

**Official
City Council Minutes
City of Wood River, Nebraska
Regular Meeting
May 3, 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. 10th St, on May 3, 2022. Notice of the time and place of the meeting was given in advance thereof by publicized notice on April 27, 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: Nielsen, Rotter, Thompson & Moore.

City Officials Present: Ashley Manning, City Clerk; Christina Wemhoff, Treasurer.

Public Present: Tyler Doane; Grant Packer; Veronica Kaufman; Myriah Leisher; Cassie Watts.

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:

April 19, 2022, Regular Meeting Minutes.

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

Disbursements totaling: **\$73,937.08**

Checks not on list: **\$2,071.82**

Sunlife Financial: **\$169.52**

Blue Cross BlueShield: **\$6,724.98**

Lincoln Financial Group: **\$579.75**

Redwing Software **\$10.00**

Ameritas **\$49.00**

SDL Requests

Wedding Reception 6/18/22 4:00pm – 1:00am

MNO Hometown Market
118 E 9th St.
Wood River, NE

Babel's Barn
510 W Old Military Rd
Wood River, NE

Nielsen made the motion to approve items on the consent agenda. Motion seconded by **Rotter**. Motion carried. 4/0. Garcia absent; vacancy in Ward 3.

Nielsen motioned to introduce Resolution 2022-181: A RESOLUTION ADOPTING THE MOST RECENT AND FEMA APPROVED VERSION OF THE CENTRAL PLATTE NRD MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN UPDATE IN ITS ENTIRETY. Motion seconded by **Thompson**. Motion carried 4/0. Garcia absent; vacancy in Ward 3.

Deputy Jones with the Hall County Sheriff's Office was present to offer a summary of the Sheriff's Report for April 2022.

The City received three bids for the lot located at 1103 Dodd St. After opening and discussing bids received, **Rotter** motioned to accept bid received from JET Development in the amount of \$9,000.00. Motion seconded by **Moore**. Motion carried 4/0. Garcia absent; vacancy in Ward 3.

Nielsen motioned to approve resignation letter received from Councilmember Rennau and approved advertising the vacancy. Motion seconded by **Rotter**. Motion carried 4/0. Garcia absent; vacancy in Ward 3.

There was a discussion regarding equipment at the ball fields and what is the City's responsibility versus the Ball Association's responsibility; specifically a new popcorn machine is needed. The Ball Association is to purchase the machine, the City will help to maintain and store it. The City provides all maintenance and repairs to the structures at the ball fields.

Mayor Cramer plans for the City to develop its own food program and will submit a proposal to the Midland Area Agency on Aging. Plans to receive bids from Stick Creek Kid's kitchen as well as the Medina Street Vault in Cairo. Advertisement for Senior Center Director will be in next week's paper as well as posted around town and on our website.

Mayor Cramer discussed the Compliance Order received from the EPA regarding an inspection completed in August of 2021. Ammonia levels were too high and there was a record keeping discretion. The aeration system has been upgraded since part of the out of compliance tests were performed. Neil and Steve Wolford were present to discuss the Order and suggested that more time needs spent on cleaning and maintaining the system, especially the sludge skimmer and baffles. Wolford, Cramer, and Gascho will have a conference call with a representative with the EPA yet this week and ask for a possible extension on the 12 month timeline for any needed repairs/upgrades set by the EPA order. Wolford also suggested more testing if the levels are high to get a more accurate average.

Rotter motioned to approve payment to Felsburg Holt Ullevig in the amount of \$1,584.03 (Invoice 33324) for Advanced Assistance project work. Motion seconded by **Nielsen**. Motion carried 4/0. Garcia absent; vacancy in Ward 3.

Nielsen motioned to approve payment to JEO in the amount of \$1,987.50 for work completed on the Electrical GIS project. Motion seconded by **Rotter**. Motion carried 4/0. Garcia absent; vacancy in Ward 3.

Thompson motioned to approve payment to SCEDD in the amount of \$8,150.00 (Invoice 1395) for grant administration services on project 19-DTR-108. Motion seconded by **Moore**. Motion carried 4/0. Garcia absent; vacancy in Ward 3.

Moore motioned to approve payment to SCEDD in the amount of \$2,650.00 (Invoice 1394) for construction management services on project 19-DTR-108. Motion seconded by **Thompson**. Motion carried 4/0. Garcia absent; vacancy in Ward 3.

Rotter motioned to approve a future draw request for the above items for project 19-DTR-108. Motion seconded by **Moore**. Motion carried 4/0. Garcia absent; vacancy in Ward 3.

Myriah Leisher and Cassie Watts discussed their progress on pool operations for this season. They currently have 3 managers hired. Still need about 8 more lifeguards. They plan on holding more interviews next week. Garcia is working on putting together an opening and closing checklist to streamline those processes. Myriah will put out the presale date next week. Swim lessons and private parties can be booked during the presale. Hoping to have enough staff trained and ready to open around Memorial Day. Myriah and Cassie asked Council if they could offer referral bonuses again this year to draw more applicants. **Nielsen** motioned to approve offering a \$50 bonus to the referring employee and a \$50 bonus for those employees that stay all summer long. Motion seconded by **Moore**. Motion carried 4/0. Garcia absent; vacancy in Ward 3.

Department Remarks:

Manning: Graham is asking to be annexed in, Chad Nabity has the application on their May 11th meeting, Ordinance and Regional Planning approval will be on our next meeting.

Kaufman: 2,000 books have been taken off of the shelves, plans for Friends of the Library to sell books at an upcoming garage sale at Stick Creek Kids. What is not sold could be donated to Shelton Library.

