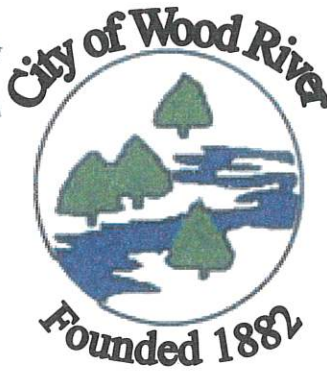


A Proud Past

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



A Promising Future

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

REGULAR CITY COUNCIL MEETING
AGENDA

2025 February 4

TIME: 7:00 PM

BILL READERS: NIELSEN & RODRIGUEZ
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: January 21 2025

Pages 1-2

VI. Disbursements \$128,082.45

Pages 3-4

VI. Checks not on the list \$2,365.08

VI. Automatic payments

1. Sunlife Financial \$141.67



5. MAYOR CRAMER discuss/approve Change Order # 2 for Babel's water/sewer extension project for an additional \$5,700.00. Pages 5-6

6. BRENT GASCHO discuss/approve attending Backflow class in Juniata. Page 7

7. ASHLEY MANNING discuss/approve advertising for 2025 lawn service bids. Pages 8-13

8. MAYOR CRAMER discuss/approve payment to Spartan Commercial Roofing (Invoice 1093) in the amount of \$4,042.00 for roof repairs at Stick Creek Kids/ Legacy Station. Page 14

9. MAYOR CRAMER discuss Legacy Station update.

10. MAYOR CRAMER discuss possible residential lift station.

11. MAYOR CRAMER discuss/approve amended covenant with Casey's. Pages 15-18

12. MAYOR CRAMER discuss/approve corrective Deed of Trust and Covenant for the Dunn Building Project. # 23TFRH-34010. Handout

13. MAYOR CRAMER discuss/approve payment to JEO (Invoice 157804) in the amount of \$1,180.13 for the Senior Center Project # 22-PW-009.

Page 19

14. MAYOR CRAMER discuss/approve draw request # 12 for Senior Center Project # 22-PW-009.

Page 20

15. ASHLEY MANNING discuss/approve sending the following utility accounts to collection:

a.	975-3-325	\$500.34
b.	1981-3-530	\$101.99
c.	9817-3-985	\$211.46
d.	977-2-441	\$426.42
e.	2356-3-985	\$44.39
f.	1082-1-555	\$269.66
g.	975-3-25	\$102.18
h.	9827-3-530	\$157.00
i.	9624-2-640	\$601.93
j.	9830-3-420	\$52.11
k.	1098-1-365	\$49.58
l.	1020-2-275	\$186.60
m.	3c-3-50	\$354.43

VIII. COUNCIL REMARKS:

IX. MAYOR'S REMARKS:

X. DEPARTMENTS REMARKS:

XI. NEXT REGULAR MEETINGS SCHEDULES ARE AS FOLLOWS:

February 18

|

March 4

|

March 18

**Official
City Council Minutes
City of Wood River, Nebraska
Regular Meeting
January 21, 2025**

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Wood River, Nebraska was conducted in the Council Chambers of City Hall, 108 W. 10th St, on January 21, 2025. Notice of the time and place of the meeting was given in advance thereof by publicized notice on January 15, 2025 in the Clipper and the Grand Island Independent. An agenda for the meeting, was kept continuously current, and was made available for public inspection on the City's website (woodriverne.com).

Mayor Greg Cramer called the meeting to order at 7:00 p.m.

Council Present: Rodriguez, Rotter, Thompson, Mayhew, Rennau.
City Officials Present: Ashley Manning, City Clerk; Brent Gascho, Utilities Superintendent.
Public Present: Chad Shuda; Jeff Mead; Veronica Kaufman.
The Mayor led the Council Members and audience in the Pledge of Allegiance.

Mayor Cramer advised the public body of the Open Meetings Act that is posted in the meeting room and entry hall.

Items on the consent agenda for approval were:

January 7, 2025 Regular Meeting Minutes.

Disbursements reviewed this month by: Rotter & Mayhew

Disbursements totaling: \$97,681.89

Checks not on list: \$95,050.54

Payroll: \$43,800.60

Payroll Tax: \$9,375.54

Retirement: \$3,086.80

SDL Request(s)

- 1) Babel's Barn***/2/15/25 2:00pm-1:00am -- Wedding Reception***/Country Catering

Public Comment: None.

