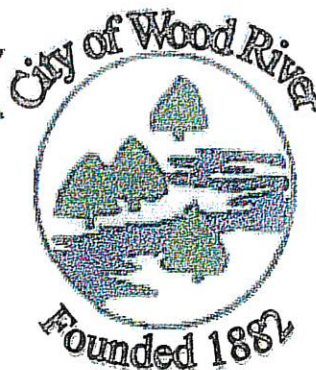


*A Proud Past*

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 September 16

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: September 2, 2025

Pages 1-2

VI. Disbursements \$112,395.94

Page 4

VI. Checks not on the list \$20,440.69

VI. Payroll for August 2025 \$51,912.03

VI. Payroll taxes \$8,917.81



VI. Retirement \$2,547.84

## VII. PUBLIC COMMENT

## VIII. PUBLIC HEARING(s)

7:05pm Public Hearing regarding the proposed 2025/2026 FY budget.

Page 5

7:15pm Public Hearing regarding setting the final tax request.

Page 5

## IX. INTRODUCTION OR ORDINANCES AND RESOLUTIONS

Resolution 2025-212 A Resolution setting the tax request.

Page 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. NATE MAYHEW discuss/approve Fire Department member application.

2. MAYOR CRAMER discuss/approve Final Plat for Thelen Seventh Subdivision.

Page 7

3. MAYOR CRAMER discuss/approve payment to JEO (Invoice 164313) in the amount of \$2,226.18 for project CDBG # 22-PW-009.

Page 8

4. MAYOR CRAMER discuss Legacy Station update.

5. ASHLEY MANNING discuss/approve quote for server.

Page 9

6. ASHLEY MANNING discuss Treasurer's Report for August 2025.

Handout

#### **XI. COUNCIL REMARKS:**

#### **XII. MAYOR'S REMARKS:**

#### **XIII. DEPARTMENT'S REMARKS:**

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

October 7

|

October 21

|

November 4

**Official  
City Council Minutes  
City of Wood River, Nebraska  
Regular Meeting  
September 2, 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. 10<sup>th</sup> St, on September 2, 2025. Notice of the time and place of the meeting was given in advance thereof by publicized notice on August 27, 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; Deputy D. Mendyk; Gail Klingsporn; Veronica Kaufman

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:

**August 19, 2025 Regular Meeting Minutes.**

Disbursements reviewed this month by: **Nielsen & Rodriguez**

Disbursements totaling: **\$159,591.27**

Checks not on list: **\$140,857.75**

Automatic Payments:

Sunlife: **\$183.80**

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

Lincoln Financial: **\$548.00**

Redwing: **\$55.37**

Ameritas: **\$70.56**

Clearly: **\$364.50**

**Public Comment:** None.

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

**Rennau** motioned to approve Josh Gartner's application to become a full member with the Fire Department. Motion seconded by **Thompson**. Motion carried 5/0. Mayhew abstained.

**Mayhew** motioned to approve payment to W Design (Invoice HE25-0535) in the amount of \$2,140.00 for engineering services for the Legacy Station Street Project. Motion seconded by **Rotter**. Motion carried 6/0.

**Nielsen** motioned to approve Change Order #2 in the amount of \$6,725.00 with Diamond Engineering on the Legacy Station Street project. Motion seconded by **Mayhew**. Motion carried 6/0.

**Rotter** motioned to approve payment to JK Energy Consulting (Invoice 2502 & 2499) in the amount of \$7,200.00 for rate study. Motion seconded by **Nielsen**. Motion carried 6/0.

**Nielsen** motioned to enter Public Hearing at 7:05pm regarding application received from Gail Klingsporn for a conditional use permit to allow use of lots located at 212 E 7<sup>th</sup> Street for an RV Park. Motion seconded by **Mayhew**. Council discussed with Klingsporn the need for minimum lot sizes, utility hook ups, clearly marked spots, minimum space between spots, and a maximum number of campers allowed. As there was no further discussion **Nielsen** motioned to move out of Public Hearing at 7:12pm. Motion seconded by **Mayhew**.

**Nielsen** motioned to introduce Resolution 2025-211 A Resolution authorizing a conditional use of real estate located at 212 E 7<sup>th</sup> St., Wood River, Hall County, Nebraska, amending the Resolution as prepared to add condition items #9-14 listing out the additional restrictions discussed during the Public Hearing. Motion seconded by **Mayhew**. Motion carried 6/0.