Council Remarks:

Nielsen: There is still enough money for another homeowner in the Housing Rehab program for anyone effected during the 2019 floods. Money must be spent by December 31st.

Rotter: The public has displayed frustration regarding the pool, specifically wanting to be able to schedule pool parties and swim lessons prior to the week before opening.

Mayor's Remarks:

Community needs survey public meeting is tomorrow at 6:00.

As there was no further business to come before this session of the Council, Council member **Nielsen** made the motion to adjourn at 8:32 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. You can preview all ordinances and resolutions at the city office during regular business hours.

Greg Cramer, Mayor

Ashley Manning, City Clerk

CLAIMS

5/17/2022

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

SVEHLA LAW	SE	500.00
LINCOLN JOURNAL STAR	SE	17.22

Street Fund

CHAD SHUDA	RE	30.00
UNION PACIFIC	DM	250.00

Sewer Fund

BRYAN KLIMEK	RE	30.00
PLATTE VALLEY LAB	SE	375.00
BRYAN KLIMEK	RE	80.00

Fire Fund

GABRIELA RODRIGUEZ	SE	50.00
MARIA RODRIGUEZ	SE	50.00
INLAND TRUCK PARTS	RP	166.12
THERMO KING	RP	192.70
MEININGER FIRE	SE	160.50
BLACK HILLS ENERGY	UE	91.60

Park Fund

AG SERVICES	SU	350.00
RICKS FERTILIZING	SE	2943.57
SITEONE	SU	1843.72
LOUP VALLEY LIGHTING	RP	375.00
MENARDS	SU	78.40

Electric Fund

CHARTER	UE	27.51
WAPA	UE	1552.20
SPPD	UE	1620.00
WESCO	SU	365.00
ONE CALL CONCEPTS	OE	45.16
BRENT GASCHO	RE	30.00

Water Fund

ITRON	SE	44.10
ZANE STRODE	RE	30.00
ATLAS AUTOMATION	RP	107.00

Community Development Fund

ACE IRRIGATION	SU	3745.50
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Pool Fund

EAKES	SU	93.46
CONSTRUCTION RENTAL	SU	319.28

Ambulance Fund

OMNI	SE	178.58
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Variety Fund

CLIPPER	SE	431.70
ACE HARDWARE	MI	42.91
GRAND ISLAND CLINIC	SE	95.00
NT&T	UE	936.70
PRESTO-X	SE	139.00
RE MEAD	MI	405.35
WILLIS	MI	398.68
CPI	MI	1430.58

REVIEWED BY: _____

COUNCILPERSON _____

TOTAL DISB.	\$	19,621.54
CHECKS NOT ON LIST	\$	14,371.53
	\$	33,993.07

Checks not on list

36134 FELSBURG HOLT ULLEVIG	1584.03
36135 JEO	1987.50
36136 SCEDD	8150.00
36137 SCEDD	2650.00

**Special Designated License
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

NIGHTLIFE CONCEPTS INC

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)
15 W 23RD ST, KEARNEY, NE 68847

Retail Liquor License Address or Non-Profit Business Address
CK-059311

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only 6/11/22

Event Date(s): _____
Event Start Time(s): 3:00PM _____
Event End Time(s): 1:00AM _____

Alternate Date: _____

Alternate Location Building & Address: _____
BABEL'S BARN

Event Building Name: _____
Event Street Address/City: 510 W OLD MILITARY RD, WOOD RIVER, NE

Indoor area to be licensed in length & width: 100 60 X _____

Outdoor area to be licensed in length & width: _____ X _____ (Diagram Form #109 must be attached)

Type of Event: _____ Estimate # of attendees: _____

Type of alcohol to be served: Beer Wine Distilled Spirits
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: YOUSEF GHAMEDI Event Contact Phone Number: 4027305577

Event Contact Email: YGHAMEDI@GMAIL.COM

*Signature Authorized Representative:  Printed Name YOUSEF M GHAMEDI

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ OR County of _____ approves the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

Date

**Special Designated License
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

YZGYZ, LLC dba THE FILLING STATION

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

217 E STOLLEY PARK RD STE N GRAND ISLAND NE 68801

Retail Liquor License Address or Non-Profit Business Address

CK-113025

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only

Event Date(s):

7/30/22

Event Start Time(s):

4PM

Event End Time(s):

10PM

Alternate Date:

Alternate Location Building & Address:

Event Building Name: BABEL'S BARN

Event Street Address/City: 510 W OLD MILITARY RD WOOD RIVER NE 68883

Indoor area to be licensed in length & width: 105 X 90

Outdoor area to be licensed in length & width: ___ X ___ (Diagram Form #109 must be attached)

Type of Event: WEDDING RECEPTION Estimate # of attendees: 150

Type of alcohol to be served: Beer Wine Distilled Spirits
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: Shauna Forbes/Jim Rayburn Event Contact Phone Number: 308-380-0421/308-380-7797

Event Contact Email: shaunaforbes@gmail.com/jrayburn70@yahoo.com

*Signature Authorized Representative:  Printed Name: Shauna M Forbes.