Rotter made the motion to approve items on the consent agenda, noting a change in the January 7, 2025 minutes to remove Klingsporn as present and add Rotter as present. Motion seconded by Thompson. Motion carried 5/0. Nielsen absent.

Jeff Mead was present to ask for Council's approval to acquire a compost card to allow him use of the compost site. Rennau motioned to approve Jeff Mead's compost card request. Motion seconded by Mayhew. Motion carried 4/1. Thompson voting no. Nielsen absent.

Mayor Cramer offered an update on Babel's water/sewer project. Have not bored across the highway yet.

Mayor Cramer offered an update on the Legacy Station stating that he is still waiting to hear back from JEO. Cramer is hoping to coordinate with JEO and W Design together to phase out the projects together.

Mayhew addressed Council regarding the need for a committee for the Utilities Department to help them prioritize needs/wants and assist with budgeting. Gascho provided a rough list of wants/needs including new windows and doors at the sewer plant, new meter reading equipment, mini excavator, concrete saw, etc. Rotter asked for quotes and photos of the needs at the sewer plant. Mayhew motioned to approve appointing Mayhew, Thompson, Shuda, and Gascho to the Utility Department needs committee. Motion seconded by Thompson. Motion carried 5/0. Nielsen absent.

Rotter motioned to approve amendment to agreement with JEO for the 2023 Electrical System Improvement project to add Babel's extension for an additional \$16,000. Motion seconded by Thompson. Motion carried 5/0. Nielsen absent.

Amended documents for the Dunn Building Project will be presented at the next Council meeting.

Council discussed employee policies including meal reimbursement, credit card practices, time worked, and tardiness.

Rotter motioned to approve annual review for Veronica Kaufman moving her to a step 4 on the City's pay scale for an hourly rate of \$21.96. Motion seconded by Mayhew. Motion carried 5/0. Nielsen absent.

Ashley Manning presented the Treasurer's report for December 2024.

Department Remarks:

None.

Council Remarks:

Thompson: Expressed his concerns regarding allowing special request compost cards.

Mayor Remarks:

Will bring revised covenant to next meeting – Casey's sent a revised document.

As there was no further business to come before this session of the Council, Council member **Rennau** made the motion to adjourn at 7:42 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

2/4/2025

ABBREVIATIONS USED: RP=REPAIRS, SU=SUPPLIES,
 SE=SERVICES, IT=INS/TAXES/RETRM, RE=REIMBURSEMENTS
 UE=UTIL. EXPENSES, DM=DUES/MEMBERSHIPS/FEES, SP=SALARIES
 PAID, ER=ELECTRICAL REBATE, MI=MISCELLANEOUS, OE=OPERATING
 EXPENSES, CD=CD'S PURCHASED

General Fund

MIDWEST AUTOMATIC	RP	948.75
CAPITAL	SE	454.84

Street Fund

WEGENER EQUIP	SU	3100.00
---------------	----	---------

Sewer Fund

UTILITIES SECTION LNM	DM	600.00
NE DEPT OF ENVIRONMENT	DM	150.00

Fire Fund

NEBRASKA GENERATOR SERVI	SU	18112.90
INTEGRATED SECURITY SOLUTI	RP	1020.00

Electric Fund

LOUP VALLEY LIGHTING	SU	314.44
WESCO	SU	180.00
DOLLAR GENERAL	SU	38.25
DUTTON-LAINSON	SU	1322.75
BORDER STATES	SU	982.56
SPPD	UE	67045.96
SPPD	UE	2669.61
VILLAGE UNIFORM	SE	153.69
CENTRAL DISTRICT	SE	156.00

Water Fund

NE PUB HEALTH LAB	SE	930.00
CLEAN HARBORS	SE	9589.14

Senior Center Fund

COLUMN SOFTWARE	SE	69.60
-----------------	----	-------

Game & Parks Fund

NEBR GAME & PARKS	RE	126.50
-------------------	----	--------

Ambulance Fund

HEALTHY BLUE	MI	285.18
JENIFER MALONEY	SE	600.00
MID NE AGGREGATE	SU	162.91
VERIZON	UE	95.76

Variety Fund

LOOP	SE	3750.00
STRONG WINDOW	SE	275.00
SVELA	SE	930.00
EAKES	SU	139.36
PRESTO-X	SE	182.72
GREAT PLAINS	UE	480.59
CARDMEMBER	MI	3920.90
BLACK HILLS	UE	2242.96
CITY OF WR	UE	6385.93
NAPA	RP	283.12
HD DISPOSAL	SE	383.03