Deputy D. Mendyk was present to summarize the Sheriff's report for August.

Mayor Cramer offered an update on the Starostka Housing project stating that Mike Bacon is working with Jim Rennau to put together a purchase agreement.

Ashley Manning summarized the proposed 2025/2026 FY budget.

**Department Remarks:**

**Manning:** Stated that 1 space has been sold for Junk Jaunt.

**Council Remarks:**

**Thompson:** Asked Gascho to get the trees trimmed out of power lines soon. Mentioned that there are some cars parked in yards, vehicles with no tires, etc. – would like letters sent.

**Mayor Remarks:**

1) Stated that Legacy Station demo will begin this week. Cloudburst is scheduled to get sprinkler lines and grass laid in October. 2) Chad Gideon asked if the City would be interested in purchasing trees again this year.

As there was no further business to come before this session of the Council, Council member **Nielsen** made the motion to adjourn at 7:58 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](http://www.woodriverne.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

9/16/2025

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

**General Fund**

ASHLEY MANNING	RE	40.00
ERICA CLARK	RE	40.00
LINCOLN JOURNAL	SE	63.60
CAPITAL	SE	1687.91
CAPITAL	SE	421.52

**Street Fund**

CHAD SHUDA	RE	40.00
HOOKER BROS	SU	284.10
NMC	SU	720.21

**Sewer Fund**

MARTY BROWN	RE	40.00
HACH	SU	136.53

**Library Fund**

CAPITAL BUSINESS	SE	31.66
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REVIEWED BY:

**Fire Fund**

HERITAGE INS		2192.40
CPI	SU	1485

**Park Fund**

ISS	SU	509.38
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**Electric Fund**

BRENT GASCHO	RE	40.00
ONE CALL CONCEPTS	SE	60.99
WAPA		1949.90
WESCO	SU	1136.50
SPPD	UE	9.74
SPPD	UE	82778.68
CONSTRUCTION RENTAL	SU	277.34

COUNCILPERSON

**Water Fund**

ZANE STRODE	RE	40.00
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**Police Fund**

HALL COUNTY SHERIFF		7950.80
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**Senior Center Fund**

DENNIS WAGONER	RE	762.00
STICK CREEK		6160.00
CLIPPER	SE	78.00

**Ambulance Fund**

BOUND TREE	SU	201.84
KWB		330.00

**Variety Fund**

CLIPPER	SE	678.11
BB'S	SU	302.72
NTT	SE	254.76
PRESTO X	SE	235.40
MENARDS		859.97
ARNOLD MOTOR	SU	76.88
RODRIGUEZ SISTERS	SE	520.00

TOTAL DISB.	\$	112,395.94
CHECKS NOT ON LIST	\$	20,440.69
	\$	132,836.63

**Checks not on list:**

39475 W DESIGN	2140.00
39476 JK ENERGY	7200.00
39477 HALL CO BLDG INSP	11100.69

**APPLICATION FOR PERMIT TO CUT/GRIND CURB,  
PAVEMENT OR SIDEWALK**

**TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF  
WOOD RIVER, NEBRASKA:**

The undersigned H+H management hereby makes application,  
under provisions of Section 8-401 of the Municipal Code of the City of Wood  
River, Nebraska, for permission to cut/grind the (curb, pavement, sidewalk) at  
the following location:

Street Address: 207 Thelen

Legal Address: Thelen 5th  
Sub Lot 11 Wood River

For the purpose of: curb cut - To install  
Driveway at New home

Owner of Property: \_\_\_\_\_  
(if different than above)

(A rough drawing is attached to this sheet showing plans for cuts/grinding.)

I, the undersigned, hereby understand that all work must be done under the  
direct supervision and approval of the City of Wood River Utilities  
Superintendent.