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ OR County of _____ approves the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

Date

ORDINANCE NO. 577

AN ORDINANCE ANNEXING CERTAIN TERRITORY AS SHOWN ON THE ANNEXATION PLAT PREPARED BY JEO CONSULTING GROUP, ADAM J. GOERTZEN, A PROFESSIONAL LAND SURVEYOR, DATED APRIL 6, 2022, LOCATED IN SECTION EIGHTEEN OF TOWNSHIP TEN NORTH RANGE ELEVEN WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA. 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

WHEREAS, the owner of the property located in the Southwest Quarter of the Southeast Quarter of Section Eighteen, Township Ten North Range Eleven West as shown on the Annexation Plat as Lot 1 prepared by JEO Consulting Group, Adam J. Goertzen, a professional land surveyor dated April 6, 2022 filed with the City and the Regional Planning Commission an application for annexation of said property; and

WHEREAS, the Regional Planning Commission on May 11, 2022 held a public hearing and made a recommendation on the proposed annexation of such area; and

WHEREAS, a public hearing before the City Council was held on May 17, 2022 it appears that the annexation of such territory is deemed necessary for the welfare of the residents and property owners of the territory and the City as a whole.

NOW THEREFORE be it ordained by the Mayor and the Council of the City of Wood River, Hall County, Nebraska.

Section One

By this Ordinance there is annexed to the City of Wood River, Hall County, Nebraska and incorporated within the corporate boundaries of the City the following territory adjoining the present corporate boundaries of the City, all of the property as shown as Lot 1 on the Annexation Plat, prepared by JEO Consulting Group, Adam J. Goertzen, a professional land surveyor dated April 6, 2022 more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE N00°44'06"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 187.58 FEET; THENCE S89°19'35"E, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 147.58 FEET; THENCE S00°44'06"E, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 187.58 FEET TO SAID SOUTH LINE; THENCE N89°19'35"W ON SAID SOUTH LINE, A DISTANCE OF 147.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.63 ACRES, MORE OR LESS.

Section Two

The corporate limits of the City of Wood River are extended and increased so as to include and embrace within the corporate limits of the City of Wood River the territory described in Section One above and such territory is declared to be a part of the City of Wood River, Hall County, Nebraska.

Section Three

Police, fire and snow removal benefits are available to the area annexed. City water service and sewer service will be available as provided by law.

Section Four

The Annexation Plat dated April 6, 2022 attached to this Ordinance is an accurate map of the territory annexed and such Annexation Plat is adopted as the official map of the territory annexed and the Mayor of the City of Wood River is authorized and directed to certify that the map is an accurate map of the territory annexed under the provisions of this Ordinance and to record in the Office of the Register of Deeds of Hall County, Nebraska this Ordinance together with a copy of the official map certified by the surveyor.

Section Five

This Ordinance shall take effect upon its final passage and its publication within fifteen (15) days in one issue of The Clipper as provided by law.

Passed and approved this _____ day of _____, 2022.

Greg Cramer, Mayor

ATTEST:

Ashley Manning, City Clerk

HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name ELAINE E. GRAHAM
Address 13500 WEST WOOD RIVER ROAD
City WOOD RIVER, State NE Zip 68883
Phone 402-429-9111

Attach additional information as necessary for all parties listed as an owner on the plat and any other parties such as partners Deed of Trust holders, etc...

All owners, lien holders, etc. will be required to sign the dedication certificate on the final plat. As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: ADAM GOERTZEN Date: 4/06/2022
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm JEO CONSULTING GROUP
Address 308 W. 3RD STREET
City GRAND ISLAND, State NE Zip 68801
Phone 402-443-8223
Surveyor/Engineer Name ADAM GOERTZEN License Number LS 704

SUBDIVISION NAME: GRAHAM ACRES SUBDIVISION

Please check the appropriate location

- Hall County
- The City of Grand Island or 2-Mile Grand Island Jurisdiction
- The City of Wood River or 1 Mile Jurisdiction
- Village of Alda or 1 Mile Jurisdiction
- Village of Cairo or 1 Mile Jurisdiction
- Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- Preliminary Plat
- Final Plat

Number of Lots 1

Number of Acres 0.63

Checklist of things Planning Commission Needs

- AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- 10 + 15* copies if in City limits or the two mile jurisdiction of Grand Island
- 5 + 15* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- Closure Sheet
- Utilities Sheet
- Receipt for Subdivision Application Fees in the amount of \$_____

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 385-5240.

REGIONAL PLANNING COMMISSION FEES AND CHARGES

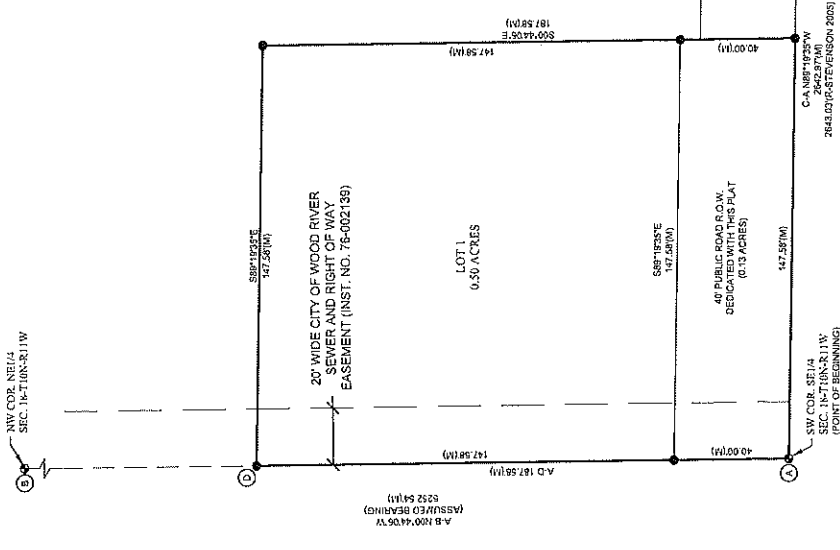
Effective October 1, 2019

Service or Product		Fee
Category 2. Subdivision:		
a. Preliminary Plat		\$ 450.00 + \$15.00/lot
b. Final Plat	(Grand Island and 2 mile limit)	\$ 470.00 + \$10.00/lot
	(Elsewhere in region)	\$ 470.00** + \$10.00/lot
c. Plat Vacation		\$275.00
d. Administrative Subdivisions		\$55.00

