

The Council met in regular session in the Wahoo City Hall, 605 North Broadway Street, in compliance with agenda posted at City Hall, Post Office and First Bank of Nebraska, and the City of Wahoo web site, with each Council member being notified of agenda prior to the meeting. The meeting was called to order by Mayor Gerald D. Johnson at 7:00 p.m. and opened with the Pledge of Allegiance. The public was informed of the location of posting of the Open Meetings Law. Roll call was taken with the following Council members present: Ryan Ideus, Chris Rappl, Patrick Nagle, and Stuart Krejci. Absent: Karen Boop, and Carl Warford.

The Mayor announced proclamations: National Trails Day (June 5, 2021).

The Mayor asked for audience comments on items not on the agenda, and none were offered.

Library Director Denise Lawver was present and made her monthly report to the Council.

Ideus reported on the Board of Public Works meeting.

Harrell reported the Chamber of Commerce Downtown Parking Survey results had been compiled. A summary identifying three main points was shared: 1) parking for customers was a concern for many respondents, 2) the limitations on parking near the bars overnight, and 3) parking for the upper level residential units. Harrell shared the entire survey with the Council for their review, and indicated the survey would be available on the City's website for the public to review as well.

Harrell also reported there would be two student interns working on downtown projects this summer from the Rural Prosperity program (formerly known as RFI), and that their main focus would be collection of infrastructure data and development of a downtown business organization, to assist with the overall development and improvement of the downtown business district.

A motion was made by Krejci, seconded by Nagle to approve the following items listed on the consent agenda: 1) excused absence of Boop and Warford; 2) Minutes of the May 11, 2021 Council meeting; 3) Minutes of the May 19, 2021 Board of Public Works Meeting; 4) Minutes of the May 11, 2021 Library Board Meeting, 5) two new members of the Wahoo Volunteer Fire Department – Deric Day Jr. and Dan Belford, and 6) the following licenses: PLUMBERS: Kevin Pote, TSI Mechanical, LaVista, NE (NEW 4/19/21), Mike Dean, BLT Plumbing, Heating & A/C Inc, Fremont, NE (Renew 4/18/22), Brandon Holdsworth, IES Commercial Inc dba Shanahan M&E, Lincoln, NE (NEW 4/8/22), Mitch Martin, Aqua Plumbing & Heating, Crete, NE (New 3/23/22), Michael Kudlacek, Bob Nohavek Plumbing, Lincoln, NE (NEW 3/30/22), Eric Wilke, Wilke Plumbing, Yutan, NE (NEW 9/18/21), John Miller, Pink T dba JTM Plumbing, Gretna, NE (NEW 5/10/22), HVAC: Eric Seidel & Chris Benes, Benes Heating Air Conditioning, Raymond, NE (Renew 9/20/22), Todd Hilfiker, IES Commercial INC dba Shanahan M&E, Lincoln, NE (NEW 4/8/22), Leo Constanzo, Controlled Comfort LLC, LaVista, NE (Renew 4/18/22), Randy Damewood, The Waldinger Corporation, LaVista, NE (Renew 3/20/22), Corwin Keller, Ideal Heating & Air Conditioning, Omaha, NE (NEW 3/4/22), Brian Ostwinkle, Grand Island, NE (NEW 2/10/22), Douglas Storm, Peavy's Heating & Air, Omaha, NE (NEW 5/11/22), ELECTRICIANS: Ted Kayton, IES Commercial Inc, Houston TX (Renew 5/23/22), Harry Frye, Diversified Electric, Lincoln, NE (NEW 4/20/22), Ron Cooney, Saunders Medical Center, Wahoo, NE (Renew 4/17/22), Doug Anderson, IES Commercial INC dba Shanahan M&E, Lincoln, NE (NEW 4/8/22), Ryan Polak, Terry's Electric 2 CO, Lincoln, NE (NEW 3/31/22), Kirk Bartek, Weston, NE (Renew 1/28/22), and TREE CONTRACTORS: Andrew Nelson, Andy's Tree & Lawn Service

Inc, Yutan, NE (NEW 4/8/22). Roll call vote: Krejci, yes; Nagle, yes; Ideus, yes; and Rappl, yes. Boop and Warford, absent and not voting. Motion carried.

