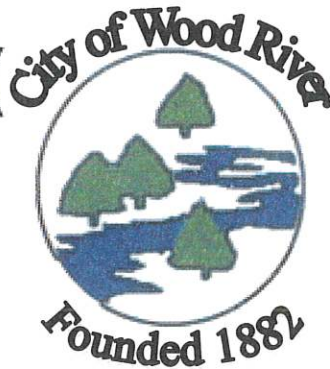


A Proud Past

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



A Promising Future

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

REGULAR CITY COUNCIL MEETING AGENDA

2024 October 22
TIME: 7:00 PM

BILL READERS: ROTTER & NIELSEN
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 8, 2024.

Pages 1-3

VI. Disbursements \$12,420.67

Page 4

VI. Checks not on the list \$195,378.75

VI. Payroll for September 2024 \$35,373.76



VI. Payroll Tax \$7,436.18

VI. Retirement \$2,538.56

VI. Unemployment Tax \$9.04

VI. SDL Request(s)

11/16/24 4:00pm-12:00am

Page 5

The Wandering Well

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

VII. PUBLIC COMMENT

VIII. INTRODUCTION OF RESOLUTIONS AND ORDINANCES

Ordinance 589 AN ORDINANCE ANNEXING CERTAIN TERRITORY AS SHOWN ON THE ANEEXATION PLAT PREPARED BY BROWN SURVEYING SERVICES, BRYAN ADAM BROWN, A PROFESSIONAL LAND SURVEYOR, DATED MAY 30, 2024, LOCATED IN SECTION TWENTY-FOUR OF TOWNSHIP TEN NORTH RANGE TWELVE WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA.

Pages 6-9

Ordinance 592 AN ORDINANCE ANNEXING CERTAIN TERRITORY AS SHOWN ON THE ANNEXATION PLAT PREPARED BY JASNOWSKI SURVEYING, LLC, EVAN A. JASNOWSKI, NEBRASKA REGISTERED LAND SURVEYOR DATED AUGUST 14, 2024, THE EAST ONE HALF ACRE LOCATED IN LOT 10, WOOD LAWN SUBDIVISION, CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA EXCEPT THE EAST SEVEN FEET THEREOF. 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

Pages 10-16

IX. UNFINISHED OR NEW BUSINESS, COMMUNICATIONS AND ACTION ITEMS (City Council may vote to go into **CLOSED SESSION** on any agenda item as allowed by State Law.)

1. DONNA BILSLAND discuss rec-room for the youth of the community.

2. STEVE WOLFORD discuss/approve advertising for bids for construction portion of Babel's Subdivision water/sewer service line. Handout

3. NATE MAYHEW discuss/approve quotes received for generator and heat pumps at Fire Station. Handout

4. MAYOR CRAMER discuss/approve received bids for excess property – garage. Handout

5. BRENT GASCHO discuss/approve purchasing spare pool pump.

6. MAYOR CRAMER discuss/approve covenant with Casey's. Handout

7. MAYOR CRAMER discuss/approve establishing a pay scale for the Deputy Clerk position.

8. MAYOR CRAMER discuss the Treasurer position.

9. MAYOR CRAMER discuss/approve reappointing Barry McCoun to the Board of Commissioners – term ending 2029 Page 17

10. MAYOR CRAMER discuss/approve payment to JEO (Invoice 154356) in the amount of \$537.50 for the 2023 Electric System Improvements project. Page 18

11. MAYOR CRAMER discuss/approve payment to W Design Associates (Invoice HE24-0446) in the amount of \$18,630.67 for work completed on the Water Main Replacement project - Marshall to West St. Page 19

12. MAYOR CRAMER discuss/approve payment to JEO (Invoice 155212) in the amount of \$3,930.00 for the Senior Center Project. CDBG # 22-PW-009. Page 20

13. MAYOR CRAMER discuss/approve draw request # 10 for Senior Center Project in the amount of \$2,454.28. CDBG # 22-PW-009. Page 21

14. MAYOR CRAMER discuss/approve annual review for Kila Turek. Handout

15. MAYOR CRAMER discuss/approve annual review for Cherie Smith. Handout

16. MAYOR CRAMER discuss/approve annual review for Ashley Manning. Handout

17. MAYOR CRAMER discuss/approve annual review for Zane Strode. Handout

18. MAYOR CRAMER discuss/approve annual review for Brent Gascho.

Handout

X. COUNCIL REMARKS:

XI. MAYOR'S REMARKS:

XII. DEPARTMENTS REMARKS:

XIII. NEXT REGULAR MEETINGS SCHEDULES ARE AS FOLLOWS:

November 12

|

November 26

|

December 3

**Official
City Council Minutes
City of Wood River, Nebraska
Regular Meeting
October 8, 2024**

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 October 8, 2024. Notice of the time and place of the meeting was given in advance thereof by publicized notice on October 2, 2024 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, Thompson, Rodriguez, Klingsporn, Rennau, Nielsen.

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

Public Present: Deputy J. Jones; Darren Bartunek; Mady Kenny; Steve Wolford; Michael Carlson; Richard Siefken.

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.

Public Comment(s): None.

Items on the consent agenda for approval were:

September 17, 2024, Regular Meeting Minutes.

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

Disbursements totaling: **\$169,832.74**

Checks not on list: **\$349.69**

Sunlife Financial: **\$169.52**

Blue Cross BlueShield: **\$5,968.65**

Lincoln Financial Group: **\$548.79**

Redwing Software **\$51.98**

Ameritas **\$59.16**

Zero Fee **\$29.99**

Clearly **\$361.59**

Nielsen made the motion to approve items on the consent agenda. Motion seconded by **Thompson**. Motion carried. 5/0. Rodriguez abstained.

