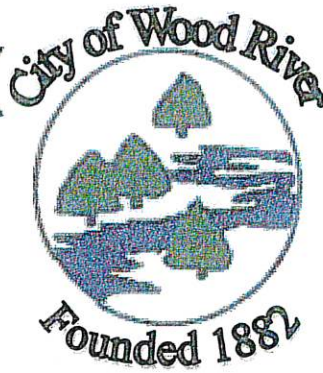


A Proud Past

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 August 5

TIME: 7:00 PM

BILL READERS: NIELSEN & RODRIGUEZ
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: July 22, 2025

Pages 1-2

VI. Disbursements \$183,591.74

Page 3

VI. Checks not on the list \$105,627.17

VI. Automatic payments

1. Sunlife Financial \$148.58



2. Blue Cross Blue Shield \$6,277.08
3. Lincoln Financial Group \$548.00
4. Redwing Software \$0.00
5. Ameritas \$70.56
6. Clearfly \$364.50

VII. PUBLIC HEARING(s)

7:05pm Public Hearing on zoning text amendment to allow RV parks as a permitted conditional use in the TA and I-1 districts.

Page 4

VIII. INTRODUCTION OR ORDINANCES AND RESOLUTIONS

Ord. 595 AN ORDINANCE AMENDING ARTICLE 5: ZONING DISTRICTS OF WOOD RIVER ZONING ORDINANCE SPECIFICALLY TO SECTION 5.06 TA TRANSITIONAL AGRICULTURE DISTRICT, AND SECTION 5.13 I-1 LIGHT INDUSTRIAL DISTRICT; TO ALLOW RECREATIONAL VEHICLE PARKS (RV PARKS) WITHIN THE TA TRANSITIONAL INDUSTRIAL AND I-1 LIGHT INDUSTRIAL DISTRICTS AS CONDITIONAL PERMITTED USES; REPEALING CONFLICTING ORDINANCES; PUBLISHING ORDINANCE IN PAMPHLET FORM; PROVIDING THE EFFECTIVE DATE OF THIS ORDINANCE

Pages 5-7

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.)

1. SHERIFF'S report for the month of July 2025. Handout
2. NATE MAYHEW discuss/approve fire department application for membership. Handout
3. MAYOR CRAMER discuss/approve payment to JK Energy Consulting in the amount of \$9,000 for work completed on the rate study. Page 8

4. JOCELYN RAUERT-CASSIE LECHTENBERG discuss/approve pool updates.

5. MAYOR CRAMER discuss/approve Legacy Station contract.

6. ASHLEY MANNING discuss/approve attending LONM conf. in Sept.

Page 9

7. MAYOR CRAMER discuss/approve payment to W Design (Invoice HE25-0523) in the amount of \$ 6,391.72 for Legacy Station Street project.

Page 10

8. MAYOR CRAMER discuss/approve payment to W Design (Invoice HE25-0520) in the amount of \$2,741.93 FOR Babel's water/sewer project.

Page 11

X. COUNCIL REMARKS:

XI. MAYOR'S REMARKS:

XII. DEPARTMENT'S REMARKS:

XIII. NEXT REGULAR MEETINGS SCHEDULES ARE AS FOLLOWS:

August 19

|

September 2

|

September 16

**Official
City Council Minutes
City of Wood River, Nebraska
Regular Meeting
July 22, 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 July 22, 2025. Notice of the time and place of the meeting was given in advance thereof by publicized notice on July 16, 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: Nielsen, Rotter, Mayhew, Rodriguez, Thompson, Rennau.

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

Public Present: Chad Shuda; Veronica Kaufman; Brian Schmidt

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:

July 8, 2025 Regular Meeting Minutes.

Disbursements reviewed this month by: **Mayhew & Rotter**

Disbursements totaling: **\$110,506.14**

Checks not on list: **\$129,592.72**

Payroll: **\$63,992.22**

Payroll Tax: **\$10,068.22**

Retirement: **\$2,547.84**

SDL Request(s)

Dani Enterprises, Inc. – 8/16/25 3:00pm-12:00am – Babel's Barn

Public Comment: None.

Nielsen made the motion to approve items on the consent agenda as presented. Motion seconded by **Thompson**. Motion carried 6/0.

