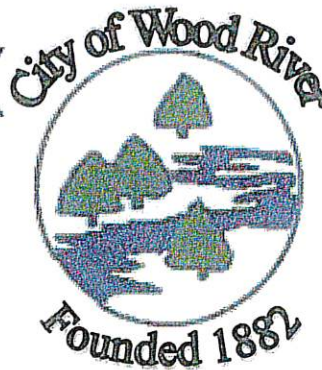


A Proud Past

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

2025 June 17

TIME: 7:00 PM

BILL READERS: MAYHEW & THOMPSON
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, June 3, 2025.

Pages 1-2

VI. Disbursements \$75,531.07

Page 3

VI. Checks not on list \$84,974.75

VI. Payroll for May 2025 \$35,127.38

VI. Payroll Tax \$7,133.00

VI. Retirement \$2,547.84



VI. Wire(s) \$32,843.75

VI. SDL Request(s)

10/11/25 3:00pm to 1:00am

Cairo Bowl & Lounge

Babel's Barn
510 W Old Military Rd.

Page 4

VII. PUBLIC COMMENT

VIII. 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. RICK KLAMM discuss/approve City insurance renewals. Handout
2. BRIAN HAYES discuss/approve Fire Department insurance renewals. Handout
3. DAVID COOPER discuss/approve Fire Department insurance proposal. Handout
4. ERIC NIELSEN discuss/approve hay ground lease.
5. MAYOR CRAMER discuss/approve Fair Housing Outreach Plan document. Page 5
6. ASHLEY MANNING discuss/approve quote received from Capital Business systems for a 3-year firewall. Page 6
7. MAYOR CRAMER discuss/approve payment to Railroad Management Company in the amount of \$3,024.69 for lease of drop wire crossing for 2021-2025. Handout

8. MAYOR CRAMER discuss/approve 2025/2026 contract with Midland Area Agency on Aging. Handout

9. MAYOR CRAMER discuss fair housing presentation on Monday, June 30th at SCK. Page 7

10. MAYOR CRAMER discuss Dunn Building upper apartments ribbon cutting on Wednesday, July 9th at 11:30 am. Page 8

11. MAYOR CRAMER discuss/approve payment to JEO (Invoice 161834) in the amount of \$12,747.00 project CDBG 22-PW-009. Page 9

12. MAYOR CRAMER discuss/approve draw request # 14 \$7,960.50. CDBG 22-PW-009. Page 10

13. MAYOR CRAMER discuss Legacy Station update.

14. MAYOR CRAMER update on County board meeting.

15. ASHLEY MANNING discuss Treasurer's Report for May 2025. Handout

IX. COUNCIL REMARKS:

X. MAYOR'S REMARKS:

XI. DEPARTMENT'S REMARKS:

XII. NEXT REGULAR MEETINGS SCHEDULES ARE AS FOLLOWS:

July 8 | July 22 | August 5

**Official
City Council Minutes
City of Wood River, Nebraska
Regular Meeting
June 3, 2025**

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 June 3, 2025. Notice of the time and place of the meeting was given in advance thereof by publicized notice on May 28, 2025 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: Thompson, Rodriguez, Rotter, Rennau, Nielsen, Mayhew.

City Officials Present: Ashley Manning, City Clerk; Brent Gascho, Utilities Superintendent.

Public Present: Deputy J. Smith; Veronica Kaufman; Jocelyn Rauert.

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.

Public Comment(s): None.

Items on the consent agenda for approval were:

May 20, 2025, Regular Meeting Minutes.

Disbursements reviewed this meeting by: **NIELSEN & RODRIGUEZ**

Disbursements totaling: **\$109,494.45**

Checks not on list: **\$116,706.47**

Sunlife Financial: **\$148.58**

Blue Cross BlueShield: **\$6,277.08**

Lincoln Financial Group: **\$548.00**

Redwing Software **\$15.00**

Ameritas **\$70.56**

Clearlyfly **\$364.67**

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

Deputy J. Smith summarized the Sheriff's Report for the month of May 2025.

