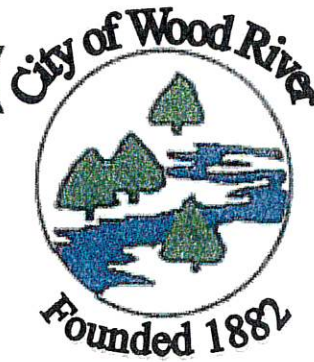




108 W. 10th Street  
PO Box 8  
Wood River, NE 68883



Phone: 308-583-2066  
Fax: 308-583-2316  
clerkcwr@woodriverne.com

## REGULAR CITY COUNCIL MEETING AGENDA

2023 October 17

TIME: 7:00 PM

BILL READERS: RODRIGUEZ & KLINGSPORN  
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, October 3, 2023.

Pages 1-3

VI. Disbursements \$187,608.49

Pages 4-5

VI. Checks not on list \$11,607.60

VI. Payroll for September 2023 \$32,801.34



CLAIMS

10/17/2023

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**

CHRISTINA WEMHOFF	RE	40.00
ASHLEY MANNING	RE	40.00
NEBR MUNICIPAL CLERKS	DM	100.00
LINCOLN JOURNAL STAR	SE	25.60

**Street Fund**

CHAD SHUDA	RE	40.00
MIDWEST SERVICE & SALES	SU	1140.00
CONSTRUCTION RENTAL	SU	63.08
GRAHAM TIRE	RP	259.15

**Sewer Fund**

MARTY BROWN	RE	40.00
PLATTE VALLEY LAB	SE	401.50
MARC	SU	406.87

**Library Fund**

NEBR LIBRARY COMM	OE	500.00
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**Park Fund**

RICK'S FERTILIZING	SE	3011.48
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**Electric Fund**

BRENT GASCHO	RE	40.00
ONE CALL CONCEPTS	SE	31.88
INLAND TRUCK	SU	125.06
MENARDS	SU	86.60
BLUEWAVE	SE	200.00
SPPD	UE	84658.64
WAPA	UE	1778.46

**Water Fund**

CENTRAL DIST HLTH DPT	SE	310.00
ZANE STRODE	RE	40.00
NEBR DEE	DM	150.00
CONSOLIDATED CONCRETE	SU	752.73
ITRON	SE	2045.87

**Senior Center Fund**

DENNIS WAGONER	RE	205.67
STICK CREEK KIDS	SU	1872.00

**Pool Fund**

ERIC ROSE PLMBG	SE	626.48
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**Ambulance Fund**

OMNI	SE	919.54
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**Real Estate Fund**

AMGL	SE	80.00
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**Variety Fund**

WILLIS	SU	417.15
STRONG WINDOW CLNG	SE	275.00
SVEHLA LAW	SE	1450.00
CLIPPER	MI	526.19

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REVIEWED BY:

---

COUNCILPERSON

GABRIELA RODRIGUEZ	SE	260.00
MARIA RODRIGUEZ	SE	260.00
HEARTLAND DISP	SE	713.48
CPI	SU	1193.98
MACQUEEN	SU	82124.00
PRESTO-X	SE	169.63
NT&T	SE	228.45

TOTAL DISB.	\$	187,608.49
CHECKS NOT ON LIST	\$	11,607.60
	\$	199,216.09

**Checks not on list:**

37566 NMVCA	100.00
37567 JEO	2037.00
37568 FHU	9470.60

VI. Payroll Tax \$6,936.43

VI. Retirement \$2,287.84

VI. Sales Tax Paid \$9,067.60

VI. Pool Sales Tax Paid \$1,414.71

VI. SDL(s)

	***11/11/2023 2:00pm - 12:00am / Wedding***	Page 6
MNO Hometown Market	Babel's Barn	
118 E 9 <sup>th</sup> St.	510 W Old Military Rd.	
Wood River, NE	Wood River, NE	

	***11/18/2023 4:00pm - 12:00am / Benefit***	Page 7
MNO Hometown Market	Babel's Barn	
118 E 9 <sup>th</sup> St.	510 W Old Military Rd.	
Wood River, NE	Wood River, NE	

## VII. PUBLIC HEARING(s)

7:05 Application of Michael Carlson for a conditional use permit authorizing establishing and operating a gunsmithing business at 404 E. 13<sup>th</sup> St.

