

Regular Council Meeting

Wednesday, July 10, 2019

The Wakefield City Council met in a regular meeting on Wednesday, July 10, 2019 in the Council Chambers at 407 Main Street at 5:30 P.M. with the following present: 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.

Council Member Scott Hansen moved to approve the minutes from the June 12, 2019 meeting as written. Council Member Ross Hansen seconded the motion. Motion Carried.

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

Council Member Larry Soderberg moved to approve the June 2019 Treasurer's report. Council Member Val Bard seconded the motion. Motion Carried.

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

Matt Smith addressed the council on behalf of Olsson to discuss the proposed agreement for professional services. Smith explained that upon completion, the study would then go to the Nebraska Water/Wastewater Advisory Committee to determine the best source of funding. Expected completion date is February 2020.

Council Member Ross Hansen introduced Resolution #17-2019 approving the letter agreement with Olsson for professional services to conduct a Water Treatment Plant Evaluation, and moved for its passage. Council Member Val Bard seconded the motion. Motion Carried.

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

Charles Bausch and Graham Fischer then addressed the council on behalf of Core and Main regarding Radio Read meter upgrades. Bausch and Fischer went over the upgrades available to the community. The upgrades that they offer include touch point meters, which the City currently has, drive-by reads that are picked up from vehicles in the street, and AMI meters that can be

read automatically with the information sent to software in the office. Pricing options were discussed. No decisions were made.

The Council then discussed a vacant property ordinance. Attorney Miner stated that the maximum fee for a commercial property is \$1,000.00 per year and \$250.00 per year for residential property. The council decided to study Legislative Bill 256, which provided for state statutes regulating vacant properties, for one month and revisit the issue at the August meeting.

The council then discussed a Resolution authorizing the Mayor to sign all purchase agreements on Gustafson Estates Third Addition. Attorney Miner stated there was an identical Resolution for the Second Addition. There was discussion about setting the lot prices based on the assumption of one house being built per lot. Planning Commission board member Terry Baker addressed the council, as did Planning Commission Secretary Theresa Miner. After further discussion, Councilman Scott Hansen proposed the City reserve the right to sell Lot #3 in the event that the City wanted to make 14th a through Street rather than put the current purchase agreements on hold. Councilman Eaton then read Resolution #15-2019.

Council Member Scott Hansen then introduced Resolution #15-2019, authorizing the mayor to sign purchase agreements, closing documents, and deeds for the sale of Lots 6, 7, 9, 10, in Gustafson Estates 3rd Addition, and moved for its passage. Council Member Ross Hansen seconded the motion. Motion Carried.

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

The council then discussed the proposed Joint Defense Agreement. Action was tabled until further discussion could be held with the other parties involved in the proposed Agreement.

The council then discussed the vacant seat on the Community Redevelopment Authority. Mayor Eaton then appointed Sam Utecht to fill the unexpired Community Redevelopment Authority seat that was Megan Weaver previously held. Weaver resigned as chairperson upon accepting the Economic Development Director position.

Council Member Scott Hansen then moved to approve the Mayor's appointment to fill the unexpired term on the Community Redevelopment Authority. Council Member Val Bard seconded the motion. Motion Carried.

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

The Council then discussed awarding engineering services for the Michener Street Project. Three firms submitted proposal documents in response to the City's Request For Qualifications, with Olsson scoring the highest among the scoring committee that evaluated the proposals.

Council Member Scott Hansen moved to award Olsson as the engineer for the Michener St Project, CDBG # 18-PW-013. Council Member Larry Soderberg seconded the motion. Motion Carried.

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

Council Member Val Bard moved to approve Drawdown #3 for CDBG #18-PW-013 in the amount of \$645.00. Council Member Scott Hansen seconded the motion. Motion Carried.

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

Megan Weaver then addressed the council on behalf of the Balloons 'n BBQ committee in regards to street closure for the 2019 Balloons 'n BBQ Bash. She stated the committee is making some changes to the beer garden from previous years that will require some additional street closures. In 2019 the proposed beer garden will start at Second and Main and extend south to the alley intersecting Main Street between Third and Fourth Streets to include Countyline Lanes and Dining.

Council Member Ross Hansen moved to approve the Street closures on September 28, 2019 as requested by the Balloons 'n BBQ Committee. Council Member Larry Soderberg seconded the motion. Motion Carried.

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

Weaver then addressed the council on behalf of the Wakefield Residential Development Group. The State removed the restrictions on the NAHTF Guidelines in May of 2019, passing the authority on to municipalities. WRDG then voted to amend their Guidelines on July 9, 2019. Council Member Ross Hansen then introduced Resolution #18-2019 approving the NAHTF Down Payment Assistance Guidelines as amended by the Wakefield Residential Development Group, 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

Nuisance and vacant properties were discussed. The condition of Oak Street going through town was also discussed.

Minutes included in packet.

No report given.

Minutes included in packet

Minutes included in packet

No report given.

Minutes included in packet.

No report given.

No report given.

No report given.

No report given.

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

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

Council Member Val Bard then moved to adjourn. Council Member Larry Soderberg 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

Wednesday, July 10, 2019 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