Veronica Kaufman was present to summarize the quotes received for new library furnishings. She explained that the furniture would be built to suit and all delivery and installation is included. Build time is 7-8 months and Cornhusker is willing to store until building is ready. Quote is for about half of the furniture needed. **Mayhew** motioned to approve quote for \$34,175 from Cornhusker State Industries. Motion seconded by **Thompson**. Motion carried 6/0.

Veronica Kaufman presented a power point to Council explaining the Library's 2025/2026 budget asking. Library is asking for more supplies, staff, programming, continuing education, and capital expenses for a total asking of \$109,530. **Mayhew** asked about grant opportunities. Kaufman explained that the library does apply for any/all appropriate grants. Council will take the request into consideration during budget discussions.

Mayor Cramer offered an update on the proposed Starostka Housing Development stating that there will be a public hearing on August 19 and the City will advertise for bids for other contractors/investors to propose projects.

Mayhew motioned to approve sending Zane, Chad, and Marty to Rubber Glove training in Sidney August 26-28 for \$490.00 per person and hotel accommodations. Motion seconded by **Nielsen**. Motion carried 6/0. Gascho stated that SPPD can be called to assist if any electric issues occur while the others are at training.

Nielsen motioned to approve RDBG loan application received from The Other Side of Nowhere in the amount of \$75,000 on the recommendation provided by Wood River Rural Business Development Revolving Loan Committee. Motion seconded by **Mayhew**. Motion carried 6/0.

Mayhew motioned to approve 2025/2026 contract with Hall County Sheriff's department in the amount of \$96,840.84. Motion seconded by **Rodriguez**. Motion carried 6/0.

Nielsen motioned to approve pay app # 1 from Diamond Engineering in the amount of \$184,556.80 for work completed on the Legacy Station Street project. Motion seconded by **Thompson**. Motion carried 6/0.

Rotter motioned to approve payment to Dunn building LLC in the amount of \$116,500.00 for reimbursement to invoice paid to Fox Construction for project NAHIF-23-TRFH-34010. Motion seconded by **Rodriguez**. Motion carried 6/0.

Mayhew motioned to approve payment to SCEDD in the amount of \$5,000.00 (Invoice 1939) for work completed on Dunn Building project NAHIF-23-TRFH-34010. Motion seconded by **Rennau**. Motion carried 6/0.

Rennau motioned to approve draw request # 8 in the amount of \$121,500.00 for project NAHIF-23-TRFH-34010. Motion seconded by **Rodriguez**. Motion carried 6/0.

Mayhew motioned to approve authorizing Mayor Cramer to sign the Certificate of Occupancy for the Dunn Building. Motion seconded by **Rotter**. Motion carried 6/0.

Nielsen motioned to approve payment to SCEDD in the amount of \$2,185.00 (Invoice 1954) for administrative services project CDBG # 22-PW-009. Motion seconded by **Rotter**. Motion carried 6/0.

Rotter motioned to approve payment to SCEDD in the amount of \$115.00 (Invoice 1955) for construction management project # 22-PW-009. Motion seconded by **Rodriguez**. Motion carried 6/0.

Mayhew motioned to approve draw request # 15 in the amount of \$2,300.00 project # 22-PW-009. Motion seconded by **Rennau**. Motion carried 6/0.

Ashley Manning presented the Treasurer's report for the month of June 2025.

Department Remarks:

Gascho: Thanked everyone for their patience regarding the storm damage and outages.

Council Remarks:

Rotter: Asked if the Sheriff's Department had been asked to police children driving golf carts – Cramer said yes, they've been asked to keep an eye out.

Mayhew: Thanked utility department for their work during outages.

Thompson: Asked if weed letters had been sent – Manning said yes and asked Council to email the City with any concerns on properties so that more letters can be sent.

Nielsen: Mentioned that Fun Fest is happening August 1-2 and asked that utilities open gate/fence and leave barricades out for their use.

Rennau: Asked about zoning for modular homes – Greg explained that most areas allow modular as long as there is a foundation, setbacks are met, etc.

Mayor Remarks:

Mentioned that the burned down trailer on 8th street is scheduled to be demolished by the owner soon.