Handout

7:10 Application of Emmanuel Rodriguez for a conditional use permit authorizing the construction of a permanent 72x40 building prior to building a residential dwelling at 511 East St.

Handout

## VIII. INTRODUCTION OF ORDINANCES AND RESOLUTIONS

**Resolution 2023-197 – A resolution authorizing a conditional use of real estate located at 404 E 13<sup>th</sup> St be granted to Michael Carlson allowing him to establish and operate a gunsmithing business.**

Pages 8-10

**Resolution 2023-198 – A resolution authorizing a conditional use of real estate located at 511 East St be granted to Emmanuel Rodriguez allowing him to construct a permanent 72x40 building prior to building a residential dwelling.**

Pages 11-13



6. MAYOR CRAMER discuss/approve annual review for Christina Wemhoff.

Handout

7. MAYOR CRAMER discuss/approve annual review for Ashley Manning.

Handout

**X. COUNCIL REMARKS:**

**XI. MAYOR'S REMARKS:**

**XII. DEPARTMENTS REMARKS:**

**XIII. NEXT REGULAR MEETINGS SCHEDULES ARE AS FOLLOWS:**

November 7

|

November 21

|

December 5

**Official  
City Council Minutes  
City of Wood River, Nebraska  
Regular Meeting  
October 3, 2023**

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 October 3, 2023. Notice of the time and place of the meeting was given in advance thereof by publicized notice on September 27, 2023 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, Rennau, Thompson.

**City Officials Present:** Brent Gascho, Utilities Superintendent; Ashley Manning, City Clerk; Drew Graham, City Attorney; Christina Wemhoff, Treasurer.

**Public Present:** Chad Shuda, Veronica Kaufman, Deputy J. Jones.

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:

**September 19, 2023, Regular Meeting Minutes.**

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

Disbursements totaling: **\$42,705.07**

Checks not on list: **\$151,485.71**

Sunlife Financial: **\$161.00**

Blue Cross BlueShield: **\$5,447.37**

Lincoln Financial Group: **\$495.12**

Redwing Software **\$51.94**

Ameritas **\$59.16**

Clearlyfly **\$353.82**

**Nielsen** made the motion to approve items on the consent agenda. Motion seconded by **Rotter**. Motion carried. 4/0. Rodriguez and Klingsporn absent.

Deputy J. Jones presented the Sheriff's Report for the month of September 2023.

**Rennau** motioned to approve requesting bids for asbestos abatement at the Legacy Station Building. Motion seconded by **Rotter**. Motion carried 4/0. Rodriguez and Klingsporn absent.

**Mayor Cramer** discussed the proposed compost fee ordinance. Council discussed increasing the residential rate to \$30 per year and establishing a commercial daily fee of \$100. Updated ordinance will be brought to the next meeting for further discussion/approval.

**Mayor Cramer** is working with Corey Brodersen at JEO to put together a scope of work agreement for the Senior Center architectural services.

**Rotter** motioned to approve advertising for bids for excess property located at the depot – firewood, shingles, scrap iron. Motion seconded by **Nielsen**. Motion carried 4/0. Rodriguez and Klingsporn absent.

**Nielsen** motioned to approve Lindsey Nielsen as a Fire Department member. Motion seconded by **Rotter**. Motion carried 4/0. Rodriguez and Klingsporn absent.

Brent Gascho updated Council on the Dodd Street Sewer project. Steve Wolford got the sewer grinder ordered. They plan to put a new manhole somewhere between Dodd and Cottonwood along with the new line for easier maintenance and will leave the existing manhole to the west.

Brent Gascho summarized the bid received from Midlands Contracting for the Dodd Street Sewer project. There will be a change order in the future to add tapping into residential sewer connections – Neil Wolford estimates 4 connections. Rotter motioned to approve bid received from Midlands Contracting (6" option) in the amount of \$59,197.00 for the Dodd Street Sewer project. Motion seconded by Rennau. Motion carried 4/0. Rodriguez and Klingsporn absent.

Nielsen motioned to approve sending Brent and Zane to the Nebraska Mosquito and Vector Control meeting on October 5 and 6 in Kearney for a total amount of \$100.00. Motion seconded by Rotter. Motion carried 4/0. Rodriguez and Klingsporn absent.