Deputy J. Jones offered a summary of the Sheriff's report for September 2024.

Nielsen motioned into Public Hearing at 7:02pm to hear public comment regarding issuing a Conditional Use Permit to Darren Bartunek on lots located at 308 E. 13th St. authorizing two (2) 5-plexes to be constructed. Motion seconded by **Thompson**. Darren Bartunek was present to answer any questions. Michael Carlson asked for specifics of the project and expressed concerns about parking, added noise, and rental properties possibly lowering the area values. Bartunek explained that each end unit will have a 2 car garage and the middle units will each have a 1 car garage for parking, all located on a private drive between the 2 5-plexes. He stated that there would be no sidewalks from the units to the City streets. Bartunek plans to provide all lawn and snow removal services to the property. Bartunek invited everyone to look up the work he did in Phillips recently to see how nice his units are. Bartunek plans to rent the units for around \$1,200-\$1,400 per month and utilize Da-Ly Realty out of Grand Island to manage the rentals as they handle all of the background and credit checks for tenants. Richard Siefken asked about street parking and asked that the City put up no parking signs. Council explained that there is an Ordinance in effect that is being enforced regarding the amount of time one can be parked on City streets. As there were no further comments Nielsen motioned to move out of Public Hearing at 7:15pm. Motion seconded by **Thompson**.

Nielsen motioned to introduce and pass Resolution 2024-205 A RESOLUTION AUTHORIZING A CONDITIONAL USE OF REAL ESTATE LOCATED AT 308 E. 13th ST., WOOD RIVER VILLAGE DODD AND MARSHALL'S ADDITION LOTS 1-2-3 BLOCK 1 AND THE WEST 33' OF WALNUT

STREET ABUTTING LOT 1 BLOCK 1 DODD AND MARSHALL'S ADDITION, HALL COUNTY, NEBRASKA. Motion seconded by **Thompson**. Motion carried 6/0.

Nielsen motioned to introduce Resolution 2024-206 A RESOLUTION DIRECTING THE SALE OF CERTAIN PERSONAL PROPERTY BY SEALED BID SALE AND ESTABLISHING THE MANNER AND TERMS THEREOF. Motion seconded by **Rodriguez**. Motion carried 6/0.

Nielsen introduced Ordinance 589 AN ORDINANCE ANNEXING CERTAIN TERRITORY AS SHOWN ON THE ANEEAXATION PLAT PREPARED BY BROWN SURVEYING SERVICES, BRYAN ADAM BROWN, A PROFESSIONAL LAND SURVEYOR, DATED MAY 30, 2024, LOCATED IN SECTION TWENTY-FOUR OF TOWNSHIP TEN NORTH RANGE TWELVE WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA. Motion seconded by **Rennau**. Motion carried 6/0.

Mady Kenny with JEO presented Council with the proposed plans for the Senior Center portion of the Legacy Station. JEO plans to advertise to bid and begin getting permits yet this week, if approved, and have the pre-bid meeting on October 22 at 2:00pm with bids due on November 6 at 2:00pm. **Rotter** motioned to approve the proposed plans and to begin advertising to bid the project. Motion seconded by **Rennau**. Motion carried 6/0.

Mayor Cramer asked Council to consider a covenant for the Casey's property to require them to construct a sound barrier wall and maintain a green space. Will bring the covenant draft back to the next meeting with more input from Cramer.

Rennau motioned to approve payment to Bigzby's Concrete (Invoice 4336) in the amount of \$10,932.94 for work completed on Thelen Street in 2021. Motion seconded by **Thompson**. Motion carried 6/0.

Nielsen motioned to approve Change Order # 2 for a deduction of \$1,698.60 from contracted price due to removing seed from project with Van Kirk Bros – 8th St. Water Main project. Motion seconded by **Thompson**. Motion carried 6/0.

Rotter motioned to approve signing certificate of substantial completion and issuing final payment to VanKirk Bros. Contracting in the amount of \$120,038.00 for the 8th St. Water Main project. Motion seconded by **Rennau**. Motion carried 6/0.

Rennau motioned to approve payment to Diamond Engineering (Invoice 5084) in the amount of \$42,530.00 for culvert replacement on 130th Rd and Hwy 30. Motion seconded by **Rodriguez**. Motion carried 6/0.

Rotter motioned to approve payment to JEO (Invoice 154442) in the amount of \$19,650.00 for work completed on the Senior Center Project CDBG # 22-PW-009. Motion seconded by **Rennau**. Motion carried 6/0.

Thompson motioned to approve draw request # 9 in the amount of \$12,271.42 for project CDBG # 22-PW-009. Motion seconded by **Nielsen**. Motion carried 6/0.

There were three bids received for architectural services for the Library/Food Bank portion of the Legacy Station: W Design, JEO, Carlson West Povondra. The Library selection committee met and reviewed the bids received using a scoring sheet. The scores were then averaged and totaled as follows: Carlson West Povondra 84/100; JEO 79/100; W Design 91/100. The committee recommended W Design to award the contract. **Rotter** motioned to approve awarding the architectural contract to W Design for the Library/Food Pantry portion of the Legacy Station Project. Motion seconded by **Nielsen**. Motion carried 6/0.

Rennau motioned to approve signing letter of authorization with W Design for the Library/Food Pantry portion of the Legacy Station project. Motion seconded by **Rotter**. Motion carried 6/0.

Rennau motioned to approve signing letter of authorization with W Design for the Legacy Avenue civil engineering. Motion seconded by **Rodriguez**. Motion carried 6/0.

