

Regular Council Meeting

January 8, 2020

The Wakefield City Council met in a regular meeting on January 8, 2020 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 Dolen.

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.

Open Public Hearing for the rezoning of City owned real estate -

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

Mayor Eaton opened the Public Hearing for the rezoning of City owned real estate at 5:31 P.M. Eaton stated that the notice that was advertised to rezone the property from Light Industrial to C-3 General Commercial but that the Planning Commission had recommended that the council rezone the property from Light Industrial to R-2 Residential. The following people spoke in favor of rezoning the property: Bill Heimann spoke on behalf of ESU #1, Hannah Borg spoke, Matt Farup, Terry Baker, Brady Weaver, Megan Weaver, Mike Moody, and Mike Salmon. The following spoke in a neutral position to the rezoning: Dennis Zvacek. Nobody spoke against the rezoning.

The below letter from De Lone Wilson was read aloud in favor of rezoning the property.

We have the opportunity and privilege to serve a number of rural communities in Nebraska, Iowa, and South Dakota. There are many benefits to serving rural communities along with a number of challenges. One of those challenges is in many rural communities is a lack of affordable quality housing. If given the opportunity we prefer to promote from within our own company. In most cases that requires that a new managerial candidate to relocate in order to take the next step in their career. On more than one occasion, new managerial candidates have been forced to turn down opportunities simply because they could not find adequate housing in the community they sought to relocate.

As we evaluate opportunities to expand our business the availability of quality affordable housing is one of the criteria we look at when deciding to expand to a new town or make additional investments in the towns we already serve.

Thank you,

De Lone Wilson
President
Cubby's Inc.
402-453-2468 Ext 230

Close public hearing for the rezoning of City owned real estate -

Council Member Ross Hansen moved to close public hearing for the rezoning of City owned real estate at 6:10 P.M. with nobody else wishing to speak for or against the rezoning of City owned property. Council Member Larry Soderberg seconded the motion. Motion Carried.

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

Open Public Hearing for Class I Liquor License application -

Mayor Eaton opened the Public Hearing for Class I Liquor License application at 6:11 P.M.

Action on the minutes from December 11, 2019 meeting -

Council Member Scott Hansen moved to approve the minutes from the December 11, 2019 meeting as written. Council Member Val Bard seconded the motion. Motion Carried.

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

Action on the December 2019 Treasurer's Report -

Council Member Ross Hansen moved to approve the December 2019 Treasurer's report. Council Member Larry Soderberg seconded the motion. Motion Carried.

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

Close public hearing for Class I Liquor License application -

Council Member Scott Hansen moved to close the public hearing regarding the application by Countyline Lanes and Dining for a Class I liquor license at 6:13 P.M with nobody else wishing to speak for or against the Liquor license application. Council Member Val Bard seconded the motion. Motion Carried.

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

Action on Ordinance #2-2020 amending the zoning map from Light Industrial to R-2 -

Council Member Scott Hansen moved to send the proposed rezoning of Lot 3, Block 3, Industrial Park Addition to the Planning Commission to consider switching their zoning designation from R-2 Residential to C-2 General Commercial. Council Member Val Bard seconded the motion. Motion Carried.

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

Recommendation to Liquor Control Commission for Class I Liquor License Application -

Council Member Val Bard moved to recommend approval for the Class I Liquor License application from Countyline Lanes and Dining to the Liquor Control Commission. Council Member Scott Hansen seconded the motion. Motion Carried.

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

Action on Ordinance #1-2020 to confirm sale of City owned real estate -

Mayor Eaton then conducted the first reading of Ordinance #1-2020.

Council Member Ross Hansen introduced Ordinance #1-2020 to confirm the sale of Lot 7, Gustafson Estates Second Addition to Foote Construction LLC, and moved to waive the three readings. Council Member Scott Hansen seconded the motion. Motion Carried.

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

Council Member Scott Hansen then moved for final passage of Ordinance #1-2020 confirming the sale Lot 7, Gustafson Estates Second Addition to Foote Construction LLC. Council Member Val Bard seconded the motion. Motion Carried.

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

Action on Letter of Intent for Football/Track Facility Project -

Mayor Eaton then addressed the public regarding the proposed Football and Track Facility Project. He said that while the council is not opposed to helping with the project and had identified it as one of their priorities to do so, the City budget constraints would likely limit participation for the current fiscal year . Megan Weaver then addressed the council stating the Letter of Intent is due to the State on January 15, 2020 and that the full application is due on February 15, 2020.

The council discussed the project extensively with members of the school board, administration, and community.