As there was no further business to come before this session of the Council, Council member **Nielsen** made the motion to adjourn at 7:46 p.m. Motion seconded by **Rotter**.

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

8/5/2025

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

HOMETOWN LEASING	SE	44.71
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Street Fund**Sewer Fund**

W DESIGN	SE	1839.01
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Library Fund

CAPITAL BUSINESS SYSTEMS	SE	49.17
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Fire Fund

MID NE AGENCY	SE	13855.00
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Park Fund

RICKS	SE	1790.50
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REVIEWED BY:

Electric Fund

VILLAGE UNIFORM	SE	159.30
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WAPA	UE	2016.1
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SPPD	UE	9.74
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COUNCIL PERSON

Water Fund

NE PUBLIC HEALTH LAB	SE	727.00
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Police Fund**Senior Center Fund**

DAVE SIDDER	RE	50.00
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DENNIS WAGONER	RE	
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Game & Parks Fund**Pool Fund**

BGP	SE	600.00
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AQUA-CHEM	SU	911.40
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Ambulance Fund

VERIZON	IT	95.72
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Variety Fund

BLACK HILLS	UE	2234.37
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CWR	UE	5148.17
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PRESTO-X	SE	258.97
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STRONG WINDOW	SE	285.75
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HD DISPOSAL	SE	897.37
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CARDMEMBER SERVICE		6072.24
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TOTAL DISB.	\$	37,044.52
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CHECKS NOT ON LIST	\$	308,356.80
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	\$	345,401.32
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Checks not on list

39363 DIAMOND ENGINEERING	184556.80
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39364 DUNN BUILDING LLC	116500.00
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39365 SOUTH CENTRAL ECONOMICS	5000.00
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39366 SOUTH CENTRAL ECONOMICS	115.00
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39367 SOUTH CENTRAL ECONOMICS	2185.00
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**CITY OF WOOD RIVER, NEBRASKA
NOTICE OF PUBLIC HEARING
on
ZONING TEXT AMENDMENT
for
ALLOWING RV PARKS AS A CONDITIONAL USE IN THE TA AND I-1
DISTRICTS**

Notice is hereby given that on August 5, 2025 at 7:05 PM (CST) at the City Council Chambers of the Community Center, 108 West 10th Street, Wood River, Nebraska, the City of Wood River will hold a public hearing on the consideration of a zoning text amendment for allowing RV Parks as a conditional use in the TA Transitional Agriculture and I-1 Light Industrial Districts.

ORDINANCE NO. 595

AN ORDINANCE AMENDING ARTICLE 5: ZONING DISTRICTS OF WOOD RIVER ZONING ORDINANCE SPECIFICALLY TO SECTION 5.06 TA TRANSITIONAL AGRICULTURE DISTRICT, AND SECTION 5.13 I-1 LIGHT INDUSTRIAL DISTRICT; TO ALLOW RECREATIONAL VEHICLE PARKS (RV PARKS) WITHIN THE TA TRANSITIONAL INDUSTRIAL AND I-1 LIGHT INDUSTRIAL DISTRICTS AS CONDITIONAL PERMITTED USES; REPEALING CONFLICTING ORDINANCES; PUBLISHING ORDINANCE IN PAMPHLET FORM; PROVIDING THE EFFECTIVE DATE OF THIS ORDINANCE

WHEREAS, notice as required by law has been given of the requested change in zoning; and

WHEREAS, after causing notice of public hearing to be published in the Clipper as provided by law and after holding a public hearing on August 5, 2025, the City Council found and determined that the zoning ordinance of the City of Wood River, Section 5.06 and Section 5.13 text be amended to include RV parks as permitted conditional uses.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF WOOD RIVER, NEBRASKA, AS FOLLOWS:

Section 1. 5.06.03 is amended to include "Recreation Vehicle Park" as a permitted conditional use; 5.13.03 is amended to include "Recreation Vehicle Park" as a permitted conditional use.

Section 5.06.03 Permitted Conditional Uses of the zoning Ordinance of Wood River is set out in full as follows:

5.06.03 Permitted Conditional Uses:

1. Commercial auction yards and barns.
2. Commercial production and husbandry of livestock, poultry, fish and small animals.
3. Retail sale and distribution of agricultural products that have been produced on the premises.
4. Commercial feedlots.
5. Feed mills.
6. Mining and extraction of natural resources.
7. Commercial greenhouses.
8. Agricultural storage facilities for equipment and grain.