Nielsen motioned to approve accepting resignation from Christina Wemhoff with a final work day of October 14, 2024. Motion seconded by **Rotter**. Motion carried 6/0.

Mayor Cramer asked Council to consider advertising for a Deputy Clerk position rather than a Treasurer. Cramer would like to look into outsourcing some of the budgetary responsibilities previously handled by Christina and having Manning take over the other treasurer tasks. **Rotter** motioned to approve advertising for a Deputy Clerk position. Motion seconded by **Rennau**. Motion carried 6/0.

Department Remarks:

Wolford: (1) Mentioned that Nebraska Rural Water would be able to assist with a rate study. (2) Received permit for street light, will contact Brent to get it ordered. (3) Would like to put the Babel's water/sewer project out to bid next month.

Council Remarks:

Nielsen: (1) Marty has been working with the State to get the nitrogen levels down at the sewer plant. Wolford explained that Marty has been measuring the sludge in the tanks and managing accordingly. Sewer plant does need new doors and windows. (2) Would like to look into electronic time keeping system to track hours worked for employees.

Mayor's Remarks:

- 1) The bio plastics company that was considering coming to Wood River decided to go with a location in Indiana but will possibly reconsider in 5 years.
- 2) Tallgrass-Carbon Capture has requested temporary power, that project seems to be moving forward.

As there was no further business to come before this session of the Council, Council member **Nielsen** made the motion to adjourn at 8:14 p.m. Motion seconded by **Rodriguez**.

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

10/22/2024

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 |
| HEARTLAND CLERKS | DM | 10.00 |
| LINCOLN JOURNAL STAR | SE | 25.60 |
| CAPITAL BUSINESS SYSTEM | SE | 454.84 |

Street Fund

| | | |
|--------------|----|-------|
| CHAD SHUDA | RE | 40.00 |
| ARNOLD MOTOR | SU | 77.50 |

Sewer Fund

| | | |
|-------------|----|---------|
| MARTY BROWN | RE | 40.00 |
| MACQUEEN | RP | 1099.72 |

Fire Fund

| | | |
|-------------|----|--------|
| DINGES FIRE | SU | 879.09 |
|-------------|----|--------|

Electric Fund

| | | |
|--------------|----|-------|
| BRENT GASCHO | RE | 40.00 |
|--------------|----|-------|

REVIEWED BY:

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| SPPD | UE | 2652.15 |
|-------------|----|---------|

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|----------|----|-------|
| MATHESON | SU | 97.33 |
|----------|----|-------|

COUNCILPERSON

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|-------|----|--------|
| WESCO | SU | 325.00 |
|-------|----|--------|

| | | |
|---------|----|--------|
| TOOFAST | SU | 299.99 |
|---------|----|--------|

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|--------------------|----|---------|
| INTEGRATE SECURITY | SE | 1390.00 |
|--------------------|----|---------|

| | | |
|-------|----|-------|
| EAKES | SU | 13.98 |
|-------|----|-------|

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|---------------------|----|--------|
| MELISSA WOITALEWICZ | SU | 285.00 |
|---------------------|----|--------|

Water Fund

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|-------------|----|-------|
| ZANE STRODE | RE | 40.00 |
|-------------|----|-------|

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|-----------------------|----|--------|
| CENTRAL DIST HLTH DPT | SE | 156.00 |
|-----------------------|----|--------|

Senior Center Fund

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|---------------|----|--------|
| WHISKEY RIVER | SU | 168.00 |
|---------------|----|--------|

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|----------------|----|--------|
| DENNIS WAGONER | RE | 138.02 |
|----------------|----|--------|

Real Estate Fund

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|--------|----|--------|
| SVEHLA | SE | 300.00 |
|--------|----|--------|

Variety Fund

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|--------|----|--------|
| USBANK | MI | 186.90 |
|--------|----|--------|

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|----------|----|--------|
| PRESTO-X | SE | 223.89 |
|----------|----|--------|

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| GREAT PLAINS COMM | UE | 508.59 |
|-------------------|----|--------|

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|------|----|--------|
| NT&T | UE | 233.25 |
|------|----|--------|

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|----------------|----|---------|
| NEBR GENERATOR | SE | 2467.50 |
|----------------|----|---------|

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|---------|----|-------|
| MENARDS | SU | 86.23 |
|---------|----|-------|

| | | |
|------------|----|--------|
| BB'S PARTS | SU | 102.09 |
|------------|----|--------|

TOTAL DISB. \$ 12,420.67

CHECKS NOT ON LIST \$ 195,378.75

\$ 207,799.42

Checks not on list:

| | |
|------------------------|----------|
| 38581 BIGZBYS CONCRETE | 10932.94 |
|------------------------|----------|

| | |
|---------------------|-----------|
| 38582 VAN KIRK BROS | 120038.00 |
|---------------------|-----------|

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|---------------------------|----------|
| 38583 DIAMOND ENGINEERING | 42530.00 |
|---------------------------|----------|

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|-----------|----------|
| 38584 JEO | 19650.00 |
|-----------|----------|

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|--------------------|---------|
| 38585 CENTURY LINK | 2227.81 |
|--------------------|---------|

**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

The Wandering Well

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

427 South Showboat Blvd Hastings, NE 68901

Retail Liquor License Address or Non-Profit Business Address

CK 123549

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only
Event Date(s): 11/16/2024

Event Start Time(s): 4:00pm

Event End Time(s): 12:00am

Alternate Date: None

Alternate Location Building & Address: None

Event Building Name: Babel Agency

Event Street Address/City: 510 Old Military Rd Wood River, NE 68883

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

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

Type of Event: Reception 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: Theresa Parr Event Contact Phone Number: 402.461.0449