Jocelyn Rauert was present to discuss the possibility of increasing pay for two of the assistant managers due to needing more managerial coverage this summer. **Mayhew** motioned to approve putting Jenna Rauert and Lauryn Zessin on step 6 of the Assistant Manager's payscale at an hourly rate of \$17.50. Motion seconded by **Mayhew**. Motion carried 6/0. **Mayhew** asked about possible expenses next year. **Gascho** answered that there will be some substantial maintenance expenses due to needing to rebuild pumps. **Jocelyn** mentioned that the pool will need to close around August 3 this year as school starts earlier than usual. Managers plan to attend July 8 meeting and August 5 meeting to provide Council with further updates.

Mayor Cramer was approached by Gail Klingsporn requesting amending zoning for 502 Main Street to allow an RV Park. **Nielsen** motioned to approve moving forward with requesting change from Hall County Regional Planning to amend zoning in TA Transitional Agricultural Zone to allow an RV Park as a permitted conditional use. Motion seconded by **Mayhew**. Motion carried 6/0.

Quotes were received from Pioneer Door and Overhead Door for a new overhead door at the maintenance shop building. **Mayhew** motioned to approve quote received from Overhead Door in the amount of \$3,883.00. Motion seconded by **Rennau**. Motion carried 6/0.

Mayhew motioned to approve Release of Mortgage for Sally Jackson's property. Motion seconded by **Rotter**. Motion carried 6/0.

Rotter motioned to approve Zane attending Mosquito and Vector Control workshop in Minden on June 5 for \$45.00 with an additional \$25.00 calibration charge. Motion seconded by **Mayhew**. Motion carried 6/0.

Nielsen motioned to approve Rural Water Association dues for \$350.00 for July 1, 2025- June 30, 2026. Motion seconded by **Rennau**. Motion carried 6/0.

Rotter motioned to approve Pay Ap # 4 in the amount of \$84,554.75 for work completed by Ensley Electrical Services on the 2023 Electrical Distribution System Improvement project. Motion seconded by **Rodriguez**. Motion carried 6/0.

Nielsen motioned to approve Change Order # 2 in the amount of \$5,580.25 from Ensley Electrical Services for 2023 Electrical Distribution System Improvement project. Motion seconded by **Thompson**. Motion carried 6/0.

Mayor Cramer offered an update on the Legacy Station project stating the the street has been poured – ends, parking, and sidewalks still need done. Pre-bid meeting is scheduled for June 17 at 2:00pm with bids being due the beginning of July.

Department Remarks:

Manning: Goodwill trailer and dumpsters are scheduled to be delivered on June 12 for community cleanup.

Council Remarks:

Rennau: Expressed concerns on a property near 12th and Dodd regarding debris.

Mayhew: Fire hydrant on Main by Stick Creek Kids doesn't work. Gascho is aware and will get it fixed. Cramer asked that the hydrant be bagged until repairs can be made.

Thompson: Was approached asking about trees leaning towards the power lines. Resident asked about splitting the cost of the tree removal with the City. Gascho will cut the branches out of the overhead lines.

Mayor's Remarks:

Stated that the football team did a great job cleaning up downtown and pedestrian bridge. Ball field still needs sprayed.

As there was no further business to come before this session of the Council, Council member **Nielsen** made the motion to adjourn at 7:34 p.m. Motion seconded by **Rodriguez**.

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

CLAIMS

6/17/2025

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

ASHLEY MANNING	RE	40.00
ERICA CLARK	RE	40.00
LINCOLN JOURNAL	SE	25.60
CAPITAL BUSINESS SYSTEMS	SE	421.52
CLIPPER	SE	167.55
GREG CRAMER	RE	10.00
AMERICAN LEGAL	SE	500.00

Street Fund

CHAD SHUDA	RE	40.00
MID NE DISPOSAL	SE	75.00
DOBISH LAND LEVELING	SU	457.60
HOOKER BROS	SU	70.40
BB'S	RP	31.90
CARROT TOP	SU	324.79
AG SERVICES	SU	447.75