Dated this 12<sup>th</sup> day of Sept, 2025

H+H management  
Applicant (Signature)



— | — | —  
26' curb cut  
in front of Garage



**2025-2026  
STATE OF NEBRASKA  
CITY/VILLAGE BUDGET FORM**

**City of Wood River**  
TO THE COUNTY BOARD AND COUNTY CLERK OF  
Hall County

**This budget is for the Period October 1, 2025 through September 30, 2026**

**Upon Filing, The Entity Certifies the Information Submitted on this Form to be Correct:**

The following <b>PERSONAL AND REAL PROPERTY TAX</b> is requested for the ensuing year:	
813,256.07	Property Taxes for Non-Bond Purposes
130,120.97	Principal and Interest on Bonds
943,377.04	<b>Total Personal and Real Property Tax Required</b>
162,651,217.00	<b>Total Certified Valuation (All Counties)</b> (Certification of Valuation(s) from County Assessor <i>MUST</i> be attached)
<b>County Clerk's Use ONLY</b>	
<b>Projected Outstanding Bonded Indebtedness as of October 1, 2025</b> (As of the Beginning of the Budget Year)	
3,155,000.00	Principal
441,250.00	Interest
3,596,250.00	<b>Total Bonded Indebtedness</b>
<b>Report of Joint Public Agency &amp; Interlocal Agreements</b> Was this Subdivision involved in any Interlocal Agreements or Joint Public Agencies for the reporting period of July 1, 2024 through June 30, 2025? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If YES, Please submit Interlocal Agreement Report by September 30th.	
<b>Report of Trade Names, Corporate Names &amp; Business Names</b> Did the Subdivision operate under a separate Trade Name, Corporate Name, or other Business Name during the period of July 1, 2024 through June 30, 2025? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, Please submit Trade Name Report by September 30th.	
<b>Submission Information</b>	
<b>Budget Due by 9-30-2025</b> <b>Submit budget to:</b> 1. Auditor of Public Accounts -Electronically on Website or Mail 2. County Board (SEC. 13-508), C/O County Clerk	
<b>APA Contact Information</b> Auditor of Public Accounts PO Box 98917 Lincoln, NE 68509 Telephone: (402) 471-2111      FAX: (402) 471-3301 Website: <a href="mailto:auditors.nebraska.gov">auditors.nebraska.gov</a> Questions - E-Mail: <a href="mailto:Jeff.Schreier@nebraska.gov">Jeff.Schreier@nebraska.gov</a>	



City of Wood River  
IN  
Hall County, Nebraska

NOTICE OF BUDGET HEARING AND BUDGET SUMMARY

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Sections 13-501 to 13-513, that the governing body will meet on the 16 day of September 2025, at 7:05 o'clock P.M., at 108 W. 10th St. Wood River, NE for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to the following proposed budget. The budget detail is available at the office of the Clerk during regular business hours.

2023-2024 Actual Disbursements & Transfers	\$	4,961,890.08
2024-2025 Actual/Estimated Disbursements & Transfers	\$	6,224,881.98
2025-2026 Proposed Budget of Disbursements & Transfers	\$	11,968,390.81
2025-2026 Necessary Cash Reserve	\$	209,799.98
2025-2026 Total Resources Available	\$	12,178,190.79
Total 2025-2026 Personal & Real Property Tax Requirement	\$	943,377.04
Unused Budget Authority Created For Next Year	\$	18,408.39

Breakdown of Property Tax:

Personal and Real Property Tax Required for Non-Bond Purposes	\$	813,256.07
Personal and Real Property Tax Required for Bonds	\$	130,120.97

NOTICE OF SPECIAL HEARING TO SET FINAL TAX REQUEST

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Section 77-1632, that the governing body will meet on the 16 day of September 2025, at 7:15 o'clock P.M., at 108 W. 10th St. Wood River, NE for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to setting the final tax request.

	2024	2025	Change
Operating Budget	12,380,477.23	11,968,390.81	-3%
Property Tax Request	\$ 776,110.09	\$ 943,377.04	22%
Valuation	133,812,084	162,651,217	22%
Tax Rate	0.500000	0.580000	16%
Tax Rate if Prior Tax Request was at Current Valuation	0.477162		

**RESOLUTION SETTING THE PROPERTY TAX REQUEST**

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the City of Wood River passes by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request;

NOW, THEREFORE, the Governing Body of the City of Wood River resolves that:

1. The 2025-2026 property tax request be set at:

General Fund: \$ 813,256.07

Bond Fund: \$ 130,120.97

2. The total assessed value of property differs from last year's total assessed value by 21.55 percent.
3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property would be 0.477162 per \$100 of assessed value.
4. The City of Wood River proposes to adopt a property tax request that will cause its tax rate to be 0.58 per \$100 of assessed value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of Wood River will increase (or decrease) last year's budget by -3.33 percent.
6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2025.