Event Contact Email: thewanderingwellnebraska@gmail.com

*Signature Authorized Representative:  Printed Name Theresa Parr

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. 589

AN ORDINANCE ANNEXING CERTAIN TERRITORY AS SHOWN ON THE ANNEXATION PLAT PREPARED BY BROWN SURVEYING SERVICES, BRYAN ADAM BROWN, A PROFESSIONAL LAND SURVEYOR, DATED MAY 30, 2024, LOCATED IN SECTION TWENTY-FOUR OF TOWNSHIP TEN NORTH RANGE TWELVE 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 Northeast Quarter of Section Twenty-Four, Township Ten North, Range Twelve West as shown on the Annexation Plat as Lot 1 prepared by Brown Surveying Services, Bryan Adam Brown, a professional land surveyor dated May 30, 2024 filed with the City and the Regional Planning Commission an application for annexation of said property; and

WHEREAS, the Regional Planning Commission on August 7, 2024 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 September 17, 2024 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 Brown Surveying Services, Bryan Adam Brown, a professional land surveyor dated May 30, 2024 more particularly described as follows:

A TRACT OF LAND CONSISTING OF ALL OF LOT 1 BABEL ACRES SUBDIVISION, HALL COUNTY NEBRASKA, ALL OF LOT 5 RIVERINE SUBDIVISION, HALL COUNTY NEBRASKA AND PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-FOUR (24),

TOWNSHIP TEN (10) NORTH, RANGE TWELVE (12) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAS QUARTER (E1/4) CORNER OF SECTION 24; THENCE ON AN ASSUMED BEARING OF N00°05'08"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4), A DISTANCE OF 1682.45 FEET TO A POINT; THENCE S78°40'31"W A DISTANCE 58.52 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF NEBRASKA HIGHWAY 11 AND THE SOUTHEAST CORNER OF LOT 1 BABEL ACRES SUBDIVISION; SAID POINT BEING THE POINT OF BEGINNING, THENCE S78° 40' 29" W FOR A DISTANCE OF 169.97 FEET TO A POINT SAID POINT BEING THE NORTHEAST CORNER OF LOT 5 RIVERINE SUBDIVISION; THENCE, S 00°23'13"E FOR A DISTANCE OF 384.27 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 5 RIVERINE SUBDIVISION; THENCE S77°46'16"W A DISTANCE OF 322.04 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 5 RIVERINE SUBDIVISION; THENCE S12°46'47" A DISTANCE OF 18.05 FEET TO A POINT ON THE CENTERLINE OF OLD MILITARY ROAD; THENCE S76°49'37"W ALONG THE CENTERLINE OF OLD MILITARY ROAD A DISTANCE OF 537.27 FEET TO A POINT; THENCE N12°33'14"W A DISTANCE OF 1280.33 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER, THENCE, N 53° 39' 11" E FOR A DISTANCE OF 188.60 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER, THENCE S 65° 49' 12" E A DISTANCE OF 81.42 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER; THENCE, S 73° 49' 19" E FOR A DISTANCE OF 74.75 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER; THENCE, N 83° 00' 40" E FOR A DISTANCE OF 91.20 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 BABEL ACRES SUBDIVISION; THENCE, S 87° 55' 59" E FOR A DISTANCE OF 18.66 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER; THENCE, N 80° 00' 20" E FOR A DISTANCE OF 105.27 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER; THENCE, S 75° 58' 58" E FOR A DISTANCE OF 53.99 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER; THENCE, S 07° 16' 21" W FOR A DISTANCE OF 105.39 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER; THENCE, S 07° 27' 46" E FOR A DISTANCE OF 81.09 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER; THENCE, S 62° 48' 41" E FOR A DISTANCE OF 158.35 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER; THENCE, N 75° 58' 43" E FOR A DISTANCE OF 190.36 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER; THENCE, N 51° 45' 18" E FOR A DISTANCE OF 58.92 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER; THENCE, N 70° 34' 49" E FOR A DISTANCE OF 79.31 FEET TO A POINT ON THE CENTERLINE OF THE WOOD RIVER, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 BABEL ACRES SUBDIVISION;

THENCE, S 00° 39' 48" E FOR A DISTANCE OF 229.20 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 2 BABEL ACRES SUBDIVISION; THENCE, N 89° 06' 17" E FOR A DISTANCE OF 175.22 FEET TO THE BEGINNING OF ANON-TANGENTIAL CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF NEBRASKA HIGHWAY 11, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 47' 29.6", HAVING A RADIUS OF 1969.86 FEET, AND WHOSE LONG CHORD BEARS S 04° 09' 35" W FOR A DISTANCE OF 95.97 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF NEBRASKA HIGHWAY 11 TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 00° 08' 28" E FOR A DISTANCE OF 118.11 FEET OT THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1057917 SQUARE FEET OR 24.29 ACRES, MORE OR LESS, OF WHICH 28619 SQUARE FEET OF 0.66 ACRES, MORE OR LESS, ARE OCCUPIED AS DEDICATED COUNTY ROAD RIGHT OF WAY.

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 May 30, 2024 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 _____, 2024.

