

MINUTES-November 18, 2024
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS-
1111 AVE E, WISNER, NEBRASKA 68791

The City Council of the City of Wisner, Nebraska met in regular session in the Council Chambers at the City offices in Wisner, Nebraska, on Monday, November 18, 2024, at 7:00 P.M. according to the notice published in the Wisner News Chronicle issue of November 14, 2024, a copy of proof of publication is attached to these minutes. Notice of the meeting was posted in three public places which are the Wisner Post Office, Wisner Public Library, and the Wisner City Office. Notice of the meeting and the agenda were mailed or emailed to the mayor and all members of the City Council. A true copy of their signed acknowledgement of the receipt of the advance notice of this meeting and the agenda is filed in the office of the City Clerk/Treasurer. An agenda for the meeting was kept continuously current, and was available for public inspection at the City Offices three days before the meeting date. Agenda subjects were contained at least twenty-four hours prior to the meeting. The mayor presided and the City Clerk/Treasurer recorded the proceedings of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the general public.

Mayor Soden called the meeting to order, and announced the location of the posted Open Meeting Act, pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act. Mayor Soden also announced that this meeting is being recorded.

Present on the roll call: Cathy Gobar, Barry Meyer, LJ Parker, Jay Meyer, and Mayor Terry Soden.

Staff present: Randy Woldt, City Administrator/Utility Superintendent, Stephanie James, City Clerk/ Treasurer, and Sammye Nyman, Care Center Administrator.

AGENDA ITEM NO. 1 – CONSENT AGENDA – AGENDA, MINUTES OF THE NOVEMBER 4, 2024 REGULAR MEETING, AND CARE CENTER, CITY, & CITY/RURAL FIRE BOARD OCTOBER 2024 FINANCIAL REPORT. Moved by Barry and seconded by Gobar to approve the consent agenda as presented. Roll call: Ayes: Barry, Parker, Jay, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 2 – GRANDVIEW ADDITION PHASE II – DISCUSSION AND POSSIBLE ACTION REGARDING ADVERTISING FOR BIDS. Roger Protzman with JEO Consulting Group stated that Phase II will consist of paving, water main, sewer extension, and some storm sewer for the rest of the subdivision in the commercial area and the U-shaped area as well. So, we got the plans and specs basically complete and came tonight to meet with you about setting a bid date for that project. Mr. Protzman has a letter to be placed on file, some plans, and specs to give to the clerk. Mr. Protzman said he wanted everyone to know that their engineer's opinion of cost is 1.6 to 1.8 million dollars and we have seen some good downward pressure in pricing lately so hopefully that continues to go forward. Mr. Protzman went on to say that the plans and specs will need to be submitted to the state for the water and sewer portion of the project and a review fee for the water portion in the amount of \$1,100.00 needs to be paid. Mr. Protzman said my proposed schedule for the bid letting, if you want to go forward with the bid letting, is to start advertising next week and advertise November 27th, December 4th and

December 11th and take bids on December 19th and then award the project at your first meeting in January. Councilman Barry asked what needs to be done on the commercial side yet? Mr. Protzman answered, on the commercial side is paving and a little bit of storm sewer. There's a little bit of storm sewer in the southwest corner as well. Councilman Barry said the roads we have there now will be paved? Mr. Protzman said yes, because you have pavement off the highway so we'll match those aprons on both ends and bring it on around and the ditches there we will put in storm sewer pipe along there. Councilman Barry asked with the 1.6 to 1.8 engineer's opinion, what is commercial and what is residential. Mr. Protzman said that he does not have the numbers divided out between commercial and residential but there is no storm and sewer on the commercial side because that part is already done so about a third of storm would be \$50,000.00 and probably half of paving, you're looking at probably about \$550,000.00 roughly for the commercial and roughly about 1 to 1.2 million dollars for the residential side.