Rotter motioned to approve payment to JEO (Invoice 144685) in the amount of \$2,037.00 for work completed on Electric GIS project. Motion seconded by Rennau. Motion carried 4/0. Rodriguez and Klingsporn absent.

Rennau motioned to approve payment to Felsburg Holt Ullevig (Invoice 38642) in the amount of \$9,470.60 for Advance Assistance project work. Motion seconded by Thompson. Motion carried 4/0. Rodriguez and Klingsporn absent.

Veronica Kaufman explained to Council that after advertising for the opening on the Library Board in August, two letters of interest were received. The board met and approved Sarah Haahr. Rennau motioned to approve Sarah Haahr filling the open Library Board seat. Motion seconded by Nielsen. Motion carried 4/0. Rodriguez and Klingsporn absent.

Rotter motioned to approve annual review for Ana Sanchez moving her to a step 3 for an hourly rate of \$12.55 as of her date of hire anniversary. Motion seconded by Rennau. Motion carried 4/0. Rodriguez and Klingsporn absent.

Mayor Cramer discussed working hours, break periods, punctuality. He has noticed issues with some City employees taking excessively long breaks, arriving late to work, etc.

**Department Remarks:**

**Gascho:** (1) IES is planning to start work this fall – will begin with trenching and electrical while they wait for supplies to arrive. (2) Hydrant flushing is done, all but one hydrant was flushed. Three were repaired and all got oil. Chad Shuda added that 5 hydrants need replaced – Brent to get prices. Will take a line stop to replace a few of those 5. (3) Marty has been applying sludge, it's going well. (4) Nebraska Generator is here, brought in a backup generator to handle the power load while the generator is being switched out – will be back in a few weeks to make the switch. (5) Received the pot hole machine, waiting for additional nozzle to arrive as wrong one was sent with the machine. There was a water leak the MacQueen fixed on site.

**Veronica Kaufman:** Asked about her mom still working for the library part time. When she was hired she was labeled as a temp-part time worker. Asked Drew if she could stay on longer term. Drew answered yes, the City may want to re-class her actual employment status.

**Shuda:** Asked about vehicles, RVs, trailers, etc. and the updates to the parking ordinance. Asked if there was anything the City could do to enforce. Cramer still working on a solution.

**Wemhoff:** Neil Wolford said that culverts are in – all need scooped out and 200' of pipe cleaned out. They are 18" pipes and are currently over half full of dirt.

**Graham:** Serves on Serve Nebraska and will be attending the Step Forward awards in Lincoln on Friday where Vision 2020 will be receiving an award.

**Council Remarks:**

**Nielsen:** (1) Thanked Brent for removing the trash from Roland Lemburg's yard. (2) Spoke with Todd King, members of council on the Fire Board and the Rural Fire Department will meet this winter.

**Mayor's Remarks:**



None.

As there was no further business to come before this session of the Council, Council member **Nielsen** made the motion to adjourn at 7:44 p.m. Motion seconded by **Rennau**.

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

10/17/2023

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 SE=SERVICES, IT=INS/TAXES/RETRM, RE=REIMBURSEMENTS  
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 PAID, ER=ELECTRICAL REBATE, MI=MISCELLANEOUS, OE=OPERATING  
 EXPENSES, CD=CD'S PURCHASED

**General Fund**

CHRISTINA WEMHOFF	RE	40.00
ASHLEY MANNING	RE	40.00
NEBR MUNICIPAL CLERKS	DM	100.00
LINCOLN JOURNAL STAR	SE	25.60

**Street Fund**

CHAD SHUDA	RE	40.00
MIDWEST SERVICE & SALES	SU	1140.00
CONSTRUCTION RENTAL	SU	63.08
GRAHAM TIRE	RP	259.15

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MARTY BROWN	RE	40.00
PLATTE VALLEY LAB	SE	401.50
MARC	SU	406.87

**Library Fund**

NEBR LIBRARY COMM	OE	500.00
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**Park Fund**

RICK'S FERTILIZING	SE	3011.48
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**Electric Fund**

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INLAND TRUCK	SU	125.06
MENARDS	SU	86.60
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ZANE STRODE	RE	40.00
NEBR DEE	DM	150.00
CONSOLIDATED CONCRETE	SU	752.73
ITRON	SE	2045.87