Greg Cramer, Mayor

ATTEST:

Ashley Manning, City Clerk

ORDINANCE NO. 592

AN ORDINANCE ANNEXING CERTAIN TERRITORY AS SHOWN ON THE ANNEXATION PLAT PREPARED BY JASNOWSKI SURVEYING, LLC, EVAN A. JASNOWSKI, NEBRASKA REGISTERED LAND SURVEYOR DATED AUGUST 14, 2024, THE EAST ONE HALF ACRE LOCATED IN LOT 10, WOOD LAWN SUBDIVISION, CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA EXCEPT THE EAST SEVEN FEET THEREOF. 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 East One Half Acre of Lot 10, Wood Lawn Subdivision, City of Wood River, Nebraska EXCEPT the East Seven feet thereof, as shown on the Annexation Plat as Wood Lawn 2nd Subdivision as prepared by Jasnowski Surveying LLC, Evan A. Jasnowski, a professional land surveyor dated August 14, 2024 filed with the City and the Regional Planning Commission an application for annexation of said property; and

WHEREAS, the Regional Planning Commission on October 2, 2024 made a recommendation on the proposed annexation of such area; and

WHEREAS, a public hearing before the City Council is scheduled to be held on November 12, 2024; and

WHEREAS, 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 Wood Lawn 2nd Subdivision on the Annexation Plat, prepared by Jasnowski Surveying LLC, Evan A. Jasnowski, a professional land surveyor dated August 14, 2024 more particularly described as follows:

THE EAST ONE HALF (1/2) ACRE OF LOT TEN (10), WOOD LAWN
SUBDIVISION, CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA
EXCEPT THE EAST SEVEN (7) FEET THEREOF.

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 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 _____, 2024.

Greg Cramer, Mayor

ATTEST:

Ashley Manning, City Clerk

WOOD LAWN 2nd SUBDIVISION

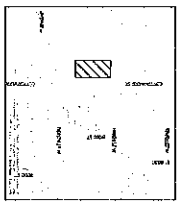
AN ADDITION TO THE CITY OF WOOD RIVER HALL COUNTY, NEBRASKA - FINAL PLAT -

SURVEYOR'S NOTES

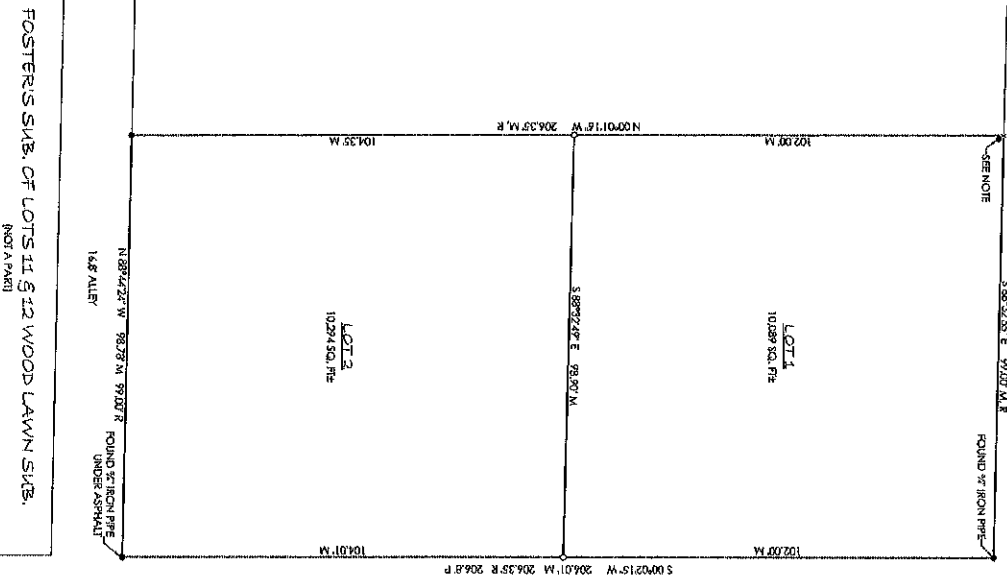
- BEARINGS ARE BASED ON THE HALL COUNTY LOW DISTORTION PROJECTION.
- ALL DISTANCES SHOWN ARE REPRESENTED AS GEOMETRIC DISTANCES AND IN INTERNATIONAL FEET.
- ALL DISTANCES SHOWN ARE REPRESENTED AS GEOMETRIC DISTANCES AND IN INTERNATIONAL FEET.
- THE BASE OF A 1" = 100' SCALE PLAN FOR THE PURPOSES OF THIS SURVEY WAS ESTABLISHED AT RECORDED PLATTED DISTANCES.



LEGEND
 - SHOWN WITHIN PARALLELS
 P = PLATTED DISTANCE (WOOD LAWN 2ND)
 R = RECORDED DISTANCE (1st ST. STREET - 04/08/17/88)
 X = TELEGRAPHIC POINT
 ● = 1/4" = 100' SCALE FOUND SURVEY WORK



OWNERS
 - CAROL STOPPEL
 - CAROL STOPPEL
 - CAROL STOPPEL
SURVEYOR
 - JENNIFER HARTING INC
 NUMBER OF LOTS
 - 2



LEGAL DESCRIPTION
 The East One Half (1/2) acre of Lot 1 in 104, Wood Lawn Subdivision, City of Wood River, Hall County, Nebraska, Except the East Seven (7) feet thereof, Said tract contains 0.468 acres more or less.

SURVEYOR'S CERTIFICATE
 I, Susan A. Larson, Nebraska Registered Land Surveyor #776, duly registered under the Land Surveyor's Regulation Act, do hereby state that at the request of Carol Stoppel, I have caused to be made a survey of the land depicted on the accompanying plat that said plat is a true and correct representation of the land as shown thereon to the best of my ability and knowledge and belief in accordance with the Uniform Standards for Surveyors' Ethical Code of the State of Nebraska.