REVIEWED BY:

COUNCILPERSON

TOTAL DISB.	\$	128,082.45
CHECKS NOT ON LIST	\$	2,365.08
	\$	130,447.53

Checks not on list

38849 US POSTAL SERVICE	246.65
2263 CARPE BODE SUBS	200.00
2264 THERESA CHILDERS	200.00
2265 CITY OF WOOD RIVER	200.00
2266 CITY OF WOOD RIVER	200.00
2267 CITY OF WOOD RIVER	107.16
2268 ARMANDO PEREZ	92.84
2269 MARCOS OR NATALI RAMIREZ	200.00
2270 CITY OF WOOD RIVER	200.00
2271 CORY SEBESTA	200.00
2272 CITY OF WOOD RIVER	131.08
2273 ROSLYN OLSON	68.92
2274 SHEENA BUETTNER	200.00
2275 CRYSTAL LEMPKA	118.43
2276 CITY OF WOOD RIVER	81.57

CHANGE ORDER

OWNER
ARCHITECT
CONTRACTOR
OTHER



PROJECT: Babel Ac. Wtr/Swr Ext.
name,address 108 W 10th St, P.O. Box 8
Wood River, NE 68883

CHANGE ORDER NUMBER: 2

DATE: 31-Jan-25

TO CONTRACTOR: Van Kirk Bros. Contracting
name, address 1200 W. Ash St., P.O. Box 585
Sutton, NE 68979

ARCHITECT'S PROJECT NO: 918B-24

CONTRACT FOR: Babel Ac. Wtr/Swr Ext.

The contract is changed as follows:

No.	ITEM DESCRIPTION			ADD	DEDUCT
1	Additional Highway Casing	10 L.F.	@	\$570.00	\$5,700.00
				SUBTOTAL	\$5,700.00
					\$0.00
TOTAL				TOTAL	\$5,700.00

Not valid until signed by the Owner, Architect and Contractor

	Increased	Decreased	Total
The original Contract Sum was			\$170,981.44
Net change by previously authorized Change Orders	\$19,942.40	\$0.00	\$19,942.40
The Contract Sum prior to this Change Order was			\$190,923.84
The Contract Sum will be increased or decreased			
by this Change Order in the amount of	\$5,700.00	\$0.00	\$5,700.00
The new Contract Sum including this Change Order will be			\$196,623.84
The Contract Time will be changed by:		(0)	DAYS