Mr. Protzman said that they did prepare an easement for two of the residential lots that each had a five-foot easement on the side yards, but we have to get electrical, storm, and sanitary through that ten-foot easement, that just is not enough space. So, we created an easement to add to lot twenty-seven to be able to have enough room for those utilities. Councilman Barry asked if that would shorten the lots up. Mr. Protzman said the lots are in the residential side that are at the end of the cul-de-sac at the bottom of the hill. The lot is thirty feet at the back of the lot, and fifteen feet at the front of the lot, so, we took a pie-shaped piece out of it to get everything together. Mr. Protzman said to take the easement to your attorney to draw up. Councilman Barry asked Richard Schultz how many commercial lots are left for sale? Mr. Schultz said that four lots have been sold on the commercial side out of thirteen. Councilman Barry said that he knew that a few would sell and that a commercial lot is a commercial lot, you need business. Hopefully our town will grow enough to get more sold. Mr. Schultz had a question regarding the corner lot where the storage unit went, that piece of property that's down there is not part of the pavement project correct? Mr. Protzman said what we did in this corner is we squared this pavement wise and we put two driveways, one lined up with this piece and one going south of that lot because we came back and had to resurvey to find out where the gravel was. Councilman Barry asked if we would get the red rock back that is there now when they are ready to pave that. Mr. Woldt said that we will scrap off as much as we can before they start. Mr. Schultz said that there was a concern by lot forty-one regarding water and how it was draining on two other lots. Mr. Woldt said that has been taken care of. Russ Breitreutz asked where the city was at with the discharge on the two dams. Mr. Woldt said we put the riser tubes on the ends and just cut an eight-inch hole into them and that is complete. They'll hold it back for a while. We don't want it to hold it back permanently. It will be twenty-four-inch to an eight-inch, so should be a slower release.

Moved by Barry and seconded by Parker to approve advertising for bids for the Grandview Addition Phase II. Roll call: Ayes: Parker, Jay, Barry, Gobar. Nay: None. Absent: None. Motion carried.

AGENDA ITEM NO. 3 – MONTHLY POLICE REPORT – D. SALMEN. Doug Salmen, Chief of Police made available the monthly police activities report to the mayor and council.

AGENDA ITEM NO. 4 - BUILDING PERMITS. Randy Woldt, City Administrator/Utility Superintendent, stated he has no building permits at this time.

AGENDA ITEM NO. 5 - COMMUNICATIONS, REPORTS, COMMENTS BY COUNCIL, CITY OFFICIALS AND GENERAL PUBLIC.

- A. Mr. Woldt said we made it all the way down the park road with tubes. There is a little bit of dirt work to do yet, and it may not happen until spring. Everyone agreed that it looked good. Mr. Breitzkreutz asked if Randy had an estimate on the cost for that. Mr. Woldt said it cost about \$74,000.00 for the pipe. No labor included. The cost was taken out of two different budget season and was paid through the sewer department. Mr. Woldt invited the council and mayor to the City's Christmas party. I had a meeting with the Department of Roads the other day for the four-lane project going east out of town. They haven't developed everything totally, but they're looking at putting the extra lane going east at least until the city limits on the north side of the road and then it'll switch back to the south out there aways. If they go to the north our lift station out there could be in trouble plus a whole bunch of other utilities in that direction. When we asked the state about who pays for that, they kind of mumbled and said, well not us. So, after that I talked to West Point, Tom Goulet down there. They had to move a bunch of stuff and West Point said the state agreed to pay for all of it. We'll keep hammering at them. The lighting was brought up and who was going pay for the lighting and stuff. They said they'd cover it and we'll have to pay for the electricity. The whole four-lane is supposed to be done in 2029. The state decided not to close Seventeenth Street.
- B. Stephanie James said that she has a couple of items to bring up. Mrs. James handed out a flyer to the council for them to look at if they are interested. I was asked through the clerk group to make sure that the council received one. It sounds like it's a place where you guys can gather and talk to other elected officials. Mrs. James said that Lyons is hosting a free training for newly elected officials on January 20th presented by Midwest Assistance Program if anyone is interested in attending. Mrs. James said that our computers are going to be out of date come October of 2025 because of Windows 10. They won't be supported anymore. We got a quote from our IT people at Krier Technologies for three computers, my office, Lauren's, and then Randy's, and then our server back here, it'll be \$10,866.00 for four computers. We usually get new computers about every five years and that time is coming pretty close. There are monies budgeted for this expense.

AGENDA ITEM NO. 6 - MOTION TO ADJOURN TO MEET IN SPECIAL SESSION ON MONDAY, DECEMBER 2, 2024, AT 7:00 PM. At 7:20 PM moved by Gobar and seconded by Parker that the City Council adjourn to meet in special session on December 2, 2024 at 7:00 PM, in the Council Chambers at the City Office. Roll call: Ayes: Jay, Barry, Parker, Gobar. Nay: None. Absent: None. Motion carried.

Mayor

Attest:

City Clerk/Treasurer