** An additional \$50.00 fee is charged in the Villages of Alda, and Doniphan payable to the pertaining clerk's office.

GRAHAM ACRES SUBDIVISION

A PART OF THE SW 1/4 SECTION 18-T10N-R11W SECTION 18-T10N-R11W AN ADDITION TO WOOD RIVER HALL COUNTY, NEBRASKA FINAL PLAT



SURVEYOR'S CERTIFICATE.
I HEREBY CERTIFY THAT ON APRIL 6TH, 2022, I COMPLETED AN ACCURATE SURVEY OF "GRAHAM ACRES SUBDIVISION" AN ADDITION TO WOOD RIVER, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING MONUMENT SET. ALL MONUMENTS SET ARE AS SHOWN ON THE PLAT, THAT EACH LOT BEARS ITS OWN NUMBER, AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO INDOWN AND RECORDED MONUMENTS.

ADAM T. GOERTZEN, L.S. 704

SURVEYOR'S REPORT.
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METERS AND BOUNDS MONUMENT SET FOR THE 0.50 ACRES SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE SIXTY-FIFTH PARALLEL, NEBRASKA. EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND WERE MEASURED AND RECORDED. ALL MONUMENTS SET ARE A 5/8" BY 2" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN, L.S. 704". ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12 GNSS RECEIVER UTILIZING THE SELLER INSTRUMENTS REAL TIME NETWORK.

CORNER TIES.
A SW CORNER SET 1/4 SECTION 18-T10N-R11W FOUND A SURVEY NAIL MARKER WITH AN ALUMINUM DISK STAMPED "HALL COUNTY, LS 608, G.C., NW 47.59" TO A NAIL AND AN ALUMINUM DISK STAMPED "BAKER LS 731" FOUND IN THE SW CORNER OF A POWER POLE (2.5' ABOVE GROUND) NE 61.84' TO A CONCRETE HEADWALL OVER A 36" DIA. BOX CULVERT TO A NAIL AND AN ALUMINUM DISK STAMPED "BAKER LS 731" FOUND IN THE SW CORNER OF A POWER POLE (2.5' ABOVE GROUND) E 61.84' TO THE CENTERLINE OF AN ASPHALT ROAD SOUTH ON CENTERLINE OF AN EAST-WEST ASPHALT ROAD
B NW CORNER NE 1/4 SECTION 18-T10N-R11W FOUND A 1/2" PIPE WITH A 3" BRASS CAP (NO STAMPING), 0.2' DEEP. TO A NAIL FOUND IN THE WEST FACE OF A BRACE FOOT (7' ABOVE GROUND) NE 50.36' TO A 5/8" DIA. REBAR WITH A PLASTIC CAP STAMPED "TM 2022" SET FLUSH WITH GROUND IN THE SOUTH TOP OF BANK OF A ROAD DITCH ON CENTERLINE OF AN EAST-WEST ASPHALT ROAD 2022' SET FLUSH WITH GROUND IN THE NORTH TOP OF BANK OF A ROAD DITCH ON CENTERLINE OF AN EAST-WEST ASPHALT ROAD
C SE CORNER SET 1/4 SECTION 18-T10N-R11W FOUND A SURVEY NAIL MARKER WITH AN ALUMINUM DISK STAMPED "HALL COUNTY, LS 608, G.C., NW 47.59" TO A NAIL FOUND IN THE WEST FACE OF A TELEPHONE PEDESTAL POST NE 46.75' TO THE SOUTH FACE OF A POWER POLE SE 46.55' TO A REBAR NAIL WITH AN ALUMINUM DISK STAMPED "A, GOERTZEN LS 704" SET IN THE TOP EAST END OF A 42" CMP NW 81.31' TO THE CENTERLINE OF AN EAST-WEST ASPHALT ROAD ON CENTERLINE OF AN ASPHALT ROAD SOUTH

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE SIXTY-FIFTH PARALLEL, NEBRASKA, BEING DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE SIXTY-FIFTH PARALLEL, NEBRASKA, THENCE S89°19'35"E PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 147.58 FEET; THENCE S20°40'35"E PARALLEL WITH SAID WEST LINE, A DISTANCE OF 147.58 FEET TO SAID SOUTH LINE; THENCE N89°19'35"W ON SAID SOUTH LINE, A DISTANCE OF 147.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES, MORE OR LESS.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT ELAINE E. GRAHAM, TRUSTEE OF THE ELAINE E. GRAHAM REVOCABLE TRUST, BEING THE OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GRAHAM ACRES SUBDIVISION" AN ADDITION TO WOOD RIVER, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DOES HEREBY DEDICATE THE EASEMENTS, IF ANY, AS SHOWN ON SAID PLAT TO THE PUBLIC. THE PUBLIC IS HEREBY ADVISED THAT THE SURVEY AND PLAT OF SAID SUBDIVISION, INCLUDING THE MONUMENT SET AND HEREBY PRODUCED, SHALL BE SUBJECT TO THE PLANNING AND CONSTRUCTION OF A ROAD OR OTHER CONSTRUCTION, EITHER ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO.
THIS _____ DAY OF _____, 2022.

ELAINE E. GRAHAM

STATE OF _____)
COUNTY OF _____) SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME ELAINE E. GRAHAM, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND NOTARIAL SEAL ON _____ DAY OF _____, 2022.