Susan A. Larson
 Susan A. Larson
 Date 08/14/2024

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, that Carol J. Stoppel, owner of the land described herein, has caused same to be surveyed, subdivided, platted and do hereby dedicate the road right-of-way as shown thereon to the public for their use, benefit, and the easement, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction upon, over, along or underneath the surface of such easements and that foregoing subdivision as more particularly specified in the description or appears on this plat stands with the free consent and in accordance with the orders of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____ this _____ day of _____, 2024.

Carol J. Stoppel, Owner

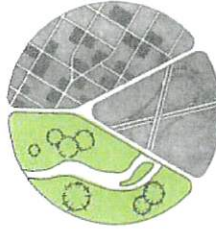
ACKNOWLEDGEMENT
 State of _____ is _____

County of _____ City of _____
 On this the _____ day of _____, 2024, before me, _____, a Notary Public with and for said County, personally appeared _____, known to me to be the individual person named in the foregoing instrument, and that they are empowered to make the above declaration for and in behalf of said "Wood Lawn 2nd Subdivision".

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____ on the date last above written.
 My commission expires _____

Notary Public _____
 APPROVALS
 Submitted to and approved by the Regional Planning Commission of Hall County, Cities of Grand Island, Wood River and the Village of Aldo, Cedar and Delphian, Nebraska.
 Chairperson _____ Date _____
 Approved and accepted by the City of Wood River, Nebraska, this _____ day of _____, 2024.
 Chairperson _____ Clerk _____

FOSTERIS SUB. OF LOTS 11 & 12 WOOD LAWN SUB.
 (NOT A PART)



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

October 3, 2024

Dear Chair and Members of the City of Wood River City Council:

RE: Final Plat - Wood Lawn 2nd Subdivision

At the regular meeting of the Regional Planning Commission Meeting, held on October 2, 2024, the above item was considered.

This subdivision has been submitted as an addition to the city of Wood River. The City Council will need to work with their legal counsel to create an annexation ordinance. It is my understanding that annexation ordinances cannot not be passed at a single meeting by waiving the 3 readings, please check with your attorney.

A motion was made by Monter and second by Goplin to recommend approval of the final plat for Wood Lawn 2nd Subdivision.

A roll call vote was taken, and the motion passed with ten members voting in favor (O'Neill, Allan, Nelson, Rainforth, Barnes, Goplin, Robb, Monter, Randone and Doane) and no members present voting no or abstaining and two members not present (Ruge and Stevenson).

intents

Yours truly,

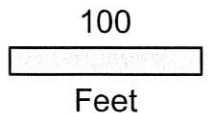
Chad Nabity, AICP
Regional Planning Director

cc: City Clerk
Wood River Attorney
County Building Inspector
County Public Works
County Assessor/Register of Deeds