**Senior Center Fund**

DENNIS WAGONER	RE	205.67
STICK CREEK KIDS	SU	1872.00

**Pool Fund**

ERIC ROSE PLMBG	SE	626.48
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**Ambulance Fund**

OMNI	SE	919.54
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**Real Estate Fund**

AMGL	SE	80.00
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**Variety Fund**

WILLIS	SU	417.15
STRONG WINDOW CLNG	SE	275.00
SVEHLA LAW	SE	1450.00
CLIPPER	MI	526.19

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REVIEWED BY: \_\_\_\_\_

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COUNCILPERSON \_\_\_\_\_

GABRIELA RODRIGUEZ	SE	260.00
MARIA RODRIGUEZ	SE	260.00
HEARTLAND DISP	SE	713.48
CPI	SU	1193.98
MACQUEEN	SU	82124.00
PRESTO-X	SE	169.63
NT&T	SE	228.45

TOTAL DISB.	\$	187,608.49
CHECKS NOT ON LIST	\$	11,607.60
	\$	199,216.09

**Checks not on list:**

37566 NMVCA	100.00
37567 JEO	2037.00
37568 FHU	9470.60

**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*

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

118 E 9th St Wood River Ne 68883  
Retail Liquor License Address or Non-Profit Business Address

118118  
Retail License Number or Non-Profit Federal ID #

Consecutive Dates only  
Event Date(s): 11/11/23

Event Start Time(s): 2pm

Event End Time(s): 12am

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

Alternate Location Building & Address: \_\_\_\_\_

Event Building Name: Babels Barn

Event Street Address/City: 510 W Old Military Rd Wood River Ne 68883

Indoor area to be licensed in length & width: 100 x 90

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

Type of Event: Wedding Estimate # of attendees: 200

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: Vernica Morse Event Contact Phone Number: 308-390-3773

Event Contact Email: mnohonytownmarket@gmail.com

\*Signature Authorized Representative: [Signature] Printed Name Vernica Morse

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

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

118 E 9th St Wood River Ne 68883  
Retail Liquor License Address or Non-Profit Business Address

118118  
Retail License Number or Non-Profit Federal ID #

Consecutive Dates only  
Event Date(s): 11/18/23

Event Start Time(s): 4pm

Event End Time(s): 12am

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

Alternate Location Building & Address: \_\_\_\_\_

Event Building Name: Babbs Barn

Event Street Address/City: 510 WOB Military Rd Wood River Ne 68883

Indoor area to be licensed in length & width: 180 x 90

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

Type of Event: Benefit Estimate # of attendees: 200

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: Veronica Mose Event Contact Phone Number: 308-390-7179

Event Contact Email: mnohometownmarket@gmail.com

\*Signature Authorized Representative: [Signature] Printed Name Veronica Mose

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 licenses – 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

**RESOLUTION NO 2023-197**

**RESOLUTION AUTHORIZING A CONDITIONAL USE OF REAL ESTATE  
LOCATED AT 404 E 13<sup>TH</sup> ST, WOOD RIVER VILLAGE BRETT & JOHNSON'S  
ADDITION LOTS 9 & 10 BLOCK 4, HALL COUNTY, NEBRASKA.**

WHEREAS, Michael Carlson, hereinafter referred to Applicant, is the owner of real estate located at 404 E 13<sup>th</sup> St., Wood River, Nebraska. A location within the municipal boundaries of the City of Wood River, Nebraska and more particularly described as:

Wood River Village Brett & Johnson's Addition Lots 9 & 10 Block 4, Hall County, Nebraska, hereinafter referred to as the premises; and

WHEREAS, the Applicant has made a written application to use the premises for establishing and operating a gunsmithing business; and

WHEREAS, the proposed use in a district zoned R-6 Medium Density Residential is a permitted conditional use pursuant to 5.09.03 of the Zoning Ordinance of the City of Wood River, Nebraska as amended; and

WHEREAS, on October 17, 2023, a public hearing on said application was held by the Wood River City Council upon due and proper notice of said hearing; and

WHEREAS, public comment was invited at the public hearing before the City Council regarding the application for conditional use.