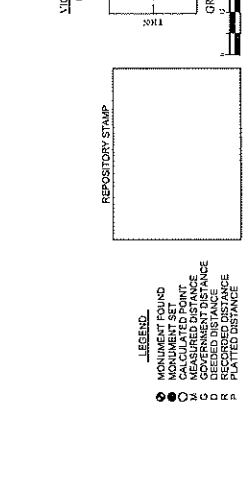
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVAL:
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALMA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF WOOD RIVER, NEBRASKA, THIS _____ DAY OF _____, 2022.

MAYOR _____ CITY CLERK _____



Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name CHERYL AND JOHN RISKOWSKI
Address 12112 W WOOD RIVER RD
City WOOD RIVER, State NE Zip 68883
Phone 402-469-5950

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Trenton Snow TRENTON SNOW
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm TRENTON D. SNOW, LLC
Address 1309 CENTRAL AVE
City KEARNEY, State NE Zip 68847
Phone 308-234-1764
Surveyor/Engineer Name TRENTON SNOW License Number 626

SUBDIVISION NAME: RISKOWSKI ACRES

Please check the appropriate location

- Grand Island City Limits
- 2 Mile Grand Island Jurisdiction
- Hall County
- City of Wood River or 1 Mile Jurisdiction
- Alda or 1 Mile Jurisdiction
- Cairo or 1 Mile Jurisdiction
- Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- Preliminary Plat
- Final Plat
- Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

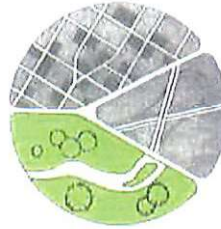
Number of Lots 1
Number of Acres 3.32 Acres±

Checklist of things Planning Commission Needs

- 22 copies if in City limits or the two mile jurisdiction of Grand Island
- 12 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- 5 copies if Administrative Plat
- Closure Sheet
- Utilities Sheet
- Receipt for Subdivision Application Fees in the amount of \$ _____

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE



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

May 11, 2022

Mayor Greg Cramer
City of Wood River
P.O. Box 8
Wood River, NE 68883

Dear Mayor and Members of the Council:

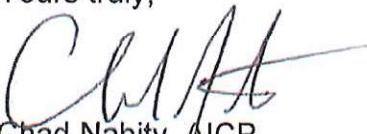
RE: Final Plat – Riskowski Acres Subdivision.

At the regular meeting of the Regional Planning Commission, held May 11, 2022 the above item was considered. The subdivision is located west of Burwick Road west and south of north of Wood River Road in Hall County, Nebraska (1 lot, 3.32 acres). This property is zoned AG Agricultural. There is an existing house on the property

A motion was made by Nelson and second by Ruge to recommend approval of the final plat for Riskowski Acres Subdivision.

A roll call vote was taken and the motion passed with nine members voting in favor (O'Neill, Ruge, Olson, Rubio, Monter, Rainforth, Hendricksen, Randone and Nelson) and no members present voting no or abstaining.

Yours truly,


Chad Nabity, AICP
Regional Planning Director

cc: County Clerk
County Attorney
County Building Inspector
County Public Works
County Zoning Administrator
County Assessor/Register of Deeds
Manager of Postal Operations
Cheryl and John Riskowski
Trenton D. Snow, LLC

RISKOWSKI ACRES

A SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA

ACKNOWLEDGMENTS

STATE OF _____)
COUNTY OF _____)ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2022,
by Cheryl Riskowski, wife of John Riskowski.

_____(signature) (S E A L)
Notary Public
My Commission Expires _____

STATE OF _____)
COUNTY OF _____)ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2022,
by John Riskowski, husband of Cheryl Riskowski.

_____(signature) (S E A L)
Notary Public
My Commission Expires _____

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and
Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman Date

Approved and Accepted by the City of Wood River, Nebraska, this _____ day of
_____, 2022.

Mayor (S E A L)

Attested
City Clerk

Approved and Accepted by the Hall County Board of Commissioners, this _____ day of
_____, 2022.

Chairman of the Board (S E A L)

Attested
County Clerk

LEGAL DESCRIPTION

A tract of land being part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Seventeen (17), Township Ten (10) North, Range Eleven (11) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 17 and assuming the south line of said Southeast 1/4 of the Southeast 1/4 as bearing N 89°24'57" E and all bearings contained herein are relative thereto; thence N 89°24'57" E on the aforesaid south line a distance of 346.00 feet; thence N 01°52'00" W a distance of 423.10 feet; thence S 89°24'57" W parallel with the aforesaid south line a distance of 338.81 feet to a point on the west line of said Southeast 1/4 of the Southeast 1/4; thence S 00°53'36" E on the aforesaid west line a distance of 423.00 feet to the place of beginning. Containing 3.32 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "RISKOWSKI ACRES", a subdivision being part of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 10 North, Range 11 West of the Sixth Principal Meridian, Hall County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

