

The Council met in regular session and in compliance with agenda posted at City Hall, Post Office and First Bank of Nebraska with each Council member being notified of agenda prior to the meeting. The meeting was called to order by Mayor Loren Lindahl at 7:00 p.m. and opened with the Pledge of Allegiance. The Mayor informed the public of the location of posting of the Open Meetings Law. Roll call was taken with the following Council members present: Mike Lawver, Greg Kavan, Gerry Tyler, Stuart Krejci, Kevin Dunbar, and Jim Svoboda. Absent: None.

A motion was made by Lawver, seconded by Kavan, to approve the following items listed on the consent agenda:

1. Minutes of the March 12, 2015 meeting of the Mayor and Council
2. The following licenses: Brian Wiese, Wiese Plumbing & Excavating, Fremont, renewal, plumber; Douglas Loftus, Loftus Septic Plbg & Construction, Ashland, renewal, plumber; Pat Crawford, Crawford Plumbing Co., Hickman, renewal, plumber; Robert Ruther, Bob's Refrigeration, Yutan, renewal, mechanical; Eric Mitchell, Bryant Air Conditioning & Heating Co., Lincoln, renewal, mechanical; Dan Reznicek, Reznicek Electric, Ulysses, renewal, electrician; and Steven Brase, Brase Electrical Contracting Corp., Omaha, renewal, electrician.

Roll call vote: Lawver, yes; Kavan, yes; Tyler, yes; Krejci, yes; Svoboda, yes; and Dunbar, yes. Motion carried.

The Mayor called for Council Committee reports. Lawver reported the Street Committee had met with items of discussion to be covered later in the meeting. Tyler reported the Board of Public Works had met.

The Mayor asked the General Committee to plan to meet at 6:00 p.m. on April 9 prior to the Council meeting to discuss the City Hall remodeling project. Members of the General Committee include Svoboda, Kavan, and Tyler.

The public hearing on an application for change of zoning from Transitional Ag to Large Lot Residential on 3.01-acre parcel in NW ¼, NE ¼, Section 8, T14N, R7E, known as 1845 County Road K, as filed by John Trutna was declared open at 7:03 p.m. The Mayor called for comments from the public. John Trutna was present to answer questions regarding the requested changed of zoning. No other comments from the public were received. A motion was made by Kavan, seconded by Lawver to close the public hearing at 7:04 p.m. Roll call vote: Kavan, yes; Lawver, yes; Tyler, yes; Krejci, yes; Svoboda, yes; and Dunbar, yes. Motion carried.

**Ordinance No. 2180** was introduced by Council Member Lawver, entitled: AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF WAHOO, NEBRASKA, BY CHANGING THE PRESENT ZONING OF THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE N89°32'13"E (ASSUMED BEARING), ON THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 149.44 FEET; THENCE S05°37'43"E, A DISTANCE OF 222.71 FEET; THENCE S22°53'24"E, A DISTANCE OF 31.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S22°53'24"E, A DISTANCE OF 20.64 FEET; THENCE N81°24'44"E, A DISTANCE OF 118.20 FEET; THENCE N44°08'55"E, A DISTANCE OF 63.48 FEET; THENCE N14°02'37"E, A DISTANCE OF 56.37 FEET; THENCE

N00°24'35"W, A DISTANCE OF 113.11 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 92; THENCE S89°33'16"W, ON SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET; THENCE S00°24'35"E, A DISTANCE OF 110.57 FEET; THENCE S14°02'37"W, A DISTANCE OF 48.45 FEET; THENCE S44°08'55"W, A DISTANCE OF 51.36 FEET; THENCE S81°24'44"W, A DISTANCE OF 116.56 FEET TO THE POINT OF BEGINNING; FROM TA – TRANSITIONAL AG DISTRICT TO LLR – LARGE LOT RESIDENTIAL DISTRICT; TO AMEND THE WAHOO COMPREHENSIVE PLAN, ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF WAHOO, NEBRASKA, AS OF JULY 23, 2010, AS IT PERTAINS TO THE AREA TO BE REZONED, AS AFORENOTED; TO AUTHORIZE THE MAYOR AND THE CLERK OF THE CITY OF WAHOO, NEBRASKA, TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF WAHOO, PURSUANT TO THIS ORDINANCE. The Mayor then instructed the Clerk to read Ordinance No. 2180 of the City of Wahoo, Nebraska. The Clerk thereupon read the aforesaid Ordinance No. 2180 by title.