NOW BE IT RESOLVED THE CITY AND THE MAYOR OF THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA HEREBY FIND AS FOLLOWS:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort or general welfare of the community.
2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish or impair property values within the neighborhood.
3. That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the District.
4. That adequate utilities, access roads, drainage and or necessary facilities have been or being provided.
5. That adequate measures have been or will be taken to provide ingress and

gress so designed as to minimize traffic congestion in the public streets.

6. The use shall not include noise which is objectionable due to volume Frequency or beat unless muffled or otherwise controlled.
7. The use shall not involve any pollution of the air by fly ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling discomfort or irritation.
8. The use shall not involve any malodorous gas or matter which is discernable on any adjoining lot or property.
9. The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road or highway.
10. The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limited traffic hazards and congestion.
11. The use shall not involve any activities substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

BE IT FURTHER RESOLVED THAT Applicant's application for conditional use of the premises for establishing and operating a gunsmithing business should be and is hereby granted subject to the conditions, restrictions and limitations contained herein:

1. The premises shall be used solely for establishing and operating a gunsmithing business and such other "permitted uses" within the R-6 Medium Density Residential district.
2. The premises shall be maintained in a neat and clean condition at all times free of debris, hazardous waste and combustible waste materials.
3. Applicants use of the premises, the condition of the premises and the facility shall at all times comply with the Ordinances and Codes of the City of Wood River, Hall County, Nebraska.
4. The use permitted herein shall not impede the normal and orderly development of the surrounding property for uses permitted in the District.
5. Nothing in this Resolution shall be construed as a grant of right, authority or privilege to permit or allow any use of land that would violate any state or federal law or any rule or regulation of any state or federal administrative agency.

6. The acceptance by Applicant of any benefit or right pursuant to this Resolution shall constitute Applicant's agreement to be bound by the terms and conditions and restrictions of this Resolution.
7. The rights, privileges and obligations granted by the Resolution shall not be assigned or transferred without the written consent of the City of Wood River, Hall County, Nebraska.
8. This conditional use shall expire in 5 years on October 17, 2028.

Passed and approved by the Mayor and City Council on this this 17th day of October, 2023.

CITY OF WOOD RIVER,  
HALL COUNTY, NEBRASKA

ATTEST:

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Greg Cramer, Mayor

---

Ashley Manning, City Clerk



**RESOLUTION NO 2023-198**

**RESOLUTION AUTHORIZING A CONDITIONAL USE OF REAL ESTATE  
LOCATED AT 511 EAST ST, WOOD RIVER VILLAGE MACCOLL & LEFLANG'S  
ADDITION LOTS 5 & 6 BLOCK 8, HALL COUNTY, NEBRASKA.**

WHEREAS, Emmanuel Rodriguez, hereinafter referred to Applicant, is the owner of real estate located at 511 East St., Wood River, Nebraska. A location within the municipal boundaries of the City of Wood River, Nebraska and more particularly described as:

Wood River Village Maccoll & Leflang's Addition Lots 5 & 6 Block 8, Hall County, Nebraska, hereinafter referred to as the premises; and

WHEREAS, the Applicant has made a written application to use the premises for constructing a permanent 72X40 metal sheeted building with a bathroom prior to building a residential dwelling; and

WHEREAS, the proposed use in a district zoned R-6 Medium Density Residential is a permitted conditional use pursuant to 5.09.03 of the Zoning Ordinance of the City of Wood River, Nebraska as amended; and

WHEREAS, on October 17, 2023, a public hearing on said application was held by the Wood River City Council upon due and proper notice of said hearing; and

WHEREAS, public comment was invited at the public hearing before the City Council regarding the application for conditional use.

**NOW BE IT RESOLVED THE CITY AND THE MAYOR OF THE CITY OF WOOD RIVER,  
HALL COUNTY, NEBRASKA HEREBY FIND AS FOLLOWS:**

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort or general welfare of the community.
2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish or impair property values within the neighborhood.
3. That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the District.
4. That adequate utilities, access roads, drainage and or necessary facilities have been or being provided.
5. That adequate measures have been or will be taken to provide ingress and

egress so designed as to minimize traffic congestion in the public streets.

