

Regular Council Meeting

Wednesday, July 13, 2022

The Wakefield City Council met in a regular meeting on Wednesday, July 13, 2022 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 Ross Hansen moved to approve the Consent Agenda as presented. Council Member Scott Hansen seconded the motion. Motion Carried.

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

At 5:51p.m. the public hearing to consider amending the zoning regulations of the City of Wakefield to add motels and hotels as permitted principal uses and structures to the C-2 General Commercial District was opened.

Council Member Val Bard moved to close the public hearing at 6 p.m. Council Member Larry Soderberg seconded the motion. Motion Carried.

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

Council member Soderberg then introduced Ordinance 9-2022 to amend the 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

The public hearing 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 opened at 5:52pm.

Council Member Scott Hansen moved to close the public hearing at 6:02 p.m. Council Member Val Bard seconded the motion. Motion Carried.

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

Council member Bard introduced Ordinance 10-22 amending the zoning map of the City of Wakefield, Nebraska to change certain real estate now zoned a R-2 Residential District to C-1 Central Commercial District.

Mayor Eaton and Council members Bard and Soderberg met prior to the Council meeting to discuss street and alley projects. Currently, there are limited funds for street projects. Discussion was held on whether to use a professional paver to concrete the streets, go with a general contractor, and/or use asphalt. A few asphalt streets are lasting 25-30 years; some concrete streets are not lasting as long. Administrator Mackling would prefer the City not do asphalt overlays but instead grind and relay. The Council was in favor of obtaining bids to grind and resurface those streets in need of repair.

Utility Foreman Mogus was not in attendance, so the Council was asked to refer to Mogus' written report.

Doug Dykstra with GenPro Energy of Piedmont, South Dakota, presented information regarding solar energy. The City is looking to replace the Main Street lights with something more energy efficient. GenPro offers Fonroche Lighting which uses nickel batteries and can withstand the Nebraska weather. These lights can be programmed using a smartphone and can be adjusted for different times of the night. The dome-covered lights are not hard-wired and direct the light better. Dykstra could not give the Council a definite price for the Main Street lights, but very rough estimates would be \$150,000 for 19 poles on Main Street. To get a more definitive price, GenPro would need to study the City's estimated usage and design a program around that. GenPro would like to further discuss using solar energy at the proposed water treatment facility. A GenPro representative will be in attendance at the August 2022 Council Meeting.

Andrea Larson was not in attendance, so no discussion was held about sidewalk funding.

Jerry Nicholson with the Senior Center Board gave an update on the Center. In addition to daily meals and deliveries, the Center provides a social

outlet for seniors that includes card playing, pool, exercise, and more. The Senior Center offers blood pressure clinics as well as transportation for seniors at a nominal fee. The Center tries to have three to four fundraisers every year to help offset expenses. However, the monies raised does not cover the cash flow needed to keep the Center operational. Labor is the Center's primary expense, and recently the manager submitted her resignation, so the Board will be looking for a replacement. The Board is very grateful to all who donate funds and supplies to the Center, and Nicholson expressed his thanks to the City for the room that is provided. However, the Board would like to open a dialogue with the City regarding funding, as expenses are increasing. The Council expressed their thanks to the Center for what it provides to our seniors. Much discussion was held between the Council and Nicholson regarding how to best help the Center including the possibility of removing the monthly rent payment and sharing a manager with the Civic Center. No action was taken; however, with the Council working on the next fiscal year's budget, now is the time to be considering all options to help the Senior Center.

Lyle Ekberg was unable to attend tonight's meeting and asked to be placed on the August 2022 Council Meeting agenda.

Rural Fellows, Dr. Devi and Jacob Zitek, updated the Council on projects they've been a part of the last six weeks. Dr. Devi had a survey available to the community that received 167 responses. Dr. Devi was trying to find out what the community's priorities are. One need for residents is access to fresh fruit and vegetables. Zitek organized a 5k Beer and Cinna-run during Alumni weekend that had 34 participants and \$670; plans are to repeat the event next year. Zitek is also working on grant writing and business updates for a new city website.

Theresa Miner reported that she spoke with Steve Munderloh who has every intention of continuing with his funeral chapel project.

Dennis Biggerstaff has been leasing ground at the old City dump for the past 25+ years to graze his cattle. Biggerstaff would like to renew his lease; therefore, the City Attorney and Biggerstaff will meet to discuss the terms of

the lease.

City Administrator Mackling has not received the updated contract from Gill Hauling; therefore, a vote will have to wait until the August 2022 Council meeting.

A site has been approved for a new well to replace well #2. The City is waiting to hear about funding.

Council Member Val Bard moved to initiate demolition of the properties at 109 and 111 West 3rd Streets should the owner not come to the City Office to sign a purchase agreement by close of business on Monday, July 18, 2022. Council Member Larry Soderberg seconded the motion. Motion Carried. Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye

Because no purchase agreement was presented to Council, no action could be taken regarding the purchase of an excavator from SooLand Bobcat.

Council Member Scott Hansen moved to approve AMGL as the City's auditors. Council Member Val Bard seconded the motion. Motion Carried. Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye

City Treasurer Vander Veen updated the Council on LB644

News Channel Nebraska is offering a "Your Town: Why I love Wakefield" segment. They are looking for sponsors for this commercial. This would be a great way to promote Wakefield. The video will be available on News Channel Nebraska but also YouTube and can be placed on the City's website and Facebook pages.

Council Member Scott Hansen moved to use \$450 in Sales Tax funds for a sponsorship for News Channel Nebraska's "Your Town" segment. Council Member Larry Soderberg seconded the motion. Motion Carried. Val Bard: aye, Ross Hansen: aye, Scott Hansen: aye, Larry Soderberg: aye

A recent application for LB840 dollars was denied by the steering committee.

Second Vendor invoice received today while in class for concrete work and

curbing. Will be submitting.
Has been taking photos.
SubSurfCo doing a really good job.

60% of community done with pruning. Going to save the bigger trees for the fall.

Who's going to clean up CVA bin site? CVA has fulfilled their obligation. This is the CRA's property and they meet next Wednesday.
Regularly maintain the grounds?

The City has been taking care of CRA property.

CRA does not own this area yet CVA should still clean it up. CVA has not

Concrete is the City responsibility. Used Rock from Civic Center to fill in. for safety only.

City can do all the grading capabilities. Concrete will be the responsibility of the purchaser.

discussed with Mike: efficiency contractor to restrike \$2500 time and materials/ shutting down of streets. more efficient? Main street and side streets? Breakdown of material and labor. use the remaining paint this year. Track expenses this year and see.

Have we capped our allotted amount to the school stadium? We are capped? Discussion as to what was said. We will not spend over our allotted amount? Started at \$64K then \$70K???

Motion: LS cap the expenses for the stadium at \$70K Val seconded. All ayes.

We've already maxed out the \$70K. Those contractors will be told to invoice the school. That call has been made to Farup.

Council Member Val Bard moved to approve the claims as presented. 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 adjourn at 7:34 p.m. 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 Wednesday, July 13, 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