Sewer Fund

MARTY BROWN	RE	109.17
MENARDS	SU	19.55

Library Fund

GRAND ISLAND CLINIC	MI	45.00
CORNHUSKER STATE INDUSTRIES	SU	895.00

Fire Fund

PLATTE VALLEY COMM	RP	1146.70
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REVIEWED BY:

Electric Fund

SITEONE	SU	1143.33
TYLER	SE	100.00
SOUTHERN	UE	53274.56
SOUTHERN	RP	3816.86
ONE CALL CONCEPTS	SE	81.76
LEAGUE OF NE	DM	2760.00
CRESCENT ELECTRIC	SU	90.86
WESCO	SU	21.10
WAPA	UE	1725.00
BRENT GASCHO	RE	40.00

COUNCILPERSON

Water Fund

ZANE STRODE	RE	40.00
VERMEER	RP	98.65

Pool Fund

AQUA CHEM	SU	1105.35
CWD	SU	3056.34
CHESTERMAN	SU	685.70
KIEFER	SU	923.02
KELLY SUPPLY	RP	100.34
ACE HARDWARE	SU	29.06

Ambulance Fund

BOUND TREE	SU	93.01
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Variety Fund

NT&T	UE	254.84
RODRIGUEZ SISTERS	SE	520.00
TITAN	RP	703.76

TOTAL DISB.	\$	75,531.07
CHECKS NOT ON LIST	\$	84,974.75
	\$	160,505.82

Checks not on list:

39217 JEO	84554.75
39218 NMVCA	70.00
39219 NE RURAL WATER	350.00

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL:
WEBSITE:

CK 086859 License # Cairo Bowl & Lounge INC Licensee Name/Non-Profit Organization

Event location name: Babel's Barn Wood River, Ne

Event address/location: 510 W. Old Military Rd

Event Type: Reception

Event date(s): Oct 11, 2025

Event start time(s): 3:00pm

Event end time(s): 1:00AM

Indoor area to be licensed in length & width: 100 X 150

Outdoor area to be licensed in length & width: X (Must submit a diagram)

Estimated number of attendees: 120

Alternate dates/times: None

Alternate location name/location: None

Type of alcohol to be served: Beer X Wine X Distilled Spirits X

Event contact name: Scott Bradley Event contact phone number: 308 390-6623

Event contact Email: Cairo.CairoBowl@gmail.com

*Signature Authorized Representative: Scott Bradley

Local Governing Body completes below:

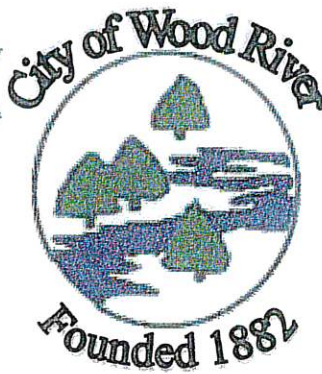
The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

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

May 21, 2025

The City of Wood River as the recipient of the Nebraska Affordable Housing Trust Fund, 2023 Rental Housing Project: Rental Conversion, hereby affirms they are an active supporter of Fair Housing. The following actions will be taken during the course of this project to affirmatively further Fair Housing. The Fair Housing statement below will be utilized in the following actions:



City of Wood River

Active Supporter of Fair Housing

The City of Wood River is a supporter of Fair Housing, and supports Title VIII of the Civil Rights Act of 1968 which prohibits discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex, national origin, disability, or familial status, and sets forth enforcement of mechanisms with HUD attorneys bringing actions before administrative law judges on behalf of victims of housing discrimination; and allows U.S. Justice Department jurisdiction to bring suit on behalf of victims in Federal district courts. The City furthermore supports the elimination of unlawful discriminatory practices within the City of Wood River.

If you feel you have been a victim of housing discrimination, please contact the City's Fair Housing Representative – Ashley Manning, City Clerk, phone 308.583.2066, email clerkcwr@woodriverne.com.

