

**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. 10<sup>th</sup> 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 9<sup>th</sup> St.  
Wood River, NE

WR Community Center  
108 W 10<sup>th</sup> 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 HR-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](http://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

4/5/2022

CLAIMS

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

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
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Park Fund

ACE HARDWARE	SU	30.99
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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

REVIEWED BY:

COUNCILPERSON

Police Fund

HALL CO SHERIFF	SE	7494.40
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Game & Park Fund

NEBR GAME & PARKS	DM	45.00
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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
CITY OF WR	UE	5528.18

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

Checks not on list

36041 CDS INSPECTIONS	136.51
36042 HR-06	309.88
36043 ENGLAND ELECTRIC	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

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 COUNTY, NEBRASKA

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

ATTEST:

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

04/01/22  
08:25

Hall County Sheriff's Office  
Law Incident Summary Report, by Nature

952  
Page: 1

Number	Time and Date	Nature	Address	Loctn	Dsp
Agency: Hall Co. Sheriff's Office					
L22030937	04:56:58 03/14/22	Agency Assist	208 THIRTEENTH ST E, Wood	WOOD	CLO
L22030662	12:00:45 03/09/22	Assist Medical		WOOD	CLO
L22031049	16:32:07 03/15/22	Assist Medical		WOOD	CLO
L22031175	07:35:49 03/17/22	Assist Medical		WOOD	CLO
L22031389	06:40:41 03/20/22	Assist Medical		WOOD	CLO
L22031897	11:29:34 03/26/22	Assist Medical		WOOD	CLO
L22030033	13:05:26 03/01/22	Citizen Assist	1313 MARSHALL ST, Wood Riv	WOOD	CLO
L22030127	10:20:30 03/02/22	Civil Forfeitur		WOOD	CLO
L22031895	10:54:41 03/26/22	Juvenile Prob		WOOD	CLO
L22031010	07:47:45 03/15/22	Motorist Assist	COTTONWOOD ST & OLD MILITA	WOOD	CLO
L22031361	21:45:13 03/19/22	Motorist Assist	US HIGHWAY 30 W & COTTONWO	WOOD	CLO
L22030739	22:40:02 03/10/22	Suspicious	US HIGHWAY 30 W & EAST ST,	WOOD	CLO
L22032182	03:55:02 03/30/22	Suspicious	403 NINTH ST W, Wood River	WOOD	CLO
L22030329	20:30:05 03/04/22	Traffic Stop	108 EIGHTH ST W; CASEYS CO	WOOD	CLO
L22030330	20:43:17 03/04/22	Traffic Stop	US HIGHWAY 30 W & COTTONWO	WOOD	CLO
L22030333	21:12:24 03/04/22	Traffic Stop	US HIGHWAY 30 W & PINE ST,	WOOD	CAA
L22030335	21:23:03 03/04/22	Traffic Stop	US HIGHWAY 30 W & COTTONWO	WOOD	CLO
L22030811	04:03:20 03/12/22	Traffic Stop	US HIGHWAY 30 W & MARSHALL	WOOD	CAA
L22030866	21:37:10 03/12/22	Traffic Stop	US HIGHWAY 30 W & WEST ST,	WOOD	CLO
L22030868	22:04:00 03/12/22	Traffic Stop	US HIGHWAY 30 W & COTTONWO	WOOD	CLO
L22031282	20:48:31 03/18/22	Traffic Stop	US HIGHWAY 30 W & WEST ST,	WOOD	CLO
L22031285	21:04:19 03/18/22	Traffic Stop	US HIGHWAY 30 W & DODD ST,	WOOD	CLO
L22031365	22:02:48 03/19/22	Traffic Stop	US HIGHWAY 30 W & PINE ST,	WOOD	CLO
L22031367	22:25:30 03/19/22	Traffic Stop	US HIGHWAY 30 W & COTTONWO	WOOD	CLO
L22031368	22:37:05 03/19/22	Traffic Stop	US HIGHWAY 30 W & PINE ST,	WOOD	CLO
L22031454	04:26:58 03/21/22	Traffic Stop	US HIGHWAY 30 W & COTTONWO	WOOD	CLO
L22031535	23:03:50 03/21/22	Traffic Stop	US HIGHWAY 30 W & WALNUT S	WOOD	CLO
L22031631	04:09:20 03/23/22	Traffic Stop	US HIGHWAY 30 W & DODD ST,	WOOD	CLO
L22031634	05:20:21 03/23/22	Traffic Stop	US HIGHWAY 30 W & 130TH RD	WOOD	CLO
L22031725	10:14:45 03/24/22	Traffic Stop	US HIGHWAY 30 W & COTTONWO	WOOD	CLO
L22031740	12:57:20 03/24/22	Traffic Stop	US HIGHWAY 30 W & COTTONWO	WOOD	CLO
L22031776	20:41:55 03/24/22	Traffic Stop	US HIGHWAY 30 W & COTTONWO	WOOD	CLO
L22031787	00:05:30 03/25/22	Traffic Stop	US HIGHWAY 30 W & DODD ST,	WOOD	CLO
L22031831	13:56:41 03/25/22	Traffic Stop	US HIGHWAY 30 W & 130TH RD	WOOD	CLO
L22031855	15:41:16 03/25/22	Traffic Stop	US HIGHWAY 30 W & COTTONWO	WOOD	CLO
L22032063	15:35:24 03/28/22	Traffic Stop	COTTONWOOD ST & NEBRASKA H	WOOD	CLO
L22032067	16:03:19 03/28/22	Traffic Stop	US HIGHWAY 30 W & LILLEY S	WOOD	CAA
L22032071	17:09:29 03/28/22	Traffic Stop	DODD ST & TENTH ST W, Wood	WOOD	CAA
L22032112	09:15:54 03/29/22	Traffic Stop	140TH RD S & 140TH RD S, W	WOOD	CAA
L22032117	09:51:15 03/29/22	Traffic Stop	140TH RD N & 140TH RD N, W	WOOD	CAA
L22031166	21:48:30 03/16/22	Warrant	208 THIRTEENTH ST E, Wood	WOOD	CLO
L22031203	14:17:13 03/17/22	Welfare Check		WOOD	CLO
Total Incidents for This Agency:			42		

