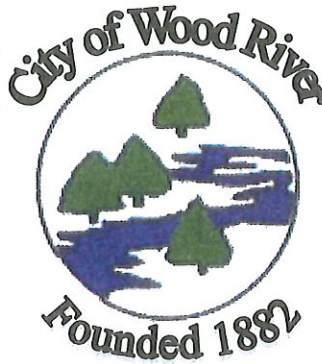


*A Proud Past*

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



*A Promising Future*

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

REGULAR CITY COUNCIL  
MEETING AGENDA

2019 Dec 17

TIME: 7:00 PM

BILL READERS: THOMPSON & RENNAU  
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, December 10, 2019.

VI. Disbursements - \$12,098.15

VI. Checks not on the list

Richard Reeder \$150.00

League of Municipalities \$285.00

VI. Automatic payments

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Page 4-5



**VII. SDL REQUEST:**

Page 6

**Banquet 01/11/2019 3:00 PM to 1:00 AM**  
**MNO Hometown Market**  
**118 E 9th St.**  
**Wood River, NE 68883**

**Babel's Barn**  
**510 W Old Military Rd.**  
**Wood River, NE 68883**

**VIII. PUBLIC HEARINGS**

**IX. INTRODUCTION OF RESOLUTIONS AND ORDINANCES**

**X. 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. **CHRISTINA WEMHOFF:** Review Treasurer's report for the month of November, 2019.

Packet will be a handout at meeting.

2. **MAYOR CRAMER:** Update on REDLG Loan Review Committee members.

3. **BRENT GASCHO:** Discuss/Approve tractor/shredder lease from Greenline Equipment for \$7,500.00

4. **MAYOR CRAMER:** Discuss policies regarding the use of tobacco on city property.

**X. PROJECT REPORT UPDATES:**

**XI. ATTORNEY'S REMARKS:**

**XII. ENGINEER'S REMARKS:**

**XIII. COUNCIL REMARKS:**

**XIV. MAYOR'S REMARKS:**

**XV. DEPARTMENTS REMARKS:**

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

January 7 & 21      February 4 & 18

Official  
City Council Minutes  
City of Wood River, Nebraska  
Regular Meeting  
December 10, 2019

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>. Street, on December 10, 2019. Notice of the time and place of the meeting was given in advance thereof by publicized notice on November 28, 2019 in The Clipper and the Grand Island Independent. An agenda for the meeting, was kept continuously current, and was made available for public inspection at the City Office of the public body during normal business hours and now late Friday the agenda can be viewed on the Wood River's website at ([woodriverne.com](http://woodriverne.com)).

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

Council Present: **Fairbanks, Nielsen, Thompson, Rotter and Rennau. There is a vacancy in Ward I.**

City Officials Present: **Susan Koenig -City Attorney; Christina Wemhoff - City Treasurer; Brent Gascho-Utility Director; and City Clerk - Ashley Manning.**

Public Present: Lori Ferguson, South Central Economic Development

Mayor led the Council and those present 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 Comments: None

Items on the consent agenda for approval were:

**November 19, 2019, Regular Meeting Minutes.**

Disbursements reviewed this month by Council members: **Rennau and Thompson.**

Disbursements totaling: **\$500,581.10**

Checks not on the list: **\$1,774.86**

Wire Transfer: **\$312,810.00**

**SDLS Approved: Veronica Morse MNO Hometown Market 118 E 9<sup>th</sup> Street, Wood River, NE 68883. Holiday Party, Babel's Barn December 14, 2019.**

Motion made by **Nielsen** to approve the items on the consent agenda with the change of Council date from 3<sup>rd</sup> to 10<sup>th</sup> at the bottom of the minutes. Motion seconded by **Rennau**. Motion carried 5/0. There is a vacancy in Ward I.

There were two Emergency items added to the agenda. They are as follows:

Emergency item Resolution 2019-159 was added 12/10/19 at 11:00 a.m. and posted at Wood River City Hall, Wood River Post Office, and Heritage Bank of Wood River. Resolution 2019-159, a Resolution authorizing the Mayor to proceed with the formulation of any and all contracts document or other memoranda respecting the application which for an amount of \$485,000.00 for construction of flood control and drainage facilities.