Council Member Ross Hansen moved to authorize the Mayor to sign a letter of intent to apply for State funding for the Football and Track Facility Project, contingent upon the approval of the project by the Wakefield School Board.

Council Member Scott Hansen seconded the motion. Motion Carried.

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

Action on agreement with Corps of Engineers -

Council Member Scott Hansen introduced Resolution #1-2020 authorizing the Mayor to sign all easements, documents, and agreements necessary for repair and/or restoration of that part of the City of Wakefield that was damaged by flooding in 2019, and moved for its final passage. Council Member Val Bard seconded the motion. Motion Carried.

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

Approve Drawdown #8 for CDBG 18-PW-013 -

Council Member Larry Soderberg moved to approve Drawdown #8 for CDBG 18-PW-013 for \$677.14. Council Member Val Bard seconded the motion. Motion Carried.

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

Appoint remaining Boards, Committees, and Authorities -

Mayor Eaton then appointed Beth Boeckenhauer to the Library Board, Barb Farup and Matt Farup to the Depot Committee, Mike Mogus, Jon Pretzer, Adam Ulrich to the City Safety Committee, Scott Hansen, Gary Hansen, Adam Goos, and Nancy Schulz to the ADA Compliance Committee, Brian Helzer, Jan McQuistan and Alice Johnson to the Tree Board, Ross Hansen, Mke Clay, and Jill Lemkuhl to the Park Board. Eaton then appointed Olsson as City Engineer, Jim Litchfield as Street Superintendent, Leland Miner as City Attorney, Ross Hansen as Municipal Physician, Dixon County Sheriff as Law Enforcement, Adam Ulrich as Fire Chief, and Jim Litchfield as Public Works Director.

Council Member Val Bard moved to approve the Mayor's appointments to all Boards, Committees, and Authorities. Council Member Larry Soderberg seconded the motion. Motion Carried.

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

Action on six applications to join Wakefield Volunteer Fire Department -

Council Member Scott Hansen moved to approve the applications from Ken Rahn, Travis Nelson, James Felt, Enrique Juarez, Jon Barge, and Jaccob Rahn to join the Wakefield Volunteer Fire Department. Council Member Ross Hansen seconded the motion. Motion Carried.

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

Passage of Resolution #1-2020 authorizing signatories to exercise banking powers on behalf of the City of Wakefield.

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Council Member Val Bard introduced Resolution #2-2020 authorizing signatories to exercise banking powers on behalf of the City of Wakefield with BankFirst, Wakefield, Nebraska. Council Member Larry Soderberg seconded the motion. Motion Carried.

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

Discussion on Civic Center manager -

Val Bard then addressed the council on behalf of the Civic Center board, briefly discussing the board's interest in hiring a manager, and requested that the Council consider approval of hiring a manager in the future.

Second reading Ord #9-2019 -

Mayor Eaton then conducted the second reading of Ordinance 9-2019.

Council Member Larry Soderberg moved to waive the third reading of Ordinance 9-2019, confirming the sale of Lot 2, Gustafson Estates Second Addition to Brian L. Miller. Council Member Val Bard seconded the motion. Motion Carried.

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

Council Member Larry Soderberg moved for final passage of Ordinance 9-2019, confirming the sale of Lot 2, Gustafson Estates Second Addition to Brian L. Miller. Council Member Val Bard seconded the motion. Motion Carried.

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

Set date for Council retreat for February 1, 2020 -

The council then set the date for the 2020 Council retreat for January 19, 2020 at 1:30 P.M. at the Civic Center.

Mayor's public comment period -

UTILITY FOREMAN REPORT -

Council Member Larry Soderberg moved to enter into contract with Kay Contracting Inc \$12,320.00 to install 32 curb stop rods on Winter Street. Council Member Scott Hansen seconded the motion. Motion Carried.

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

CITY ADMINISTRATOR REPORT: -

Sales Tax Update -

Legislative Update -

Update on Retirement Plan -

Housing development -

RECOMMENDATIONS AND REPORTS FROM: -

Police Review -

Nuisance properties, dog at large

Community Redevelopment Authority -

Planning Commission -

Park Board -

Library Board -

Civic Center Board -

Fire Department -

Citizen Advisory Committee -

Cemetery Board -

Hatchery Board -

Rehab Board -

Tree Board -

CLAIMS -

Council Member Larry Soderberg moved to approve the claims. Council Member Ross Hansen seconded the motion. Motion Carried.

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

Action to accept proposal for professional services to perform City audit -

ADJOURN -

Council Member Scott Hansen moved to adjourn at 8:05 P.M. Council Member Val Bard 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 January 8, 2020 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.

Zach Dolen, City Clerk