9. Educational institutions, including public and private primary schools, secondary schools including universities, colleges, vocational schools, and business schools.
10. Hospitals, nursing and convalescent homes.
11. Radio, television and wireless communication towers and transmitters, pursuant to Section 7.11.
12. Cemeteries, provided all structures are located at least one hundred feet (100') from all property lines.
13. Water supply and storage facilities, wastewater treatment, sewage disposal, and solid waste disposal facilities.
14. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.
15. Home occupations, pursuant to Section 7.10.
16. Veterinarians' offices and hospitals, and boarding kennels, provided that no structure or building used to house horses or other animals is located closer than one-hundred feet (100') to any residential use.
17. Livestock feeding operations, and the raising and care of animals for 4-H, Future Farmer of America (FFA) or other rural/school organizations, provided no such facility shall have more than three hundred (600) animal units.
18. Wind energy systems on tracts of more than ten (10) acres, pursuant to Section 7.17.
19. Public campgrounds.
20. Kennels and stables, and riding clubs, provided that no structure or building used to house horses or other animals, provided that no structure or building used to house horses or other animals is located closer than one-hundred feet (100') to any residential use.
21. Auto wrecking yards, junk yards, salvage yards, and scrap processing yards.
22. Storage and distribution of anhydrous ammonia, fuel, fertilizer, and other chemicals.
23. Bed and Breakfast establishments.
24. Recreational Vehicle Park

Section 5.13.03 Permitted Conditional Uses of the zoning Ordinance of Wood River is set out in full as follows:

5.13.03 Permitted Conditional Uses:

1. Radio, television and communication towers and transmitters, pursuant to Section 7.10.

2. Overhead and underground utility main transmission lines including but not limited to power, telephone, gas, fuel, or fertilizer lines, substations, terminal facilities, and reservoirs.
3. Auction Sales.
4. Grain Storage.
5. Construction and heavy equipment sales and service.
6. Farm implement sales and service.
7. Truck terminal and dock facilities to include truck washing.
8. Auto body repair and shops.
9. Perimeter security fencing above six (6) feet in height.
10. Recreational Vehicle Park

Section 2. That all Ordinances and parts of Ordinances in conflict herewith are hereby amended to allow residential use as herein ordered and determined.

Section 3. This Ordinance shall be in force and take effect from and after its passage, approval, and publication within fifteen days in one issue of the Wood River Clipper as provided by law.

ENACTED this _____ day of _____, 2025.

Greg Cramer, Mayor

ATTEST:

Ashley Manning, City Clerk

INVOICE

JK ENERGY CONSULTING, LLC
74408 Road 433
Smithfield, NE 68976

jk@jkenergyconsulting.com
+1 (402) 440-0227



Bill to

Ashley Manning
City of Wood River
1002 Main St
PO Box 8
Wood River, NE 68883-0008

Invoice details

Invoice no.: 2478
Terms: Due on receipt
Invoice date: 07/28/2025

#	Product/service	Description	Qty	Rate	Amount
1.	FF Service	Fixed Fee Service - 2025 Cost of Service Study milestone: Submittal of draft reports to City staff on June 27 and June 30, 2025.	1	\$9,000.00	\$9,000.00

Total **\$9,000.00**

Ways to pay

BANK

Note to customer

PLEASE SUBMIT PAYMENT TO:
JK Energy Consulting, LLC
c/o First State Bank Nebraska
560 Sargent Street
Beatrice, NE 68310

[View and pay](#)



2025 ANNUAL CONFERENCE

LEAGUE OF NEBRASKA MUNICIPALITIES

Cornhusker Marriott Hotel, Lincoln

Sept. 24-26, 2025



Delegate Registration

Municipality: _____

Name (as you want it to appear on name tag): _____

Title: _____ Spouse (if attending): _____

First League Conference? Yes _____ No _____

Check # _____ enclosed for \$ _____ (Advanced payment encouraged)

Billing address: _____

Phone: _____

Email: _____ (Required for you to receive electronic handbook.)