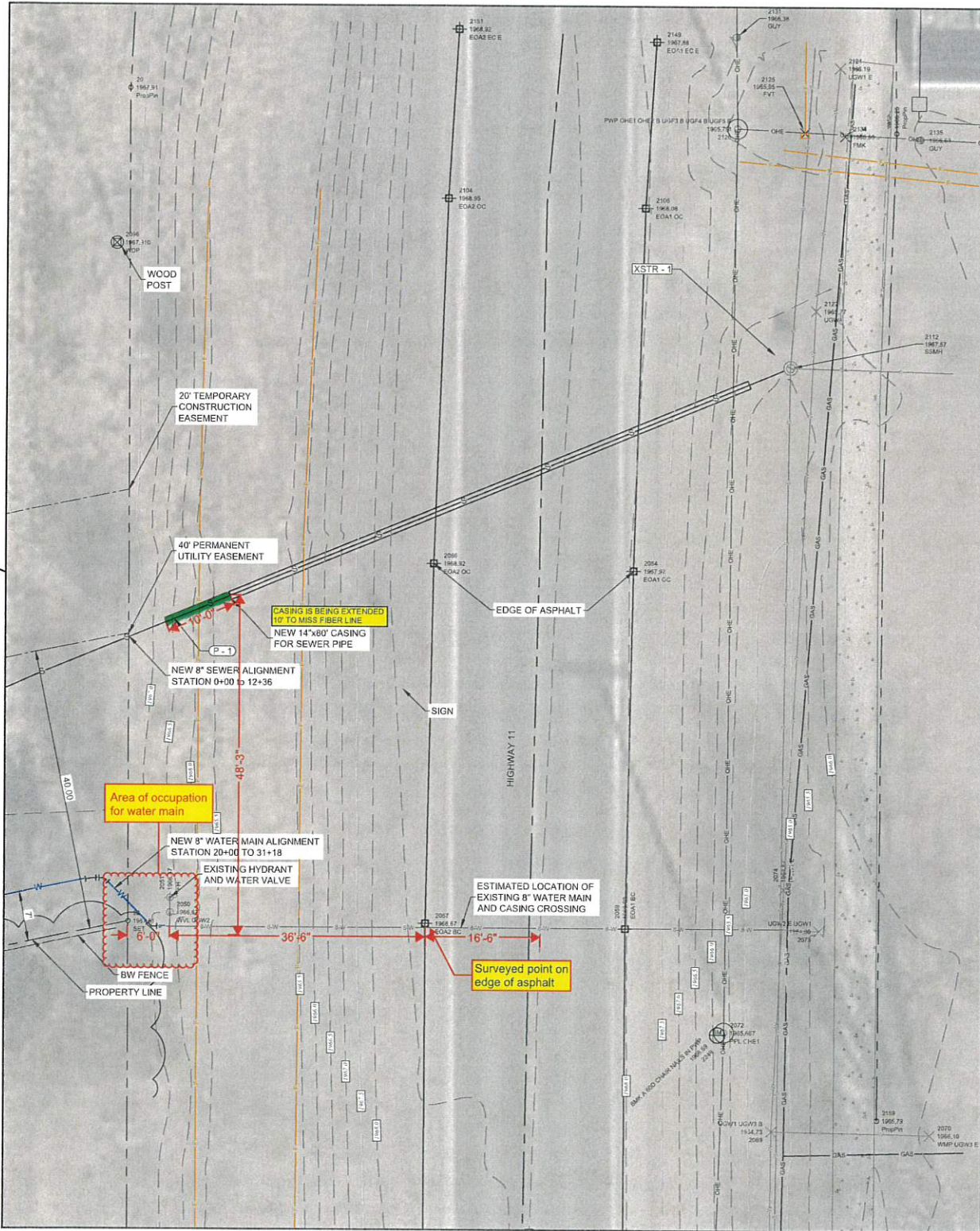
The date of Substantial Completion as of the date of this Change Order therefore is

<u>W Design Associates</u> ARCHITECT	<u>Van Kirk Bros. Contracting</u> CONTRACTOR	<u>City of Wood River</u> OWNER
<u>2626 W. 2nd Street</u> address	<u>1200 W. Ash St., P.O. Box 585</u> address	<u>108 W 10th St, P.O. Box 8</u> address
<u>Hastings, NE 68901</u>	<u>Sutton, NE 68979</u>	<u>Wood River, NE 68883</u>

<u>1/31/2025</u>		
BY <u><i>Steven W. Wolford</i></u>	BY _____	BY _____
DATE	DATE	DATE

W Design Associates

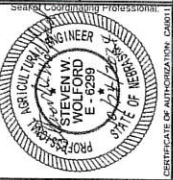
CITY OF WOOD RIVER
 BABEL SUB. WATER & SEWER EXTENSION
 WOOD RIVER, NEBRASKA



CONNECTION AND SPACING DETAIL PLAN
 SCALE: 1" = 10'

DESIGN ASSOCIATES
 214 E. 8th St., Lincoln, NE 68502-1239 | (402) 426-1000
 201 N. 24th St., Omaha, NE 68104-1231 | (402) 426-1000

C.C.P. V. B. G.H.T.
 This document and the information contained hereon are the property of Design Associates and shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written permission of Design Associates. Copyright 2010.



DWG: 91BB-24 C-1
DRAWN: JMT/SWW
CHECKED: NSW
REVISIONS

C-1

Steven W. Wolford, is the Coordinating Professional on the Babel Sub. Water & Sewer Ext. project.

This bar is one inch long on original drawing. If not one inch on this sheet, adjust scales accordingly.

DATE: OCTOBER, 2024

**BACKFLOW
CONTINUING ED CLASS**

**Juniata, NE
Village Hall
911 N. Juniata Ave.**

FEB. 11, 2025

Agenda

8:00-8:30 Registration
8:30-10:00 CCC What's Working for you?

10:00-10:15 Break

10:15-12:00 NDEE Water Supply Update-NDEE Field Rep. (if available)

12:00-1:00 Lunch (on your own)

1:00-2:15 Working In And Around Confined Spaces

2:15-3:15 Wrap-up, Questions, Review

Credit Hours Applied For:

5 hours for Grades 1-4
5 hours for Grade 6
5 hours for Wastewater

Mail or fax in to register for the class.
You can also register online at www.nerwa.org.
Class flyers are also available on the website.