**Fairbanks** motioned to add emergency item to Approve Mayor signature of the contract #19-DTR-108 between the City and DED for the Downtown Revitalization Implementation Project funds. The City of Wood River has been awarded \$445,000.00 from the Nebraska Department of Economic Development (DED) to undertake the implementation of a downtown revitalization (DTR) project. The award will be used to remove ADA issues, improve lighting, and help with façade on buildings and signs. Motion seconded by **Rennau**. Motion carried 5/0. There is a vacancy in Ward I.

**Nielsen** motioned to approve Mayor Cramer to sign CDBG- #19-DTR-108 for the award of \$445,000 from the Nebraska Department of Economic Development (DED) to undertake the implementation of a downtown revitalization (DTR) project as outlined in the City's DTR application submitted. Motion seconded by **Rennau**. Motion carried 5/0. There is a vacancy in Ward I

**Rennau** introduced Resolution 2109- 157, a Resolution approving Wood River Vision 20/20 Inc. to submit application for Community Development Assistance Act (CDAA) tax credit assistance in the amount of \$25,000 to assist in the Stick Creek Kids Child Development Center. Motion seconded by **Thompson**. Motion carried 5/0. There is a vacancy in Ward I.

**Rennau** introduced Resolution 2019-158, a Resolution authorizing the signing of the Year-End Certification for City Street Superintendent form by the Mayor. Motion seconded by **Thompson**. There is a vacancy in Ward I.

**Rennau** made the motion to enter into Public hearing at 7:05 P.M. Seconded by **Nielsen**. The City of Wood River held a Public hearing concerning an application to the Nebraska Department of Economic Development for the Community Development Block Grant. The City of Wood River is Requesting \$485,000.00. \$455,000.00 will be requested for the construction activity of the flood control and drainage facilities. The City will commit \$47,300.00 of local secured funding to the proposed improvements. Proposed project activity will include lining the ditch along Wood River Road with cement to direct water along the road. There will be other box culverts installed and a retaining wall with a spillway to get the water to the road and out of town. There no other public comment. **Fairbanks** motioned to exit public hearing at 7:08 pm. Motion seconded by **Rennau**. Motion carried 5/0. There is a vacancy in Ward I.

**Rennau** introduced Resolution 2019-159, a Resolution authorizing the Mayor to proceed with the formulation of any and all contracts, document or other memoranda between the City of Wood River, Nebraska and the Nebraska Department of Economic Development so as to effect acceptance of the grant application. Motion seconded by **Thompson**. Motion carried 5/0. There is a vacancy in Ward I.

**Fairbanks** motioned to approve South Central Economic Development district invoice #1003 in the amount of \$3150.00 for general administrative services for the 2018 CDBG public works grant project CDBG- #18-PW-016. Motion seconded by **Rennau**. Motion carried 5/0. There is a vacancy in Ward I.

**Rennau** motioned to approve the request for CDBG fund drawdown #3 CDBG- #18-PW-016. Motion seconded by **Fairbanks**. Motion carried 5/0. There is a vacancy in Ward I.

**Nielsen** motioned to approve Mayor's signature of the contract between the City and DED for the Disaster Recovery Project funds #19-TFDR-34089. The City of Wood River has been awarded \$500,000 from the Nebraska Department of Economic Development (DED) to undertake a disaster recovery housing project intended to benefit income qualified owner-occupied housing units (10) and single-family rental units (3) that serve income qualified tenants. The contract outlines all aspects of the project. This is directly related to the flood. Motion seconded by **Rotter**. Motion carried 5/0. There is a vacancy in Ward I.

**Mayor Cramer** appointments for year 2019/2020:

Steven W. Wolford (S-1249 Class A) – Street Superintendent, Steven W. Wolford (S-1249 Class A) – City Engineer, Susan Koenig – City Attorney, Christina Wemhoff – City Treasurer, Ashley Manning – City Clerk

**Fairbanks** motioned to approve the appointments as made by Mayor Cramer for year 2019-2020. Motion seconded by **Rennau**. Motion carried 5/0. There is a vacancy in Ward I.