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Total Incidents for This Report: 42  
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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>		<u>Detail Time</u>		<u>C.I.D.</u>	
<b>213.66 Hours</b>		<b>2.63 Hours</b>		<b>Zero Hours</b>	
Agency Assist	1	Juvenile Problem	1	Warrant	1
Assist Medical	5	Motor Assist	2	Welfare Check	1
Citizen Assist	1	Suspicious	2		
Civil Forfeiture	1	Traffic Stop	27		

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

Sincerely,

*Rick Conrad*

Rick Conrad  
Sheriff of Hall County

RC/ds  
enc.

Date of Issuance: **December 14, 2021**      Effective Date: **December 14, 2021**  
 Owner: **City of Wood River**      Owner's Contract No.:  
 Contractor: **Diamond Engineering Company**      Contractor's Project No.:  
 Engineer: **JEO Consulting Group, Inc.**      Engineer's Project No.: **190391**  
 Project: **2021 Downtown Revitalization**      Contract Name: **2021 Downtown Revitalization**

The Contract is modified as follows upon execution of this Change Order:  
 Description: **Balancing Quantities**

Attachments: **None**

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>695,336.75</u>	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Increase from previously approved Change Orders No. <u>1</u> to No. <u>1</u> : \$ <u>(28,056.05)</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>  </u> to No. <u>  </u> : Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>667,280.70</u>	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Increase of this Change Order: \$ <u>(20,828.50)</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$ <u>646,452.20</u>	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ days or dates

<p><b>RECOMMENDED:</b>                  By: <u>[Signature]</u>                  Title: <u>Project Engineer</u>                  Date: <u>December 14, 2021</u></p>	<p><b>ACCEPTED:</b>                  By: _____                  Title: <u>Owner (Authorized Signature)</u>                  Date: _____</p>	<p><b>ACCEPTED:</b>                  By: <u>[Signature]</u>                  Title: <u>PRESIDENT</u>                  Date: <u>12-14-21</u></p>
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Approved by Funding Agency (if applicable)  
 By: \_\_\_\_\_  
 Title: \_\_\_\_\_

Date: \_\_\_\_\_







**CERTIFICATE OF SUBSTANTIAL COMPLETION**

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Owner:	The City of Wood River	Owner's Contract No.:	
Contractor:	The Diamond Engineering Company	Contractor's Project No.:	
Engineer:	JEO Consulting Group, Inc.	Engineer's Project No.:	190391.00
Project:	2021 Downtown Revitalization	Contract Name:	2021 Downtown Revitalization

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**This Certificate of Substantial Completion applies to:**

- All Work  The following specified portions of the Work:

12/17/2021

**Date of Substantial Completion**

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract, except as amended as follows: *[Note: Amendments of contractual responsibilities recorded in this Certificate should be the product of mutual agreement of Owner and Contractor; see Paragraph 15.03.D of the General Conditions.]*

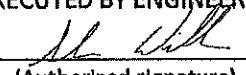
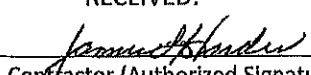
Amendments to Owner's responsibilities:  None  As follows

Amendments to Contractor's responsibilities:  None  As follows

The following documents are attached to and made a part of this Certificate: *punch list*

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

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<b>EXECUTED BY ENGINEER:</b>	<b>RECEIVED:</b>	<b>RECEIVED:</b>
By: <u></u>	By: _____	By: <u></u>
(Authorized signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Construction Engineer</u>	Title: _____	Title: <u>PRESIDENT</u>
Date: <u>12/29/2021</u>	Date: _____	Date: <u>DEC 29th 2021</u>

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# Punch List Document

**DATE** | 12/3/2021  
**PROJECT** | 2021 Downtown 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
- Complete SL1 joints along building fronts
- Pour landscape barrier slab
- Replace curb inlet grate with correct grate at intersection at East and 9<sup>th</sup> Street
- Remove sand backfill and place with dirt
- Complete backfill
- Complete landscaping
- Clean up staging area

### Punch List Items

#### Completed:

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ENGINEER

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Date