PLEASE NOTE PRICE CHANGE

Cost:
\$150 MEMBERS
\$200 NON-MEMBERS

ALWAYS KEEP YOUR CERTIFICATES!!!

You will receive a certificate with your hours for attending the class. You may need it as proof to show you attended the class. We do not keep a record of your hours.

If you lose or misplace your certificate, we will issue a second one. If you request any more after that, the cost is \$20.

NeRWA Workshop Registration—check one

Juniata

Manager Inspector Fire Sprinkler Service Certified BF Tester
 Lawn Service Plumber State/Fed Rep Certified Water Operator
 Other _____ Certified Wastewater Operator

Name _____ Phone Number _____

System Representing/Employer _____ email _____

Mailing Address _____ (Work ___ Home ___)

City, State, Zip _____

Water # _____ Grade # _____ Backflow # _____ Wastewater# _____

REQUEST FOR PROPOSALS
City of Wood River

The City of Wood River, Hall County, Nebraska, will receive sealed proposals for contractual mowing, pre/post emergent lawn chemical services, and pruning and landscape maintenance for City property as outlined in the bid packet. Bids shall be received by the Wood River City Clerk no later than 4:00 p.m., Monday, March 3, 2025. The bids will be reviewed by the City Council at its regular meeting on Tuesday, March 4, 2025, at 7:00 pm.

A proposal packet may be obtained from the Wood River City Clerk, 108 W 10th Street, P.O. Box 8, Wood River, NE 68883, by email request at clerkcwr@woodriverne.com, or by phone (308)583-2066. The successful bidder will be required to furnish to the City a Certificate of Insurance showing liability insurance as specified in the proposal packet and a Certificate of Workman's Compensation Insurance Coverage.

Ashley Manning, City Clerk
City of Wood River

CITY OF WOOD RIVER,
NEBRASKA
CONTRACTUAL MOWING,
PRE/POST EMERGENT LAWN CHEMICAL SERVICES
AND
PRUNING / LANDSCAPE MAINTENANCE
REQUEST FOR PROPOSALS
2025
FEBRUARY 4, 2025

Following is the request for proposals on contractual services for the mowing, pre/post emergent lawn chemical services, and pruning and landscape maintenance of City Property; including ballfields, parks, aquatic center, and city owned properties as listed.

Invitation for Bids

The purpose of the Request for Proposal (RFP) is to obtain quotes and/or bids for providing City property mowing, pre/post emergent lawn chemical services, and pruning and landscape maintenance services for the City of Wood River, Nebraska, for 2025. All Communications regarding this RFP and for obtaining a complete RFP packet of information should be directed to the City Clerk:

Ashley Manning, City Clerk
PO Box 8 / 108 W. 10th St.
Wood River, NE 68883
(308)583-2066 / clerkcwr@woodriverne.com

To be considered, each contractor must submit a completed bid proposal form, certificate of liability insurance, and any additional information requested in the RFP with their proposal packet. The proposal bid form must be signed and include a statement as to the period during which the proposal remains valid. Bidders are encouraged to price services for a one (1) year period.

Responses to this RFP will be evaluated based on a selection process consisting of:

- A review by the City of the contractor’s response to the RFP, to determine if the proposal meets all criteria for consideration.
- Relevant experiences, project understanding, project requirements, strength of the proposal, and proposed fees.

Every effort will be made to adhere to the following schedule:

- Advertise RFP in local newspaper(s) February 12, 2025
- Proposal submission deadline March 3, 2025 (4:00 pm)
- Opening and selection of bids March 4, 2025 (7:00 pm)

Proposals will be accepted until 4:00 pm on March 3, 2025, and are to be submitted to Ashley Manning, City Clerk, at the address listed above for the City of Wood River, Nebraska.

Envelopes shall be clearly marked “Request for Proposal-Mowing/Fertilizing/Landscaping 2025” on the outside of the Envelope.