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to adopt Resolution # \_\_\_\_\_.

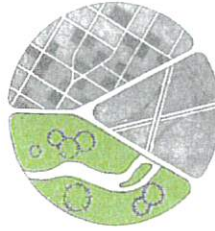
Voting yes were:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Voting no were:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

September 4, 2025

Dear Mayor and City Council:

**RE: Final Plat – Thelen Seventh Subdivision.**

At the regular meeting of the Regional Planning Commission, held September 3, 2025, the above item was considered. This final plat proposed to create 4 lots on a 0.881 acre parcel of land (Lot 14 Thelen Fifth Subdivision) located of south Wood River Road and west of Marshall Street in the City of Wood River. This property is zoned R-9 Low Density Residential District.

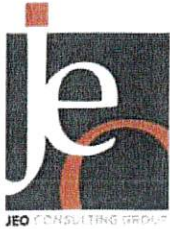
A motion was made by Ruge and second by Monter to **approve** the Final Plat for Thelen Seventh Subdivision in Wood River.

A roll call vote was taken and the motion passed with 8 members voting in favor (Nelson, Allan, O'Neill, Ruge, Monter, Avery, Robb, Barnes) and no members present voting no or abstaining (Rainforth, Goplin, Simmerman and Doane were absent).

Yours truly,

Chad Nabity, AICP  
Regional Planning Director

cc: Wood River City Clerk  
Wood River City Attorney  
County Building Inspector  
County Public Works  
County Zoning Administrator  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Olsson Associates  
County Election Commissioner



Engineering | Architecture | Surveying | Planning

Invoice

September 8, 2025

Project No: R222241.00

Invoice No: 164313

Invoice Amount: 2,226.18

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 August 29, 2025**

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
<b>Lump Sum Phase(s)</b>					
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
<b>Hourly Phase(s)</b>					
Bidding and Negotiation			\$12,593.25	\$12,593.25	0.00
Construction Administration			\$470.00	0.00	\$470.00
Redesign			\$26,896.50	\$25,909.00	\$987.50
Reimbursable Expenses			\$2,565.82	\$1,797.14	\$768.68
<b>Total</b>	<b>\$72,000.00</b>		<b>\$114,525.57</b>	<b>\$112,299.39</b>	<b>\$2,226.18</b>
<b>Total Amount Due Upon Receipt :</b>					<b>\$2,226.18</b>

Email Invoice: [clerkcwr@woodriverne.com](mailto:clerkcwr@woodriverne.com) CC: [LoriF@SCEDD.us](mailto:LoriF@SCEDD.us)

## ***Proposed Server Leased Option (36 Months)***

PROPOSED SERVICES	MONTHLY SERVICE CHARGES	
1 - Elite Server Care	\$	69.50
1 - Sentinel One MDR	\$	10.00
-		
Lease Payment for Equipment and Projects below	\$	208.21
<b>Equipment</b>		
1 - HPE ProLiant MicroServer Gen11		Included
1 - Microsoft Windows Server 2022 Standard		Included
1 - Microsoft License 5 Device CAL		Included
1 - 3YR Warranty On-site Parts&Labor		Included
-		
<b>Professional Services and Projects</b>		
Onboarding Project		
<b>Monthly Total</b>	<b>\$</b>	<b>287.71</b>

## ***Purchase option***

PROPOSED SERVICES	MONTHLY SERVICE CHARGES	
1 - Elite Server Care	\$	69.50
1 - Sentinel One MDR	\$	10.00
-		
<b>Services Total</b>	<b>\$</b>	<b>79.50</b>
<b>Equipment</b>		<b>One Time Charges</b>
1 - HPE ProLiant MicroServer Gen11	\$	1,612.80
1 - Microsoft Windows Server 2022 Standard	\$	1,313.09
1 - Microsoft License 5 Device CAL	\$	261.93
1 - 3YR Warranty On-site Parts&Labor	\$	105.58
-	\$	-
<b>Equipment Total</b>	<b>\$</b>	<b>3,293.40</b>
<b>Professional Services and Projects</b>		<b>One Time Charges</b>
Server Setup and deploy		
<b>Professional Services and Projects Total</b>	<b>\$</b>	<b>1,560.00</b>