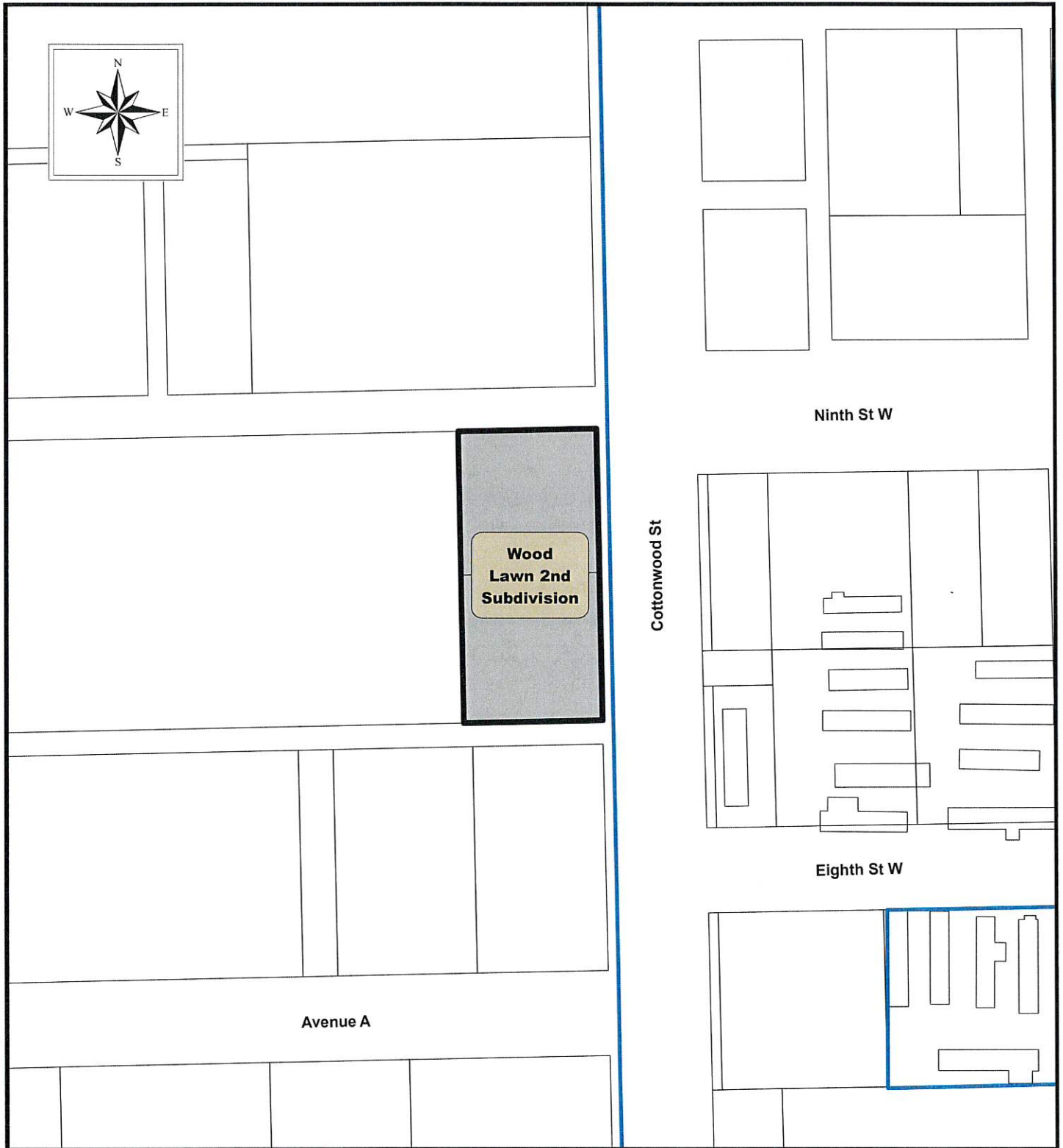
PROPOSED SUBDIVISION AERIAL MAP



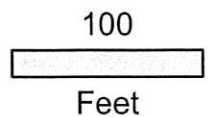
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska



PROPOSED SUBDIVISION LOCATION MAP



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





1413 Main Street
P.O. Box 337
Wood River, NE 68883

Phone: 308-583-2405
Fax: 308-583-2405
Cell: 308-390-4151
E-mail: wrha@cccusa.net

Wood River Housing Authority

Honorable Mayor and City Council
City of Wood River
Wood River, NE 68883

10-3-2024

Dear Mayor and City Council

The Wood River Housing Authority met on September 24th, 2023 for their annual meeting.

Each year at this time one of the Commissioners on the Board's term expires. Barry McCoun's term was due to expire. Barry has agreed to serve another term. We ask that you bring this before the City Council and have the mayor reappoint her for this term ending in 2029.

Vince Boudreau is the Chair of the Board of Commissioners; Jennifer Reeder is the Vice Chair. In addition to these two persons, other current members are Barry McCoun and Matt Troyer-Miller and Phyllis Barker.

The Board agreed to retain Peggy Krause as Executive Director, Arnie Sommer as maintenance personnel and yard personnel. Camdyn Ripp will be retained as the resident who cleans and organizes the community room. We also have Matt Ripp helping with cleaning at the community room.

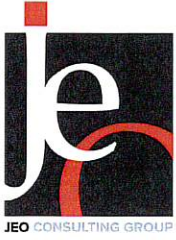
Last fall we completed some concrete changes that added parking stalls and made some handicap changes. As resident move out, we update apartments with LVT flooring. And, yet again, due to the 2024 spring hailstorm, we will be doing shingles on all the buildings the spring of 2025. We also have plans to have the brick on the exterior of the apartments cleaned to remove the hard water deposits. We continue to use Capital Fund grants to update our facility.

We have very few vacancy problems and for that we are very thankful.

The Board welcomes the Mayor and City Board to any of our meetings. Our Board of Commissioners, Executive Director and maintenance personnel appreciate all the help and advice that they receive when contacting the City Council, City Clerk or our City Utilities Department.

Sincerely,

Peggy Krause
Executive Director



Invoice

September 20, 2024
Project No: R230797.00
Invoice No: 154356
Invoice Amount: 537.50

Brent Gascho
City of Wood River
108 W. 10th Street
PO Box 8
Wood River, NE 68883

Project Manager Matt Kalin

Project R230797.00 Wood River 2023 Electric System Improvements

Professional Services through September 13, 2024

| | Contract Amount | Percent Complete | Billed-to-Date | Previous Billing | Current Billing |
|--|--------------------|------------------|--------------------|--------------------|-----------------|
| Lump Sum Phase(s) | | | | | |
| Preliminary Design | \$12,500.00 | 100% | \$12,500.00 | \$12,500.00 | 0.00 |
| Final Design | \$8,500.00 | 100% | \$8,500.00 | \$8,500.00 | 0.00 |
| Bidding and Negotiation | \$5,000.00 | 100% | \$5,000.00 | \$5,000.00 | 0.00 |
| Construction Services | \$10,750.00 | 40% | \$4,300.00 | \$3,762.50 | \$537.50 |
| Total | \$36,750.00 | | \$30,300.00 | \$29,762.50 | \$537.50 |
| Total Amount Due Upon Receipt : | | | | | \$537.50 |



October 8, 2024

Mr. Brent Gascho, Director
City of Wood River
108 W 10th ST
Wood River, NE 68883

Job #918M-24
Invoice #HE24-0446

INVOICE

Professional Engineering Services -

Water Main Replacement: Marshall to West ST

Billing Period: April 12th, 2024 to September 15th, 2024

NTE 15% of Construction Cost, including Change Orders \$ 120,038.00 15% \$ 18,005.70

| | | | | | | | | |
|------------------------------|--------|-----|---|----|--------|------|----|----------|
| Senior Professional Engineer | 42.25 | Hr. | @ | \$ | 130.00 | /Hr. | \$ | 5,492.50 |
| Professional Engineer | 63.00 | Hr. | @ | \$ | 120.00 | /Hr. | \$ | 7,560.00 |
| Technician | 54.50 | Hr. | @ | \$ | 75.00 | /Hr. | \$ | 4,087.50 |
| Secretary | 22.00 | Hr. | @ | \$ | 62.50 | /Hr. | \$ | 1,375.00 |
| CAD System | 49.50 | Hr. | @ | \$ | 27.50 | /Hr. | \$ | 1,361.25 |
| Mileage | 441.00 | Mi. | @ | \$ | 0.70 | /Mi. | \$ | 308.70 |
| Meals (at cost) | | | | | | | \$ | 25.53 |
| Postage (at cost) | | | | | | | \$ | 1.87 |

Subtotal: \$ 20,212.35

Not to Exceed: \$ 18,005.70

Reimbursable Expenses: NDEE Review Fee \$ 624.97

Total Due Now: \$ 18,630.67

Not to Exceed 15% of Construction Cost

| | |
|---------------|---------------|
| Not to Exceed | \$ 18,005.70 |
| Hourly Total | \$ 20,212.35 |
| Difference | \$ (2,206.65) |

REMIT TO:

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

Thank you!