Trenton D. Snow
Nebr. Reg. L.S. No. 626

Date

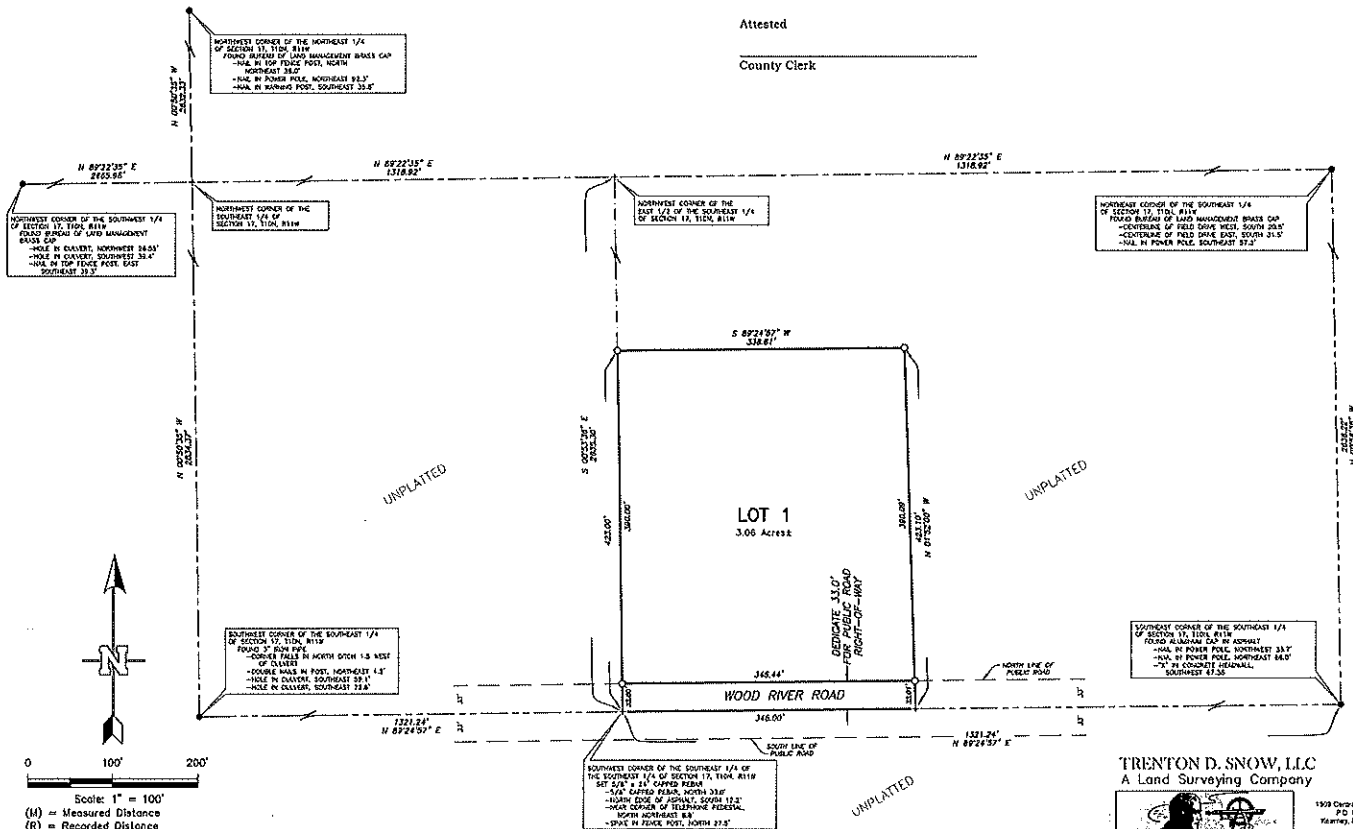
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Cheryl Riskowski and John Riskowski, wife and husband, being the sole owners of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "RISKOWSKI ACRES", a subdivision being part of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 10 North, Range 11 West of the Sixth Principal Meridian, Hall County, Nebraska, and said owners hereby ratify and approve the disposition of the property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledges said subdivision to be made with the free consent and in accord with the desires of said owners.

Dated this _____ day of _____, 20____.

_____(signature)
Cheryl Riskowski, wife of John Riskowski

_____(signature)
John Riskowski, husband of Cheryl Riskowski



TRENTON D. SNOW, LLC
A Land Surveying Company



1939 Central Avenue
PO Box 1772
Hartney, NE 68848
Office (505) 234-1784
Fax (505) 237-1870
Cellular (405) 237-1900
www.trentonsurvey.com

FINAL PLAT



Invoice

Date	Invoice #
5.17.2022	Wood River OOR - A33

Bill To:
 City of Wood River
 C/O Ashley Manning, Clerk
 P.O. Box 8
 Wood River, NE 68883-0008

Randy and Leigh Alexander

53506 - 862 Rd
 Plainview, NE 68769-2118
 Phone / Fax: (402) 582-3580
 E-mail: info@cdsne.com

Description	Amount
City of Wood River Disaster Rehab NAHTF Funds Grant (#19 -TFDR-34089) Project-Related Costs 4.19.2022 through 5.17.2022 *Services Include: <ul style="list-style-type: none"> • Preliminary Loan Documents & Filing Lien • Welcome Packet • Fielding Homeowner & Contractor Questions • Reviewing Bids • Verification of Contractor Registrations • Issuing & Monitoring Contractor Contracts • Review and Approval of Receipts • Processing Claims & Preparing Monthly Reports • Interim & Final Inspections • Travel and Supplies Distributed as follows: WR-HR-06—\$7.60 (Housing Admin) WR-HR-08—\$642.84 (Housing Admin) WR-HR-11—\$933.60 (Housing Admin) WR-HR-12—\$7.55 (Housing Admin) WR-HR-13—\$1,531.43 (Housing Admin)	\$3,123.02

Submitted by **Leigh Alexander**

TOTAL \$3,123.02

Leigh Alexander

Claim Approval Form - 2019 NAHTF OOR Program

File Record

City of Wood River Disaster OOR Program

Date: May 17, 2022

RA/②

 (Initials) Randy Alexander, Housing Rehabilitation Specialist
 (Verification all work has been done, inspected and approved)

Comments:

Homeowner(s): (WR-HR-06)