Council Member Kavan moved that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then moved for final passage at the same meeting. Council Member Tyler seconded said motion. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. The Clerk called the roll and the following was the vote on the motion to suspend the rules: Kavan, yes; Tyler, yes; Dunbar, yes; Lawver, yes; Krejci, yes; and Svoboda, yes. The motion having been carried by the affirmative votes of no less than three-fourths of the members of the Council, the Mayor declared the statutory rules in regards to the passage and approval of ordinance be suspended so that Ordinance No. 2180 may be read by title and moved for final passage in the same meeting.

Council Member Lawver moved that Ordinance No. 2180 be approved and passed and its title agreed to. Council Member Svoboda seconded the motion. The Mayor instructed the Clerk to call the roll for the vote and the following was the vote on this motion: Lawver, yes; Svoboda, yes; Krejci, yes; Dunbar, yes; Kavan, yes; and Tyler, yes. Motion carried.

The passage and adoption of said Ordinance having been concurred then by a majority of all members of the Council, the Mayor declared the Ordinance adopted and that the Ordinance be forwarded to the Mayor for the Mayor's signature. The Clerk attested the passage and approval of the same and affixed her signature thereto. The Mayor ordered the Ordinance to be published in pamphlet form and that said Ordinance be kept in a separate and distinct Ordinance volume record, and that said and distinct Volume be incorporated and made a part of these proceedings the same as though it was read at large herein.

The public hearing on an application received from the Nebraska Liquor Control Commission for The Wheelhouse Pub & Patio, Inc., DBA Wheelhouse Pub & Patio for a Class C License was declared open by the Mayor at 7:06 p.m. The Mayor called for any comments from the public regarding the application and none were presented. A motion was made by Kavan, seconded by Lawver, to close the public hearing at 7:07 p.m. Roll call vote: Kavan, yes; Lawver, yes; Svoboda, yes; Dunbar, yes; Tyler, yes; and Krejci, yes. Motion carried.

A motion was made by Kavan, seconded by Krejci, to recommend approval of the Class C Liquor License for The Wheelhouse Pub & Patio, Inc., DBA Wheelhouse Pub & Patio as requested by the Nebraska Liquor Control Commission. Roll call vote: Kavan, yes; Krejci, yes; Lawver, yes; Tyler, yes; Svoboda, yes; and Dunbar, yes. Motion carried.

Discussion was held by the Council about the Heartland Compact with MAPA regarding the Heartland 2050 Project. Krejci corrected statements that were made in the recent Wahoo Newspaper. A motion was made by Lawver, seconded by Dunbar to authorize the Mayor to sign the Heartland Regional

Compact in support of the efforts of MAPA and the Heartland 2050 Project. Roll call vote: Lawver, yes; Dunbar, yes; Tyler, no; Krejci, yes; Svoboda, yes; and Kavan, yes. Motion carried.

Discussion was held on MAPA's request for a \$500 contribution to support the Heartland 2050 efforts. Questions were raised by the Council about whether this aligned the City with Omaha in the planning efforts and turned our back on the impact of Lincoln planning efforts. Concern was also expressed about how long this commitment would be for. Concern was also expressed about MAPA's need for the funds. A motion was made by Krejci, seconded by Lawver, to approve the requested \$500 contribution for FY 2014-15. Roll call vote: Krejci, yes; Lawver, yes; Kavan, no; Tyler, no; Svoboda, no; and Dunbar, yes. The Clerk then called for tie breaking vote: Mayor Lindahl, yes. Motion carried.

Phil Lorenzen was present to review the necessary creation of a Street Improvement District to fund the planned improvements to County Road J near the Dillon development project. The process was reviewed with the Council.

**Ordinance No. 2181** was introduced by Council Member Lawver entitled: AN ORDINANCE OF THE CITY OF WAHOO, NEBRASKA, CREATING A STREET IMPROVEMENT DISTRICT WITHIN THE CITY OF WAHOO TO BE KNOWN AS STREET IMPROVEMENT DISTRICT NO. 2015-1; DEFINING THE BOUNDARIES OF SAID DISTRICT AND PROPERTY CONTAINED THEREIN; AND, PROVIDING FOR THE CONSTRUCTION OF IMPROVEMENTS THEREIN. The Mayor then instructed the Clerk to read Ordinance No. 2181 of the City of Wahoo, Nebraska. The Clerk thereupon read the aforesaid Ordinance No. 2181 by title.