Engineering | Architecture | Surveying | Planning

Invoice

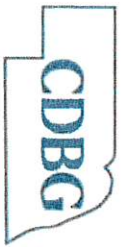
October 17, 2024
 Project No: R222241.00
 Invoice No: 155212
 Invoice Amount: 3,930.00

Greg Cramer
 City of Wood River
 1002 Main Street
 P.o. Box 8
 Wood River, NE 68883

Project Manager Ryan Hier
 Project R222241.00 Wood River Senior Center
Professional Services through October 4, 2024

| | Contract Amount | Percent Complete | Billed-to-Date | Previous Billing | Current Billing |
|--|--------------------|------------------|--------------------|--------------------|-------------------|
| Lump Sum Phase(s) | | | | | |
| Schematic Design | \$10,500.00 | 100% | \$10,500.00 | \$10,500.00 | 0.00 |
| Design Development | \$22,200.00 | 100% | \$22,200.00 | \$22,200.00 | 0.00 |
| Construction Documents | \$39,300.00 | 100% | \$39,300.00 | \$35,370.00 | \$3,930.00 |
| Hourly Phase(s) | | | | | |
| Bidding and Negotiation | | | 0.00 | 0.00 | 0.00 |
| Construction Administration | | | 0.00 | 0.00 | 0.00 |
| Reimbursable Expenses | | | 0.00 | 0.00 | 0.00 |
| Total | \$72,000.00 | | \$72,000.00 | \$68,070.00 | \$3,930.00 |
| Total Amount Due Upon Receipt : | | | | | \$3,930.00 |

Email Invoice: clerkcwr@woodriverne.com CC: LoriF@SCEDD.us



**Request for Funds (Drawdown/Payment Request)
Community Development Block Grant Program
Nebraska Department of Economic Development**

| | | | | | | |
|---|---|--|--------------------------|--------------------------------------|----------------------|--|
| Name of Subrecipient (Local Unit of Government) City of Wood River | | Mailing Address 108 W. 10th, PO Box 8 | | City Wood River | State NE | ZIP 68833 |
| CDBG Agreement Number 22-PW-009 | Federal Identification Number 47-6006420 | DUNS Number FE2HDMXQMKD1 | UEI Number 03/21/2025 | Number sequence order of funds 10 | Final Drawdown no | DED Program Representative Nicole Barrels |

Part I – STATUS OF FUNDS

| | | |
|---|--|--------------|
| 1. CDBG Funds Received to Date | | \$ 48,534.71 |
| 2. Add: Program Income Received to Date (exclude RLF) | | \$ 0.00 |
| 3. Subtotal | | \$ 48,534.71 |
| 4. Less: Federal Funds Disbursed To Date (Must Agree To Total Of Part II, Line 3) | | \$ 48,534.71 |
| 5. Total: Federal Funds On Hand (Must Agree To Part II, Line 6) | | |

Part II – CASH REQUIREMENTS (Identify all activities listed in the CDBG Agreement, even if funds are not being requested.)

| Activity/Budget Category | 03A Senior Centers | 03A Const. Management | 21A General Administration | TOTAL |
|--|-----------------------|--------------------------|-------------------------------|--------------|
| 1. Total Cash Requirements To Date | \$ 72,000.00 | \$ 0.00 | \$ 6,025.00 | \$ 78,025.00 |
| 2. Less: Local Funds Disbursed (includes RLF) (exclude Program Income) | \$ 27,036.01 | \$ 0.00 | \$ 0.00 | \$ 27,036.01 |
| 3. Less: Federal Funds Disbursed (include Program Income) Total Must Agree To Part I, Line 4 (exclude RLF) | \$ 42,509.71 | \$ 0.00 | \$ 6,025.00 | \$ 48,534.71 |
| 4. Total Current Cash Requirements | \$ 2,454.28 | | | \$ 2,454.28 |
| 5. Less: Unpaid Previous Request | | | | |
| 6. Less: Federal Funds On Hand (Must Agree To Part I, Line 5) | | | | |
| 7. Net Amount of Federal Funds Requested | | | | \$ 2,454.28 |

By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812). I also certify that the amount of the request for federal funds is not in excess of current needs.

| | | |
|---|-----------------------------------|-----------------------------------|
| Signature of Authorized Official (Mayor/Board Chairman) | Typed Name of Authorized Official | Date |
| Signature of Authorized Official (Clerk/Treasurer) | Typed Name of Authorized Official | Date |
| Person Preparing Request for CDBG Funds Form Name: Lori Ferguson | Organization: SCEDD, Inc. | Telephone Number: 308.455.4770 |
| | | Email: lorif@scedd.us |

PLEASE REFER TO INSTRUCTIONS FOR ADDITIONAL GUIDANCE. INCOMPLETE OR INCORRECT FORMS WILL NOT BE PROCESSED.

**To update calculations, either tab two (2) fields or click on a different field with your mouse.