Address: 209 West 11th St., P.O. Box 68, Wood River, NE

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

Contractor / Supplier	Amount Due Payees Contractor / Homeowner(s)	Amount Due Payee Homeowner(s) Only
Roberts Pump & Supply		\$231.79
Menards		\$125.31
Sub-Totals	\$0.00	\$357.10
Grand Total	\$357.10	

Total Amount Approved for Homeowner(s)	Balance Remaining After These Payments
\$25,000.00	\$19,008.87

Vote to approve work and payment by Wood River City Council

Yeas _____ Nays _____

Council Final Approval: _____

Signature (Mayor or Clerk)

Date: _____

Claim Approval Form - 2019 NAHTF OOR Program

File Record

City of Wood River Disaster OOR Program

Date: May 17, 2022

RA/②

Randy Alexander, Housing Rehabilitation Specialist

(Initials)

(Verification all work has been done, inspected and approved)

Comments:

Homeowner(s): (WR-HR-08)

Address: 102 West 11th Street, Wood River, NE

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

Contractor / Supplier	Amount Due Payees Contractor / Homeowner(s)	Amount Due Payee Homeowner(s) Only
Bates Construction	\$6,428.33	
Sub-Totals	\$6,428.33	\$0.00
Grand Total	\$6,428.33	

Total Amount Approved for Homeowner(s)	Balance Remaining After These Payments
\$25,000.00	\$0.00

Vote to approve work and payment by Wood River City Council

Yeas _____ Nays _____

Council Final Approval: _____

Signature (Mayor or Clerk)

Date: _____

Claim Approval Form - 2019 NAHTF OOR Program

File Record

City of Wood River Disaster OOR Program

Date: May 17, 2022

RA/A

(Initials)

Randy Alexander, Housing Rehabilitation Specialist

(Verification all work has been done, inspected and approved)

Comments:

Homeowner(s):

App # WR-HR-11

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

Contractor / Supplier	Amount Due Payees Contractor / Homeowner(s)	Amount Due Payee Homeowner(s) Only
New Wave Concrete, LLC	\$7,780.00	
Sub-Totals	\$7,780.00	\$0.00
Grand Total	\$7,780.00	

Total Amount Approved for Homeowner(s)	Balance Remaining After These Payments
\$25,000.00	\$5,409.85

Vote to approve work and payment by Wood River City Council

Yeas _____ Nays _____

Council Final Approval: _____

Signature (Mayor or Clerk)

Date: _____

Claim Approval Form - 2019 NAHTF OOR Program

File Record

City of Wood River Disaster OOR Program

Date: May 17, 2022

RA/A

(Initials)

Randy Alexander, Housing Rehabilitation Specialist

(Verification all work has been done, inspected and approved)

Comments:

Homeowner(s):

App # WR-HR-12

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

Contractor / Supplier	Amount Due Payees Contractor / Homeowner(s)	Amount Due Payee Homeowner(s) Only
Compass General Contracting	\$62.90	
Sub-Totals	\$62.90	\$0.00
Grand Total	\$62.90	

Total Amount Approved for Homeowner(s)	Balance Remaining After These Payments
\$23,886.77	\$0.00

Vote to approve work and payment by Wood River City Council

Yeas _____ Nays _____

Council Final Approval: _____

Signature (Mayor or Clerk)

Date: _____

Claim Approval Form - 2019 NAHTF OOR Program

File Record

City of Wood River Disaster OOR Program

Date: May 17, 2022

RA/A

 (Initials) Randy Alexander, Housing Rehabilitation Specialist
 (Verification all work has been done, inspected and approved)

Comments:

Homeowner(s): App # WR-HR-13

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

Contractor / Supplier	Amount Due Payees Contractor / Homeowner(s)	Amount Due Payee Homeowner(s) Only
Bates Construction	\$12,761.92	
Sub-Totals	\$12,761.92	\$0.00
Grand Total	\$12,761.92	

Total Amount Approved for Homeowner(s)	Balance Remaining After These Payments
\$25,000.00	\$980.08

Vote to approve work and payment by Wood River City Council

Yeas _____ Nays _____

Council Final Approval: _____

Signature (Mayor or Clerk)

Date: _____



REQUEST FOR NEBRASKA AFFORDABLE HOUSING TRUST FUNDS (NAHTF)
NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT

>= \$100,000
 >= 25% Project
 RH TA
 DED USE ONLY
 DED Reviewed By _____ Date _____
 DED Date Stamp _____

Name of Grantee City of Wood River		Mailing Address PO Box 8		City Wood River	State NE	ZIP CODE 68883
NAHTF Grant Number 19-TFDR-34089	Federal Identification Number 47-6006420	Request For NAHTF Funds Number 20		DED Program Representative Morgan Pearson		

Part I - STATUS OF FUNDS

1. Award Funds Received to Date	\$	178,828.23	IMPORTANT	DED Use
2. Less: State Trust Funds Disbursed To Date (Must Agree To Total of Part II, Line 3)	\$	178,828.23	Round all figures down to penny.	Line of Coding
3. Total: State Trust Funds On Hand (Must Agree To Part II, Line 6)	\$			Document Number

