

Regular Council Meeting

June 8, 2022

The Wakefield City Council met in a regular meeting on June 8, 2022 in the Council Chambers at 407 Main Street at 5:30 P.M. with the following present: **Present:** Val Bard, Ross Hansen, Scott Hansen, Larry Soderberg. Also present: Mayor Eaton, City Administrator Litchfield, City Attorney Miner, Utility Foreman Mogus, Administrative Coordinator Decker, and Clerk Vander Veen.

Mayor Eaton opened the meeting at 5:30 P.M.

Mayor Eaton informed those present of the Nebraska Open meetings Law, and where a copy of such was posted in the Council Chambers for review.

Val Bard: Present, Ross Hansen: Present, Scott Hansen: Present, Larry Soderberg: Present.

Council Member Val Bard moved to approve the consent agenda as presented. Council Member Ross Hansen seconded the motion. Motion Carried.

Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye

Traci Haglund, WHCC Administrator, shared her quarterly report with those in attendance. She reported that WHCC's census is at 34 which is quite high; Assisted Living has 13 residents. Currently, there are two Ash Street apartments open. WHCC continues to maintain their 5 STAR Quality Rating. Another round of letters will soon be sent out regarding the Center's Capital Campaign. Regarding Capital projects, the Center is looking at an LED lighting upgrade. Haglund encourages everyone to attend the monthly grill outs at the Center on the 4th Thursday of June-September. Monies raised from this even go towards the Activity Department for music, supplies, outings, etc. WHCC's annual meeting will be held in September with two board members going off the board, so replacements will be needed. Interested persons should contact Haglund.

Cemetery-Gary Don Salmon, president of the Cemetery Board, gave a report of the Board's activities over the past several months. Board members include Ken Petit, Tom Eaton, Mike Benson, Renee Burmester, with Sandy Otte helping. Tara Dolen is the Board Secretary, and Nate Litchfield is the

cemetery sexton. At the last board meeting, prices for grave sites was raised by \$50 up to \$450 per site. The board may have to look at this price again soon as their costs are increasing. The cost of opening/closing graves has also increased by \$50 up to \$650 or more depending on ground conditions. The Sales Tax Committee has committed funds to the Cemetery Board for surveying and plotting the west end of the cemetery. Council member Soderberg inquired about the issue of tilted headstones. Salmon noted that the board is concerned about the issue and in the past has had Scouts help repair the headstones. The board will look into finding someone to perform this job. The mayor and council expressed their thanks and appreciation to the board for all that is done at the cemetery.

Gen-Pro was unable to attend tonight's meeting but have rescheduled to the July 13 Council Meeting. Council members Bard and S. Hansen would like to see if someone from Blue Stem Energy would be willing to come to a Council meeting to discuss their platform. Blue Stem Energy was one of the vendors at the League meeting and Bard spoke with the employee. S. Hansen has also been contacted by Blue Stem Energy as well.

One of the projects the interns have planned will be a 5K Beer and Cinna-Run/walk on Saturday, July 2 during Alumni Weekend. Monies raised from registration fees will go to the beautification of Wakefield. Zitek is asking the Council for permission to close down certain streets during the event. Participants will start at the school then proceed north to First Street where they will turn west and go through Graves Park. Runners will then move along the walking trail to the old railroad right-of-way and conclude the event at Logan Valley Golf Course. Mr. Farup, superintendent of Wakefield Community Schools, has offered the use of a bus to shuttle runners back to the Start line at the school.

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Health, housing, safety, capture diverse population of Wakefield. Use info for the next one to two years.

Council Member Scott Hansen moved to approve street closures for 5K race on Saturday, July 2, 2022. Council Member Ross Hansen seconded the motion. Motion Carried.

Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye

Megan Weaver reported that the Wake'Field' party was held last Saturday with approximately 200-250 people in attendance. Organizers could not have asked for a better day and were happy they stuck with the original plan to have the event at Graves Park. Many compliments were received about the location and the three food vendors. Although not all financials are in yet, Weaver expects the event to have made money this year. She will report the financials to the Council at the July meeting per the request of Council member Soderberg. Administrator Mackling noted that the group did a great job of keeping things in a respectful order/

Utility Foreman Mogus was not present tonight but submitted a written report.

The Building and Land sub-committee met briefly before tonight's meeting but nothing of significance was discussed.

Council Member Val Bard moved to set a public hearing for Wednesday, July 13, 2022 to consider zoning Zoning Regulations of the City of Wakefield to add Motels and Hotels as Permitted Principal Uses and Structures to the C-2 General Commercial Districts. Council Member Larry Soderberg seconded the motion. Motion Carried.

Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye
Council Member Larry Soderberg moved to set a public hearing for Wednesday, July 13, 2022 to consider a request to rezone the real estate at 109 and 111 East 3rd Streets from R-2 Residential to C-1 Central Commercial District. Council Member Scott Hansen seconded the motion. Motion Carried.
Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye

The contract with Gill Hauling is not ready to be approved. City Attorney Miner would like more time to look over the contract as there are several items in the original contract that are not in the new agreement. This will be a five year contract with a price increase of approximately 5% which equals \$0.75 on a regular tote moving the price from \$14.25 per month to \$15.

Zach Dolen's resignation from the City last fall left a vacancy on the Goldenrod Regional Housing Agency. Megan Weaver has worked with this agency for years and has offered to be Dolen's replacement. The Agency Board meets quarterly in Wisner and helps with mortgage and utilities assistance. The Board is requesting a formal appointment of Weaver from the Council.

Council Member Scott Hansen moved to approve Megan Weaver to the Goldenrod Hills Regional Agency Board. Council Member Ross Hansen seconded the motion. Motion Carried.

Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye

Ryan Ekberg is requesting a lease for a gun range at the old City landfill. This week the Municipal League attorney was contacted for more information and were told there are several more entities to contact regarding this venture including Dixon County and the Nebraska Game and Parks. The City was told to review Political Subdivision Tort Claims Act. The Tort Claims Act allows limited claims against the political subdivision for torts committed by the subdivision or its employees. A tort is, generally, negligence toward another

causing harm to that person for whom financial compensation can be sought. The Tort Claims Act limits liability to \$1 million per person and \$5 million per occurrence. The Act specifically states that the political subdivision can purchase liability insurance coverage for such claims. So, the City needs to visit with Bob Berry to ensure that the City would have adequate coverage. The League attorney also referred to the Shooting Range Performance Standards Act. That act provides some protection against liability if the range is operated under the Nebraska Game and Parks Shooting Range Performance Standards. The statutes and the Game and Parks rules and regulations refer to the NRA's A Guide to Planning and Construction as the standard. Therefore, it was recommended by the City Attorney that Ekbergs should need to show that they have or are able to meet the requirements of that Guide in order to set up the range. The Council asked that Administrator Mackling speak with Ekbergs and advise them to not make any improvements to the area at this time.

It has been many years since the City reviewed its lease with Dennis Biggerstaff for the pasture at the old City landfill. Currently, Biggerstaff has cows in the pasture which helps keep the grass and weeds to a minimum. Biggerstaff expressed his concerns again should the City give a lease for a gunrange at the old landfill. He is especially concerned about hauling water in every day after 4pm for his cows and how badly the road gets tore up after a rain; four-wheel drive is needed for the road during this time. Council member Bard expressed that she would like to have something in writing with Biggerstaff not only for the City's records but his as well; that way everyone knows the terms of the lease. Biggerstaff agreed.

The LB840 review committee has brought forth an application for approval for a \$25,000 loan for a limited-liability company within the city. This will be a ten-year loan with interest being half of what the bank will offer.

Council Member Ross Hansen moved to approve the application for the LB840 business loan for \$25,000. Council Member Scott Hansen seconded the motion. Motion Carried.

Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye

Mayor Eaton is not ready to take any action of the property at 109 and 111 West 3rd Street. The owner has spoken on the phone with the mayor and has supposedly signed the property sale document; he just needs to get it to the City. The owner has promised the document will be in the City's possession by July. Council members expressed their concern at how long this process is taking and that the homeowner has promised several times over the past years to get the documents to the City but never does. They would like to take some sort of action if the contract is not in the City's possession by the July 12, 2022, Council meeting.

A resolution was passed last month to allow for the sale of this property. Following standard protocol, no signage has been placed on the lot; however, the resolution was published in the *Wakefield Republican* and in three places in town as necessary. The City will now go ahead and put up signage at the lot and have a formal advertisement in local papers. The resolution states the price is \$3375.00.

The Pick and Perry Apartment Project will be mobilizing soon. The appraisal is done and the land agreement was signed last week. They are anticipating dir to begin moving with the next few weeks. It will take approximately 9-10 months for completion of the project depending on whether. The builders have committed to two buildings at this time for a total of 60 apartments. If Council would like one of the builders to attend a meeting for an update, Megan Weaver would be willing to arrange that.

There is no update on the Munderloh Funeral Chapel. Munderloh is still trying to get numbers for the building he wants. Only earnest money has been paid to the City, and the contract has no stipulation about completion in a timely

manner. Unfortunately, getting signatures from Dollar General took much longer than anticipated and during this time, prices have skyrocketed. Because there has been interest by at least two other entities, the Council recommends sending Munderloh a letter with stipulations for completion. If Munderloh is no longer interested in the lot, it will go back into City possession.

The Nebraska League of Municipalities is now offering several types of Insurance for full-time employees including Health Insurance (BCBS), Life/AD&D, Dental, Vision, Voluntary Critical Illness, Voluntary Accident Coverage, and Long-Term Disability. The plans are available to ALL full-time City employees as long as they meet the insurance and City's requirements. Currently, there are three employees who take the City's health insurance through Northeast Nebraska Insurance agency. The City pays 80% of the health coverage which amounts to \$4946.34 per month. Under the new policy proposed by the League, these same employees could get better health coverage for a lesser cost. The City's share of the new premium would be \$4299.08, a savings of \$647.26 per month. However, under the League's policy, the City is required to pay 100% of these same employees Life/AD & D coverage which amounts to \$7.20 per employee per month for a grand total of \$21.60 per month. This still gives the City a savings of \$625.66 per month and \$7507.92 per year. By accepting the League's insurance, employees will now be eligible for Dental, Vision, Voluntary Life/AD&D, Voluntary Accident, and Long Term Disability insurances. As of this meeting, none of the full-time employees are interested in the extra insurances which will allow the Council to decide if they want to pay a portion of the insurance premiums in the future. Even with switching to the LIGHT coverage, the City will still be able to have Dave Woslager from Northeast Nebraska Insurance Agency as our agent.

Council Member Scott Hansen moved to switch the City's insurance to the LIGHT coverage except for dental and vision coverage for full-time City employees. Council Member Val Bard seconded the motion. Motion Carried. Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye

Administrator Mackling gave his monthly report

Council Member Ross Hansen moved to approve the claims as presented. Council Member Val Bard seconded the motion. Motion Carried.

Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye

Council Member Val Bard moved to adjourn at 7:17pm. Council Member Scott Hansen seconded the motion. Motion Carried.

Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye

Paul Eaton, Mayor

State of Nebraska)

County of Dixon)

City of Wakefield)

I, the undersigned City Clerk of Wakefield, Nebraska, do certify that all the subjects in the attached proceedings, were contained in the agenda for the meeting on June 8, 2022 kept current and available for public inspection at the office of the City Clerk, that such subjects were contained in said agenda for at least twenty-four hours to the meeting, that said minutes were in written form and available for public inspection within ten working days prior to the next convened meeting of said body.

Pam Vander Veen, City Clerk