Instructions for Bidders

The City of Wood River is requesting bids to mow parks, ballfields, and city properties. The City desires the contractors to supply mowing service for this city land. The selected contractor will be responsible for mowing services to the City of Wood River for the 2025 calendar year from approximately April 1 through October 31, dependent on the weather. Please refer to Exhibit A for the complete list of locations to be mowed. The City also desires the application of pre/post emergent lawn chemicals (4-step program) to all turf as indicated in Exhibit A; pruning and care of trees and shrubs in the locations described in Exhibit A; and maintenance/weeding of flower beds in the locations described in Exhibit A. Please indicated the price for mowing services, landscape services, and fertilizing services for each area as indicated on Exhibit A. The successful bidder will be allowed access to the City’s compost site to dispose of lawn clippings and vegetation from the maintained city properties as described on Exhibit A. Bidders may propose bids based on a one (1) year agreement.

Scope of Work

The work to be completed will include weekly mowing of all established grass and vegetation within each reported area in a neat and professional manner. Vegetation in and around structures, walks, trees, parking areas, sidewalks, or other similar items shall be mowed in a neat appearance as well as string trimmed (weed eater, weed whipping, etc.). The contractor shall neatly mow grass and vegetation to a height of three inches (3"). Ballfield areas shall be mowed to a height as indicated by the Ball Association. All trash and debris in the mowing area shall be removed from the area before and after mowing by the contractor. Grass and vegetation clippings shall be bagged. All grass and vegetation clippings shall be blown or swept off of walkways, driveways, trails, sidewalks, etc. Vegetation clippings shall not be blown or deposited on the city streets or walkways. The ballfields will require bi-weekly mowing during the ball season. The City Utility Director will notify the successful bidder when ball season begins and ends so mowing can be adjusted accordingly.

A number of areas described above dry out and do not grow during hot periods of the summer months. It will be the responsibility of the contractor to factor this into their bidding for services listed in Exhibit A to provide the best possible price. The City's expectation is that these areas are to be kept in a neat and orderly groomed appearance at all time and it will be the responsibility of the contractor to choose a mowing cycle for each area to meet the expectations, with the approval of the City.

All weeds and trash shall be bagged and removed from the City landscape/flower beds. Old growth of perennials and shrubs shall be pruned to the proper height at the beginning and end of the growing season, or as needed to remove damaged vegetation.

The chosen contractor must be able to respond to and comply with all elements listed in this section. Failure to comply can and will result in termination of a bid proposal or service contract. Elements include:

- Mowing height is three inches (3"). Mowing height for ballfield areas will be determined by the Ball Association. Grass clippings will not be mowed or blown into the streets or roads.
- Mowing over garbage is prohibited
- All garbage must be picked up and disposed of
- Damage to trees, light posts, sign posts, and other property by mowers or string trimmers is prohibited
- All grass/vegetation clippings must be bagged and removed.

Point of Contact:

Any questions regarding this Request for Proposal, to include areas described or services requested may contact:

Brent Gascho
Utilities Director
City of Wood River
(308)583-2515

Selection Process

The City will take into account such matters it considers appropriate in selecting the successful contractor. The City reserves the right to reject, for any reason, any and all bids. Evaluation criteria will include:

- The contractor's understanding of the assignment and ability to follow bidding instructions
- The contractor's proposed fee
- The experience and qualifications of the contractor
- References (providing a minimum of three account references if requested)

Bidder Qualifications & Proposals

The requests that contractors interested in submitting proposals:

1. Clearly outline (on the provided bid form) the price for mowing, fertilizer application, pruning and weeding of the specified areas for the season approximately April 1 – October 31.
2. Submit a Certificate of Liability Insurance and Automobile/Mowing equipment insurance. (The contractor will need to name the City as additional insured and meet the following liability limits if awarded a maintenance contract: \$500,000 per claimant and \$1.0 million per occurrence). A Certificate of Worker's Compensation Insurance must also be provided.
3. Specify the staff to be involved (primary contact, mowing operators, single proprietor, clerical contact, and owner or owner's agent).

The contractor should be aware of the following:

- The proposal should confirm that neither the contractor nor any employee would be in a conflict of interest with respect to the proposal if the contractor were to be selected to perform the services required.
- All proposals will be the property of the City of Wood River, Nebraska
- The lowest proposal will not necessarily be accepted. The City reserves the right to reject all bids, award the agreement, interview contractors, negotiate specific terms of the agreement, and make other adjustments as required in consultation with the successful contractor.
- Sealed envelopes marked "Request for Proposal-Mowing/Fertilizing/Landscaping 2025" with the proponent's name and address shown on the upper left hand corner of the envelope, must be received by the City of Wood River, Ashley Manning, City Clerk at 108 W 10th Street, Wood River, Nebraska, 68883 prior to 4:00 pm on March 3, 2025.