Part II - CASH REQUIREMENTS

Activity Code Description	0181		0580		0580a		0530		0541		TOTAL
	Gen. Admin	Housing Mgmt	LBP Svcs	Housing Rehab	SF Rental Rehab	Yes	No	Yes	No		
Final Disbursement	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
1. Total Cash Requirements To Date	\$ 28,800.00	\$ 26,422.28	\$ 12,300.00	\$ 199,006.99	\$ 0.00	\$	\$	\$	\$	\$	\$ 266,529.27
2. Less: Local Funds Applied	0.00	0.00	0.00	55,286.13							55,286.13
3. Less: State Trust Funds Disbursed To Date (Must Agree To Total of Part I, Line 2)	28,800.00	23,095.52	12,300.00	114,632.71							178,828.23
4. Total Current Cash Requirements	\$	\$ 3,326.76	\$	\$ 29,088.15	\$	\$	\$	\$	\$	\$	\$ 32,414.91
5. Less: Unpaid Previous Request											
6. Less: State Trust Funds On Hand (Must Agree To Part I, Line 3)											
7. Net Amount of State Trust Funds Requested \$1,500 MINIMUM NAHTF REQUEST. IF NOT FINAL DRAW, A REQUEST LESS THAN \$1,500 WILL BE RETURNED AND NOT PROCESSED	\$	\$ 3,326.76	\$	\$ 29,088.15	\$	\$	\$	\$	\$	\$	\$ 32,414.91

I certify that this request for State Trust funds has been prepared in accordance with the terms and conditions of the NAHTF contract. I also certify that all data reported above is correct and that the amount of the request for State Trust Funds is not in excess of current needs.

Signature of Authorized Official	Typed Name of Authorized Official	Date
Signature of Authorized Official	Greg Cramer, Mayor	
Person Preparing Request for NAHTF Form Name:	Typed Name of Authorized Official	Date
Lori Ferguson	Ashley Manning, Clerk	
DEPARTMENT OF ECONOMIC DEVELOPMENT USE	Organization:	Telephone Number:
AMOUNT APPROVED: \$	SCEDD, Inc.	308.455.4770
INITIALS	Email: lorif@scedd.us	DATE

2022 MUNICIPAL ACCOUNTING & FINANCE CONFERENCE

Younes Conference Center South, Kearney
June 15 - 17, 2022



Delegate Registration

Municipality: _____

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

Title: _____ Spouse (if attending): _____

First League Conference? Yes No

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

Billing address: _____

Phone: _____ Email: _____

	Through May 25	After May 25
Wednesday Preconference Seminar:	_____ \$95	_____ \$125
Thursday & Friday Conference: (Includes handbook; meals are extra) Per municipal official, League member	<u>X</u> \$350	_____ \$380

Conference Total: \$ 350.00

Meals: (not included in registration fee; indicate number needed by May 25)

Wednesday Luncheon _____ \$27
Thursday Luncheon X \$27

Meals Total: \$ 27.00

Grand Total: \$ 377.00

Conference Information

- ❖ Preregistration deadline is **May 25**. Registrations received after this date will incur higher registration costs.
- ❖ Advanced registrations not cancelled by **May 25** or "no shows" will be billed for any meal tickets reserved.
- ❖ If you need special accommodations or equipment at this conference, contact the League office by **May 25**.

Mail registration and payment to: League of Nebraska Municipalities, 1335 L Street, Lincoln, NE 68508, or fax 402-476-7052

[Click here](#) to register and pay online.



UNIVERSITY OF NEBRASKA AT OMAHA
SCHOOL OF PUBLIC
ADMINISTRATION



CONNECT | STRENGTHEN | REFRESH



CERTIFICATE IN
**FUNDRAISING
MANAGEMENT**
UNIVERSITY OF NEBRASKA AT OMAHA

friday fun! 4.29.22

Our monthly fundraising classes are full of energy, updated concepts and timely, relevant information.



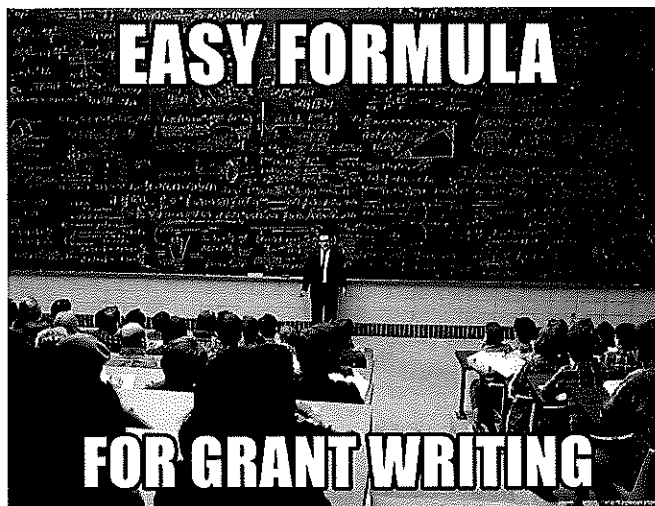
MAY'S GRANT WRITING CLASS Will BE EXCEPTIONAL

Perfect for public & nonprofit officials,
staff, administrators, as well as students
interested in the field.

Grant Writing,

*Reporting & Management –
Thursday, May 26
and Friday, May 27*

We will take the mystery out of it. Learn the grant writing and management process from start to finish.



Single class cost: \$299. Registration Deadline: May 20

Register Here



***Instructor: Rosey Higgs, Nonprofit
Association of the Midlands***

Rosey has over twenty years of experience as a leader in non-profit settings with an extensive background grant writing, philanthropy, and fundraising. She has worked successfully with funding sources both public and private. I also possess direct service experience, including individual and group work, education, and advocacy.

More Details: This class is part of our Certificate in Fundraising Management program. It will highlight best practices in grant research and writing, as well common pitfalls to avoid. Participants will receive tools and templates you can put to use in your own grant writing practice and have the opportunity to create a basic grant proposal. You will learn about becoming 'grants ready' to reporting to funders.