The Mayor indicated an application for an amendment to the City's Zoning Regulations (Ord. No 1886) had been received, to amend Section 5.07 R-1 Residential District, 5.08 R-2 Residential District, and 5.09 R-3 Residential District, to create a street side yard allowing for a 15-foot street side yard setback. He declared the public hearing open at 7:14 p.m. and called for comments from the public. None were presented. A motion was made by Krejci, seconded by Nagle, to close the public hearing at 7:15 p.m. Roll call vote: Krejci, yes; Nagle, yes; Ideus, yes; and Rappl, yes. Boop and Warford, absent and not voting. Motion carried.

Travis Beavers, City Zoning Administrator, indicated the Planning Commission had reviewed this application and made a recommendation of denial of the amendment at their May meeting. He indicated there was concern with how this would impact older neighborhoods as well as concern about driveway accesses being installed in the shortened side yard area. No action was taken by the Council and because of no action the application is deemed denied.

The Mayor indicated an application had been received to request the rezoning of property located in Lots 1 and 2, Block 95, County Addition – commonly known as 657 East 13th) from R-2 to R-3 Residential as filed by Hancock Construction. Beavers indicated the applicant had requested the public hearing be tabled to allow for additional discussions with an adjoining property owner. A motion was made by Krejci, seconded by Ideus to table the public hearing to the next meeting. Roll call vote: Krejci, yes; Ideus, yes; Rapple, yes; and Nagle, yes. Boop and Warford, absent and not voting. Motion carried.

The Mayor indicated an application had been received to request the rezoning of property described as a 38.519 acre tract in the SE1/4 NE1/4 and SW1/4 NE1/4 of Section 33, T15N- R7E, Saunders County, from C-2 General Commercial and R-2 Residential to all R-2 Residential Zoning, as filed by Water Tower Place, LLC. The Mayor declared the public hearing open at 7:23 p.m. and called for comments from the public and none were presented. A motion was made by Nagle, seconded by Krejci, to close the public hearing at 7:24 p.m. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; and Ideus, yes. Boop and Warford, absent and not voting. Motion carried.

The public hearing concerning an Engineering Report for improvements to the City's Wastewater Treatment system, as required for the State Revolving Loan Funding from the Nebraska Department of Environmental and Energy and other funding agencies was declared open by the Mayor at 7:26 p.m. Dane Simonsen with JEO Consulting Group was present and explained the projects included in the engineering report include but are not limited to extending sanitary sewer mains to currently unserved areas of the City, installation of four manholes, and improvements to the wastewater treatment digester. Simonsen reported this does not obligate the City to complete these project but does keep funding opportunities open for the work if needed. A motion was made by Krejci, seconded by Ideus to close the hearing at 7:28 p.m. Roll call vote: Krejci, yes; Ideus, yes; Rappl, yes; and Nagle, yes. Boop and Warford, absent and not voting. Motion carried. No action by the Council was needed for this item.

An agreement for the sale of property located near the City's wastewater treatment plant, legally described as: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 10; THENCE N02°44'30"W (ASSUMED BEARING), ON THE WEST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 623.29 FEET TO A POINT ON THE SOUTH LINE OF THE TRACT CONVEYED BY

THE DEED RECORDED IN DEED BOOK 146, PAGE 964, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N02°44'30"W, ON THE WEST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 277.11 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE S89°23'48"e, ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 593.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT, THENCE S02°42'24"E, A DISTANCE OF 232.34 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE S7858'58"W, ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 550.82 FEET; THENCE N45°27'27"W ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 102.39 FEET, THENCE S87°03'08"W, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 77.13 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 4.58 ACRES MORE OR LESS, was presented to the Council for consideration as recommended by the Board of Public Works at their May 19, 2021 meeting. A motion was made by Krejci, seconded by Nagle, to approve the agreement and authorize the Mayor to sign to complete the transfer of property. Roll call vote: Krejci, yes; Nagle, yes; Ideus, yes; and Rappl, yes. Boop and Warford, absent and not voting. Motion carried.

The Mayor called for comments on items for discussion or not listed on the agenda. A brief discussion was held on the Camel Center and the status of foreclosure action/tax deed.

Motion by Ideus, seconded by Krejci, to adjourn at 7:44 p.m.

Approved:

Melissa M Harrell, Acting Clerk

Gerald D. Johnson, Mayor