CITY OF WOOD RIVER

EXHIBIT A

LOCATIONS TO BE MOWED/FERTILIZED AND LANDSCAPE/FLOWER BEDS TO BE MAINTAINED

*Mowing costs to include mowing, bagging, trimming, blowing off sidewalks, picking up trash before & after mowing, disposal
 **Landscape costs to include pruning, weeding, bagging and disposal at compost site
 ***Fertilization costs to include a 4-step, pre/post emergence program

COSTS BASED ON A ONE-YEAR AGREEMENT

AREA DESCRIPTION	APPROXIMATE SQ. FEET	MOWING COST*	LANDSCAPE CARE COST**	FERTILIZATION COST***	SECOND MOWING DURING BALL SEASON
1 BALL PARK COMPLEX	250,000	\$ per mowing	\$ per	\$ per application	\$ per mowing
2 TENNIS COURT PARK	40,000	\$ per mowing	\$ per	\$ per application	NOT APPLICABLE
3 LIBRARY PARK	28,000	\$ per mowing	\$ per	\$ per application	NOT APPLICABLE
4 OLD WATER TOWER PARK	36,000	\$ per mowing	\$ per	\$ per application	NOT APPLICABLE
5 NEW WATER TOWER PARK	27,000	\$ per mowing	\$ per	\$ per application	NOT APPLICABLE
6 WR AQUATIC CENTER	62,860	\$ per mowing	\$ per	\$ per application	NOT APPLICABLE
7 PEDESTRIAN CROSSING, BOTH SIDES	9,000	\$ per mowing	\$ per	\$ per application	NOT APPLICABLE
8 CITY HALL	11,353	\$ per mowing	\$ per	\$ per application	NOT APPLICABLE
9 LEGACY STATION	25,000	\$ per mowing	\$ per	\$ per application	NOT APPLICABLE
10 SUBWAY ISLAND (FLOWER BED)	1,800	NOT APPLICABLE	\$ per	NOT APPLICABLE	NOT APPLICABLE
11 DTR LANDSCAPING	1,450	NOT APPLICABLE	\$ per	NOT APPLICABLE	NOT APPLICABLE
		Total weekly mowing cost: \$		hour/month/season	
		Total yearly landscape cost: \$			
		Total yearly fertilization cost: \$			

INVOICE

Spartan Commercial Roofing
P.O. Box 39
Elm Creek, NE 68836

crofficemgr@gmail.com
+1 (833) 255-1423
Spartancommercialroofingusa.com



Bill to

Stick Creek Kids Child Development Center
1401 East St.
Wood River, NE 68883

Ship to

Stick Creek Kids Child Development Center
1401 East St.
Wood River, NE 68883

Invoice details

Invoice no.: 1093
Terms: Due on receipt
Invoice date: 07/09/2024
Due date: 08/09/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/09/2024	Target Patching (Lg)/patch		9	\$350.00	\$3,150.00
2.	07/09/2024	Cover Strip/ft	6ft	6	\$13.50	\$81.00
3.	07/09/2024	Caulking		1	\$25.00	\$25.00
4.	07/09/2024	Misc Shop supplies		1	\$120.00	\$120.00
5.	07/09/2024	Man Hours/hr	2 guys- 2 hrs each	4	\$120.00	\$480.00
6.	07/09/2024	Mileage/mi		100	\$1.86	\$186.00

Total **\$4,042.00**

Overdue 08/09/2024

Return to: City of Wood River, PO Box 8, Wood River, NE 68883

RESTRICTIVE COVENANT

THIS COVENANT ("Covenant") is made and entered into this ___ day of _____, 2025, by and between the City of Wood River, Nebraska, ("Grantor"), and Casey's Retail Company, ("Grantee"), regarding the property located at Parcel ID # 400177080, legally described as:

Lot 1, Casey's Subdivision, City of Wood River, Hall County, Nebraska,
(the "Property").

