroll for renewal.



## Renewal Information

Renewal prepared for: City of Wood River  
982674 on 06/04/2024

City of Wood River currently has the following in-force coverages with Lincoln:

Coverage	Policy Number	Anniversary Date
Basic Life	000010264974-00000	01/01/2025
Long Term Disability	000010264975-00000	01/01/2025
Dental	00001D041260-00000	01/01/2025

The following coverages are renewing with updated rates effective 01/01/2025:

Coverage/ Rate basis	Policy number	Billed lives*	Volume*	Current rate	Renewal rate	Current monthly premium*	Renewal monthly premium*	Monthly premium change	Next anniversary date
Life Class 1 per \$1,000	000010264974-00000	6	150,000	\$0.150	\$0.150	\$22.50	\$22.50	\$0.00	01/01/2027
AD&D Class 1 per \$1,000	000010264974-00000	6	150,000	\$0.020	\$0.020	\$3.00	\$3.00	\$0.00	01/01/2027
Long Term Disability Class 1 per \$100 covered monthly payroll	000010264975-00000	6	21,434	\$0.420	\$0.420	\$90.02	\$90.02	\$0.00	01/01/2027
Dental Class 1	00001D041260-00000	5	N/A	Rate Tier Shown Below	Rate Tier Shown Below	\$433.25	\$433.25	\$0.00	01/01/2026
<b>Renewal Premium</b>						\$548.77	\$548.77	\$0.00	

\*Billed lives, volume, and premium change regularly as employees are hired, terminated, or experience a life event. These numbers reflect the date of processing.

This letter provides the renewal terms for coverages outlined above. If other coverages are scheduled to renew, they will be addressed under separate cover.

Dental 00001D041260-00000		
Tier	Current rate	Renewal rate
Employee Only	\$28.60	\$28.60
Employee + Spouse	\$56.72	\$56.72
Employee + Child(ren)	\$73.48	\$73.48
Family	\$110.39	\$110.39

### Key Open Enrollment Guidelines:

Please contact your Lincoln service team with questions about your specific open enrollment parameters, including eligibility.

Submitting evidence of insurability made easy: Log in to my [MyLincolnPortal.com](http://MyLincolnPortal.com)

First-time user?

Register using company code 982674

1. Click **Complete Evidence of Insurability**.
2. Answer questions about yourself and additional applicants, if applicable.
3. Review your responses, then electronically sign and submit your application.
4. Save your confirmation report.



Return to: City of Wood River, PO Box 8, Wood River, NE 68883

### RESTRICTIVE COVENANT

THIS COVENANT ("Covenant") is made and entered into this      day of     , 2024, by and between the City of Wood River, Nebraska, ("Grantor"), and Casey's Retail Company, ("Grantee"), regarding the property located at Parcel ID # 400177080, legally described as:

Lot 1, Casey's Subdivision, City of Wood River, Hall County, Nebraska,  
(the "Property").

WHEREAS, the Grantor and Grantee recognize that the development of the Property as a gas station and convenience store may impact neighboring properties through increased noise and reduction of green space;

WHEREAS, the parties desire to protect the aesthetic and environmental quality of the area surrounding the Property and mitigate sound impacts by establishing certain restrictions and covenants to run with the land;

NOW, THEREFORE, the Grantor and Grantee, for the mutual benefit of the parties, agree as follows:

1. Sound Barriers:

- a. *Installation of Sound Barriers:* Grantee agrees to install a sound barrier along the North property line, adjacent to residential and commercial properties. The sound barrier shall consist of solid, durable fencing or walls that effectively reduce the noise levels emanating from the Property.
- b. *Specifications:* The sound barrier shall be no less than eight (8) feet tall and constructed of exterior, pressure treated wood or other durable material, subject to approval by the City Council of the City of Wood River, Nebraska.

- c. *Location:* The sound barrier shall be installed along the north property line as not to impair safe access to the Property.
- d. *Maintenance:* Grantee shall maintain the sound barriers in good condition, ensuring no visible disrepair, for the life of the development. This obligation shall pass to subsequent owners or operators of the Property.

2. Green Space:

- a. *Setback and Landscaping Requirement:* Grantee agrees to create and maintain a green space buffer that spans across all unpaved areas of the Property, including all areas abutting the City Streets and State Highway, providing a visual and environmental buffer between the property and adjacent properties.
- b. *Landscaping Specifications:* The green space shall include the following elements: - A minimum of 6 indigenous fast growing shade trees appropriate for this climate, - A variety of shrubbery, low-maintenance grasses, and native plants designed to enhance aesthetics and improve environmental quality.
- c. *Maintenance of Green Space:* Grantee shall maintain all plantings and landscaping with the green space in healthy condition. Should any tree or plant die or become unhealthy, it shall be replaced promptly. This maintenance obligation shall continue with future owners or operators.

3. Enforcement and Duration:

- a. *Duration:* The covenants and restrictions herein shall run with the land and be binding upon Grantee and all successors, assigns, or future owners of the Property, in perpetuity.
- b. *Right of Enforcement:* This Covenant may be enforced by the Grantor. Failure to comply with the terms of this Covenant shall entitle the enforcing party to pursue any legal or equitable remedy available under applicable law, including an injunction to compel compliance.
- c. *Amendment or Termination:* These covenants may only be amended or terminated by the written consent of the Grantor.