	Through Sept. 11	After Sept. 11	Recordings Only (prepayment required)
Wednesday Preconference Seminar: (Includes Preconference electronic handbook)	_____ \$110	_____ \$135	_____ \$110
Thursday & Friday Conference: (Includes electronic handbook) Per city/village official	_____ \$395	_____ \$425	_____ \$395
Partial Conference: (Includes electronic handbook)			
Thursday morning only	_____ \$150	_____ \$170	_____ \$150
Thursday afternoon only	_____ \$150	_____ \$170	_____ \$150
Friday morning only	_____ \$150	_____ \$170	_____ \$150
Conference Total:	\$ _____		
Meals: (not included in registration fee)			
Wednesday Luncheon	_____ \$31		
Thursday Luncheon	_____ \$31		
Meal Total:	\$ _____		
Grand Total:	\$ _____		

- ☐ Preregistration deadline is **Sept. 11**. Registrations received after this date will incur higher registration costs.
- ☐ Advanced registrations not cancelled by **Sept. 11** or "no shows" will be billed for the conference and meals.
- ☐ If you need special accommodations or equipment at this conference, contact the League office by **Sept. 11**.
- ☐ The sessions will be recorded, unless prohibited by the speaker, and emailed to registered delegates for viewing through Dec. 31.

Send registration and payment to: League of Nebraska Municipalities, 1335 L Street, Lincoln, NE 68508; info@lonm.org; or fax 402-476-7052.

[Click here to register and pay online.](#) ***PLEASE NOTE -- There is a credit card processing fee included for each item.***



July 25, 2025

Mr. Greg Cramer
City of Wood River
108 W 10th ST
Wood River, NE

Project #918L-24
Invoice #HE25-0523

INVOICE

Architectural/Engineering Services for Legacy Ave Civil Engineering Project
Per Agreement dated October 8th, 2024

Fee based on 12% of project costs with CO \$ 250,225.68 \$30,027.08

	<u>Percent</u>	<u>Contract Amount</u>	<u>Amount Completed</u>	<u>Amount Now Due</u>
Construction Documents Phase	80%	\$ 24,021.67	100%	\$ 24,021.67
Construction Phase	20%	\$ 6,005.42	80%	\$ 4,804.33
				\$ 28,826.00
		(1) Trip above LoA (43 Mi. @ .73)		\$ 31.39
		(1) Trip above LoA (2 Hr. @ \$130)		\$ 260.00
		Amount Previously Paid		\$ (22,725.67)
		Total Now Due		\$ 6,391.72

Thank You!

REMIT TO:

W Design Associates, Inc.
P. O. Box 99
McCook, NE 69001



July 24, 2025

Mr. Greg Cramer, Mayor
City of Wood River
108 W 10th ST
Wood River, NE

Project #918B-24
Invoice #HE25-0520

INVOICE

Engineering Services - Water & Sewer Extension
Babel Acres 2nd Subdivision Addition

Billing Period: Mar 3, 2025 through June 22, 2025

Fee NTE 15% of Estimated Construction Budget with C.O. 196,623.84 \$29,493.58

Principal	0.00	Hrs.	@	\$135.00	/ Hr.	\$	-
Sr. Professional Engineer	20.25	Hrs.	@	\$130.00	/ Hr.	\$	2,632.50
Professional Engineer	0.00	Hrs.	@	\$120.00	/ Hr.	\$	-
Sr. Technician	0.00	Hrs.	@	\$85.00	/ Hr.	\$	-
Technician	0.00	Hrs.	@	\$75.00	/ Hr.	\$	-
Secretary	0.25	Hrs.	@	\$62.50	/ Hr.	\$	15.63
CAD	0.00	Hrs.	@	\$27.50	/ Hr.	\$	-
Total Station	0.00	Hrs.	@	\$20.00	/ Hr.	\$	-
Mileage	134.00	Mi.	@	\$0.70	/ Mi.	\$	93.80

Total Amount Now Due \$ 2,741.93

Not to exceed (estimated) \$29,493.58
Previous Invoice(s) (\$23,300.02)
Current Invoice \$ (2,741.93)
Amount Remaining \$3,451.63

Thank you!

REMIT TO:

W Design Associates, Inc.
P.O. Box 99
McCook, NE 69001