Council Member Svoboda moved that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then moved for final passage at the same meeting. Council Member Lawver seconded said motion. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. The Clerk called the roll and the following was the vote on the motion to suspend the rules: Svoboda, yes; Lawver, yes; Kavan, yes; Tyler, yes; Krejci, yes; and Dunbar, yes. The motion having been carried by the affirmative votes of no less than three-fourths of the members of the Council, the Mayor declared the statutory rules in regards to the passage and approval of ordinance be suspended so that Ordinance No. 2181 may be read by title and moved for final passage in the same meeting.

Council Member Lawver moved that Ordinance No. 2181 be approved and passed and its title agreed to. Council Member Dunbar seconded the motion. The Mayor instructed the Clerk to call the roll for the vote and the following was the vote on this motion: Lawver yes; Dunbar, yes; Krejci, yes; Svoboda, yes; Kavan, yes; and Tyler, yes. Motion carried.

The passage and adoption of said Ordinance having been concurred then by a majority of all members of the Council, the Mayor declared the Ordinance adopted and the Mayor, in the presence of the Council, signed and approved the Ordinance and Clerk attested the passage and approval of the same and affixed her signature thereto. The Mayor ordered the Ordinance to be published in pamphlet form and that said Ordinance be kept in a separate and distinct Ordinance volume record, and that said and distinct Volume be incorporated and made a part of these proceedings the same as though it was read at large herein.

Harrell reported to the Mayor and Council that she had received correspondence from the Nebraska Department of Roads regarding the Safe Routes to School Grant that was awarded to the City of Wahoo for construction of a route from Westdale Lane to the Wahoo Public Schools location and across their property. She indicated the terms of the Federal funding program had changed from a 100% grant to an 80% grant with a 20% local match required. This change would require a local contribution of just under

\$170,000. The State of Nebraska is asking for the City's agreement to the 20% local participation. Harrell asked that the Council hold discussion this evening and table any action to the next meeting of the Council. Discussion was then opened by the Mayor on determining the whether the City is able or wants to continue with this project. Much discussion was held on whether the \$170,000 would be better spent on other projects, or whether this was the best use of the money. Harrell reminded the Council that this project was not scheduled for construction until 2017 so there would be the possibility of spreading the City's required local match over several fiscal years. Julie Borchers, who assisted with the grant application, was present to answer questions of the Council. Michael Kleffner, a former employee of the Nebraska Department of Roads and local resident, was also present to speak in favor of the project moving forward and to answer questions regarding the process that NDOR uses for local projects such as this. Galen Boldt, from Wahoo Public Schools, was present to offer the school's support for the project and the willingness to discuss a financial participation in the project. Several different funding options were discussed and how the costs could be spread over several fiscal years. After much discussion, the Council agreed to a work session to review the project in further detail starting at 6:00 p.m., on Monday, April 6, 2015 at City Hall. A motion was made by Kavan, seconded by Svoboda, to table any action on this project to the April 9, 2015 Council meeting. Roll call vote: Kavan, yes; Svoboda, yes; Dunbar, yes; Lawver, yes; Tyler, yes; and Krejci, yes. Motion carried.

The Mayor then called for items not otherwise listed on the agenda. Russ Ahlers was present to request the Council reconsider their position on prohibiting pole buildings, now known as post-frame buildings. The Mayor instructed Travis Beavers to investigate the options available to the Council. Lee Maly was present to request the Council consider regulations on food trucks and how they could be used as a permanent food preparation facility for an existing building. Beavers was asked to investigate this as well.

Beavers reported the Cedar Bluffs Coop is looking at putting up another grain bin at their location along the railroad on the east side of town. He questioned why grain bins were not listed in any zoning district.

Motion was made by Kavan, seconded by Lawver, to adjourn at 8:28 p.m.

Approved:

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Melissa M. Harrell, City Clerk

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Loren L. Lindahl, Mayor