Fair Housing Outreach Plan:

1. Post the *Active Supporter of Fair Housing* statement on the City Office's community bulletin board to include the local representative contact information.
2. Update the City Website > Housing > Rental page to include the *Active Supporter of Fair Housing* statement and local representative contact information:
<https://www.woodriverne.com/town/housing/rentals>
 - a. Add the equal housing logo to the housing page
 - b. Present at the June 17, 2025 City Council meeting to inform Council members of the importance to share Fair Housing information in the community for all public-funded housing options
3. Direct outreach with businesses who have staff which would likely income-qualify for the new upper story apartments (planned approximately 90 days prior to construction completion)
 - a. Create and share an informational flier at the Pilot gas station, Casey's Gas Station, Subway, Stick Creek Kids, and Wood River Rural School District to share with staff
 - b. Provide a presentation to the staff at Stick Creek Kids Child Development Center during one of their staff meetings on June 30, 2025.

Mayor

Date



**Pricing only valid for 30 days from original
quote from vCIO!**

**Quote Date:
6/6/2025**

PROPOSED SERVICES

MONTHLY SERVICE CHARGES

-
-
-
-

Services Total	\$	-
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Equipment

One Time Charges

1 - WatchGuard T25 w/3YR Basic Security	\$	1,062.91
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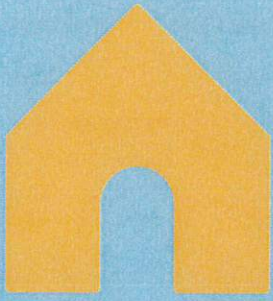
Equipment Total	\$	1,062.91
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Professional Services and Projects

One Time Charges

Onboarding Project

Professional Services and Projects Total	\$	625.00
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The public is invited to a presentation to learn more about Nebraska Fair Housing



Learn about
**YOUR
RIGHTS as a
Renter!**

FAIR HOUSING INFORMATION

**Monday, June 30
530pm**

Stick Creek Kids Child Development Center
1401 East Street, Wood River
Presentation approximately 20 minutes and time for questions.

For questions call SCEDD: 308.455.4776 or
email Leann@scedd.us

Facilitated by:

*In partnership with the
City of Wood River:*



Page 7



The City of Wood River is an
active supporter of Fair Housing.

Ribbon Cutting & Open House Dunn Building Apartments

Downtown Upper Story Living
106 E 9th Street, Wood River, NE



A Nebraska Affordable Housing Trust Fund Project

Wednesday, July 9, 2025, 11:30 am

DRAFT

Time	Schedule of Events
11:10 am	DED Director K.C. Belitz arrives , provided tour of Dunn Building Apartments and introduction to project partners.
11:30 am	Welcome – Recognize Dignitaries, Special Guests, Project Partners: City of Wood River; Nebraska Department of Economic Development; South Central Economic Development District, Inc.
(5-7 min)	Sharon Hueftle, Executive Director, South Central Economic Development District, Inc.
(5 min)	Remarks & Introduction of Director Belitz – Greg Cramer, Mayor Elizabeth Troyer-Miller, Owner, Dunn Building Apartments
(10-15 min)	Director Belitz
(5 min)	Recognition of Contracted Partners LeAnn Jochum, Deputy Director, South Central Economic Development District, Inc. (1) Project partners: City of Wood River staff including clerk Ashley Manning; Wood River City Council; Brian Fox of Fox Construction serving as the General Contractor; and Good Life Architecture for providing the innovative floor plan designs to transform this upper story space into viable and modern apartment units.
	Introduction of Ribbon Cutting Participants (2) 1) Director Belitz; 2-3-4) Dunn Building Owners, Matt & Elizabeth Troyer-Miller, Sara Arnett, Steve Arnett (?); 5) City of Wood River Mayor, Greg Cramer; 6) NDED Central Housing Program Representative, Morgan Pearson; 7) SCEDD, Sharon Hueftle; 8) SCEDD, LeAnn Jochum
11:55 am	Closing Remarks & Invitation to Tour Apartments – Sharon Hueftle Refreshments provided and staged in the main floor level. The Main floor will be used in case of inclement weather.
12:20 pm	Director Belitz departs