**Councilman Rennau** made the motion to nominate **Nielsen** as Council President, seconded by **Fairbanks**. No other nominations were presented. Motion carried 4/0 (**Nielsen** abstained). There is a vacancy in Ward I.

**Mayor Cramer** discussed the crop damage that occurred during the July flooding when the drainage ditch was cleared. Richard mentioned there were about 3 rows that were effected and the insurance adjuster said it was about \$150.00 in damages. **Rennau** made a motion to reimburse Richard Reeder for the damages in the amount of \$150.00. Motion was seconded by **Thompson**. Motion carried 5/0. There is a vacancy in Ward I

**Mayor Cramer** discussed the process to rezone about 2 blocks of area from BG and BGC to R-6. The area North of 8<sup>th</sup> Street and South of 9<sup>th</sup> between Dodd and Marshall, and the area North of the alley of 8<sup>th</sup> Street to the Alley North of 9<sup>th</sup> Street between Marshall Street and West Street. **Nielsen** made a motion to send a letter to the Regional Planning Commission to review and approve the change as mentioned to the zoning of Wood River. Motion seconded by **Rennau**. Motion carried 5/0. There is a vacancy in Ward I

**Mayor Cramer** updated on Stick Creek Kids Child Development Center. Stick Creek is still working on plans and going over security layout and kitchen equipment. The goal is to bid renovations out in February 2020.

**Fairbanks** made the motion to approve the additional 3% discount of December utility bills. Motion seconded by **Rennau**. Motion carried 5/0. There is a vacancy in Ward I

**Christina Wemhoff** updated the Council on the decision of the Hall County Supervisors to go ahead with the ban of Jake brakes within a 1 mile jurisdiction of all City's in Hall County.

**Nielsen** asked about the building at 1002 Main Street. **Nielsen** asked **Gascho** to fix the Overhead Door on the building as it did not operate properly. **Gascho** said that he had reinforced the door but he walls inside a falling down and the foundation is sinking since the flood. **Gascho** also mentioned that he had fixed the manhole cover at 15<sup>th</sup> and Walnut. It may still need to be broken out and a new ring cemented in.

As there was no further business to come before this session of the Council, Council member **Fairbanks** made the motion to adjourn at 7:40 p.m.

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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Christina Wemhoff, City Treasurer

**CLAIMS**

12/17/2019

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**

AMERITAS	IT	38.80
NEOPOST	OE	413.28
CLIPPER	SE	242.50
OFFICE NET	OE	128.75

**STREET**

ISLAND SUPPLY	SU	107.98
ZEB BROCKMANN	RE	30.00

**LIBRARY**

DEB FAIRBANKS	RE	32.48
MAYO ELECTRIC	SE	

**FIRE**

FYR-TEK	SE	1321.64
LANDMARK	SE	186.80

**ELECTRIC**

BRENT GASCHO	RE	30.00
BORDERSTATES	SU	37.63
WESCO	SU	7708.28
ONE CALL CONCEPTS	SE	18.45

**VARIETY**

VILLAGE UNIFORM	SE	173.52
NT&T	UE	856.99
COMPANION LIFE	IT	336.05
CPI	SU	213.45
MENARDS	SU	188.76

CHECKS TOTAL	\$	12,065.36
CHECKS NOT ON THE LIST	\$	435.00
TOTAL DISBURSEMENTS	\$	12,500.36

**CHECKS NOT ON LIST**

RICHARD REEDER	MI	150.00
LEAGUE OF MUNICIPALITIES	DM	285.00
TOTAL		435.00

TOTAL \$ 12,500.36

REVIEWED BY:

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COUNCILPERSON

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COUNCILPERSON



**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):**

~~11/11/20~~ 11/11/20

**Event Start Time(s):**

~~2pm~~ 3pm

**Event End Time(s):**

~~4pm~~ 1am

**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:** 90 x 180

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

**Type of Event:** Banquet **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 Morse **Event Contact Phone Number:** 3083903993

**Event Contact Email:** mnohometownmarket@gmail.com

**\*Signature Authorized Representative:** Veronica Morse **Printed Name** Veronica 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