WHEREAS, the Grantor and Grantee recognize that public input received during rezoning of the subject property reflects a desire for additional site design elements above and beyond those found in the city's code of ordinances to minimize potential adverse impact upon adjacent land uses; to minimize the effect of heat, noise and glare; to conserve the value of property and neighborhoods within the community; and to enhance the physical environment within the City of Wood River; And,

WHEREAS, the parties desire to insure said site design elements are maintained in perpetuity by establishing certain restrictions and covenants to run with the land;

NOW, THEREFORE, the Grantor and Grantee, for the mutual benefit of the parties, agree as follows:

1. Buffer Fence:

- a. *Installation of Buffer Fence:* Grantee agrees to install a wooden fence along the North property line of the subject property, adjacent to lots 1-6 Block 27 C.T. Wood River to serve as a buffer between differing land uses. Said buffer fence shall consist of solid, durable fencing or walls and shall serve to reduce environmental noise and form a visual barrier between the subject property and adjacent properties

- b. *Specifications*: Said buffer fence shall be no less than eight (8) feet tall and constructed of exterior-grade, pressure treated wood or other durable material, subject to approval by the City Council of the City of Wood River, Nebraska.
- c. *Maintenance*: Grantee shall maintain the said buffer fence in good condition, ensuring no visible disrepair, for the life of the development. This obligation shall pass to subsequent owners or operators of the Property.

2. Green Space:

- a. *Setback and Landscaping Requirement*: All unpaved areas of the Property, including all areas abutting the City Streets and State Highway, shall be planted with seed or sod and maintained as greenspace in perpetuity, providing a visual and environmental buffer between the property and adjacent properties.
- b. *Landscaping Specifications*: The above-prescribed green space shall include the following elements: - A minimum of 6 indigenous fast growing shade trees appropriate for this climate, - A variety of shrubbery, low-maintenance grasses, and/or native plants designed to enhance aesthetics and improve environmental quality.
- c. *Maintenance of Green Space*: Grantee shall maintain all plantings and landscaping with the green space in healthy condition. Should any tree or plant die or become unhealthy, it shall be replaced promptly. This maintenance obligation shall continue with future owners or operators.

3. Enforcement and Duration:

- a. *Duration*: The covenants and restrictions herein shall run with the land and be binding upon Grantee and all successors, assigns, or future owners of the Property, in perpetuity.
- b. *Right of Enforcement*: This Covenant may be enforced by the Grantor. Failure to comply with the terms of this Covenant shall entitle the enforcing party to pursue any legal or equitable remedy available under applicable law, including an injunction to compel compliance.
- c. *Amendment or Termination*: These covenants may only be amended or terminated by the written consent of the Grantor without need to

Notary Public



Invoice

January 20, 2025
 Project No: R222241.00
 Invoice No: 157804
 Invoice Amount: 1,180.13

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 January 3, 2025

	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	\$39,300.00	0.00
Hourly Phase(s)					
Bidding and Negotiation			\$12,281.25	\$12,281.25	0.00
Construction Administration			0.00	0.00	0.00
Reimbursable Expenses			\$1,262.12	\$81.99	\$1,180.13
Total	\$72,000.00		\$85,543.37	\$84,363.24	\$1,180.13
Total Amount Due Upon Receipt :					\$1,180.13

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 68883
CDBG Agreement Number 22-PW-009	Federal Identification Number 47-6006420	DUNS Number	UEI Number FE2HDMXQMKD1	Number sequence order of funds 12	Final Drawdown no	DED Program Representative Nicole Bartels/Lisa Heineman
SAM Expiration Date 03/21/2025						

Part I – STATUS OF FUNDS

1. CDBG Funds Received to Date	\$ 60,137.15
2. Add: Program Income Received to Date (exclude RLF)	
3. Subtotal	\$ 60,137.15
4. Less: Federal Funds Disbursed To Date (Must Agree To Total Of Part II, Line 5)	\$ 60,137.15
5. Total: Federal Funds On Hand (Must Agree To Part II, Line 5)	

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 Construction Management	21A General Administration	TOTAL
1. Total Cash Requirements To Date	\$ 85,543.37	\$ 0.00	\$ 8,575.00	\$ 94,118.37
2. Less: Local Funds Disbursed (Includes RLF) (exclude Program Income)	\$ 32,121.55	\$ 0.00	\$ 0.00	\$ 32,121.55
3. Less: Federal Funds Disbursed (include Program Income) Total Must Agree To Part I, Line 4 (exclude RLF)	\$ 51,562.15	\$ 0.00	\$ 8,575.00	\$ 60,137.15
4. Total Current Cash Requirements	\$ 1,859.67			\$ 1,859.67
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				\$ 1,859.67

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 Greg Cramer, Mayor	Date
Signature of Authorized Official (Clerk/Treasurer)	Typed Name of Authorized Official Ashley Manning, City Clerk	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