6. The use shall not include noise which is objectionable due to volume Frequency or beat unless muffled or otherwise controlled.
7. The use shall not involve any pollution of the air by fly ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling discomfort or irritation.
8. The use shall not involve any malodorous gas or matter which is discernable on any adjoining lot or property.
9. The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road or highway.
10. The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limited traffic hazards and congestion.
11. The use shall not involve any activities substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

BE IT FURTHER RESOLVED THAT Applicant's application for conditional use of the premises for constructing a permanent 72X40 metal sheeted building with a bathroom prior to building a residential dwelling should be and is hereby granted subject to the conditions, restrictions and limitations contained herein:

1. The premises shall be used solely for establishing and operating a gunsmithing business and such other "permitted uses" within the R-6 Medium Density Residential district.
2. The premises shall be maintained in a neat and clean condition at all times free of debris, hazardous waste and combustible waste materials.
3. Applicants use of the premises, the condition of the premises and the facility shall at all times comply with the Ordinances and Codes of the City of Wood River, Hall County, Nebraska.
4. The use permitted herein shall not impede the normal and orderly development of the surrounding property for uses permitted in the District.
5. Nothing in this Resolution shall be construed as a grant of right, authority or privilege to permit or allow any use of land that would violate any state or federal law or any rule or regulation of any state or federal

administrative agency.

6. The acceptance by Applicant of any benefit or right pursuant to this Resolution shall constitute Applicant's agreement to be bound by the terms and conditions and restrictions of this Resolution.
7. The rights, privileges and obligations granted by the Resolution shall not be assigned or transferred without the written consent of the City of Wood River, Hall County, Nebraska.
8. This conditional use shall expire in 2 years on October 17, 2025.

Passed and approved by the Mayor and City Council on this this 17th day of October, 2023.

CITY OF WOOD RIVER,  
HALL COUNTY, NEBRASKA

ATTEST:

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

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

# APPLICATION FOR PAYMENT

PROJECT: Wood River NE Cottonwood St Storm Inlets

Job # HRLY

TO: (OWNER) City of Wood River

PO Box 8

Wood River NE 68883

ENGINEER: W Design Associates  
ENGINEER'S PROJECT NO.

CONTRACTOR: Midlands Contracting, Inc.

CONTRACT FOR: Storm Inlet Box Construction

APPLICATION DATE: 09/30/23

FOR WORK ACCOMPLISHED THROUGH THE DATE OF: September 30, 2023

APPLICATION NO.: 1 & FINAL

ATTN:

CHANGE ORDER SUMMARY:

Continuation sheets are attached.

Change orders approved in previous month by Owner.

CO #	DATE	ADDITIONS	DEDUCTIONS
1			
2			
3			
4			
5			
TOTAL		0.00	0.00
NET CHANGE		0.00	

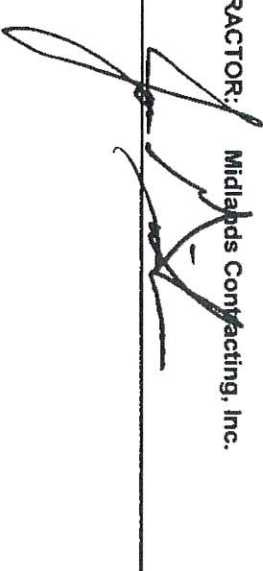
The present status of the account is as follows:

ORIGINAL CONTRACT PRICE.....	\$	78,550.00
Net Change by Change Orders & Written Amendments	\$	-
CURRENT CONTRACT PRICE.....	\$	78,550.00
TOTAL COMPLETED & STORED TO DATE.....	\$	78,550.00
LESS RETAINAGE : 0% .....	\$	-
TOTAL COMPLETED & STORED TO DATE LESS RETAINAGE	\$	78,550.00
LESS PREVIOUS APPLICATION FOR PAYMENT.....	\$	-
<b>AMOUNT DUE THIS APPLICATION.....</b>	<b>\$</b>	<b>78,550.00</b>

The undersigned CONTRACTOR certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract referred to above have been applied to discharge CONTRACTOR'S legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered \_\_\_\_\_, inclusive; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

The undersigned certifies that the work has been carefully inspected and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract.

CONTRACTOR: **Midlands Contracting, Inc.**

By: 

Date: 9-30-2023

OWNER:

By:  10/10/23

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Contractor
<input type="checkbox"/>	Engineer