Invoice

June 10, 2025

Project No: R222241.00

Invoice No: 161834

Invoice Amount: 12,747.00

Greg Cramer
City of Wood River
1002 Main Street
P.o. Box 8
Wood River, NE 68883

Project Manager Ryan Hier

Project R222241.00 Wood River Senior Center

Professional Services through May 30, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Schematic Design	\$10,500.00	100%	\$10,500.00	\$10,500.00	0.00
Design Development	\$22,200.00	100%	\$22,200.00	\$22,200.00	0.00
Construction Documents	\$39,300.00	100%	\$39,300.00	\$39,300.00	0.00
Hourly Phase(s)					
Bidding and Negotiation			\$12,593.25	\$12,281.25	\$312.00
Construction Administration			0.00	0.00	0.00
Redesign			\$12,435.00	0.00	\$12,435.00
Reimbursable Expenses			\$1,262.12	\$1,262.12	0.00
Total	\$72,000.00		\$98,290.37	\$85,543.37	\$12,747.00
Total Amount Due Upon Receipt :					\$12,747.00

Email Invoice: clerkcwr@woodriverne.com CC: LoriF@SCEDD.us



Request for Funds (Drawdown/Payment Request)
Community Development Block Grant Program
Nebraska Department of Economic Development

Name of Subrecipient (Local Unit of Government) City of Wood River		Mailing Address 108 W. 10th, PO Box 8		City Wood River	State NE	ZIP 68883
CDBG Agreement Number 22-PW-009	Federal Identification Number 47-6006420	DUNS Number	UEI Number FE2HDMXQMKD1	SAM Expiration Date 02/19/2026	Number sequence order of funds 14	Final Drawdown no
				DED Program Representative Nicole Bartels		

Part I – STATUS OF FUNDS

1. CDBG Funds Received to Date		\$ 64,498.07
2. Add: Program Income Received to Date (exclude RLF)		
3. Subtotal		\$ 64,498.07
4. Less: Federal Funds Disbursed To Date (Must Agree To Total Of Part II, Line 3)		\$ 64,498.07
5. Total: Federal Funds On Hand (Must Agree To Part II, Line 6)		

Part II – CASH REQUIREMENTS (Identify all activities listed in the CDBG Agreement, even if funds are not being requested.)

Activity/Budget Category	03A Senior Centers	03A Construction Management	21A General Administration	TOTAL
1. Total Cash Requirements To Date	\$ 98,290.37	\$ 0.00	\$ 11,076.25	\$ 109,366.62
2. Less: Local Funds Disbursed (includes RLF) (exclude Program Income)	\$ 36,908.05	\$ 0.00	\$ 0.00	\$ 36,908.05
3. Less: Federal Funds Disbursed (include Program Income) Total Must Agree To Part I, Line 4 (exclude RLF)	\$ 53,421.82	\$ 0.00	\$ 11,076.25	\$ 64,498.07
4. Total Current Cash Requirements	\$ 7,960.50			\$ 7,960.50
5. Less: Unpaid Previous Request				
6. Less: Federal Funds On Hand (Must Agree To Part I, Line 5)				
7. Net Amount of Federal Funds Requested				\$ 7,960.50

By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812). I also certify that the amount of the request for federal funds is not in excess of current needs.

Signature of Authorized Official (Mayor/Board Chairman)	Typed Name of Authorized Official Greg Cramer, Mayor	Date
Signature of Authorized Official (Clerk/Treasurer)	Typed Name of Authorized Official Ashley Manning, Clerk	Date
Person Preparing Request for CDBG Funds Form Name: Lori Ferguson	Organization: SCEDD, Inc.	Telephone Number: 308 455.4770 Email: lorif@scedd.us

PLEASE REFER TO INSTRUCTIONS FOR ADDITIONAL GUIDANCE. **INCOMPLETE OR INCORRECT FORMS WILL NOT BE PROCESSED**
***To update calculations, either tab two (2) fields or click on a different field with your mouse.