

The Council held a work 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 6:00 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, Stuart Krejci, Karen Boop, and Carl Warford. Absent: None.

The work session had one item on the agenda: City Hall and Police Department remodel and future use. There were several ideas thrown around and a tour of the facilities. One large focus was the ceiling and the possible asbestos that could affect any remodeling. The ideas of selling the building, demolishing the building, and remodeling the building were all said. If there was to be a remodel, Council wanted to ensure we contracted with someone who has remodeled older buildings before. Council would like for a profession evaluation of the current facility to fully understand limitations or possibilities of the building as a next step.

The Mayor announced a recess in the meeting until the regular meeting time at 7:00 p.m.

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, Stuart Krejci, Karen Boop, and Carl Warford. Absent: None.

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

The Mayor introduced Theresa Kline, Economic Development Director with the Wahoo Chamber of Commerce. Theresa introduced two interns, Mattee Kucera and Ally Metschke, that are from the University of Nebraska Lincoln Rural Fellows program. They are both working on downtown improvements, one on the infrastructure and the other with the business owners. Their goal is to establish a downtown business district that would represent the downtown businesses. Karen Boop mentioned she had heard people were wanting an organization like this.

The Mayor announced there was a Council work session at 6:00 pm and what was discussed.

Department Head Reports were reviewed. Parks & Recreation Director Kevin Stuhr reported the Aquatics Center was off to a good start to the season due to the recent heat. City Administrator Melissa Harrell reported that the new City Clerk and City Treasurer/HR Coordinator were being trained and things were staying busy at City Hall. Harrell also reported the M.E. Collins kicked off work this last week by the elementary school as a part of the Safe Routes to School project. She reported staff has a scheduled meeting with JEO Consulting about planning of infrastructure updates and street overlay project within the downtown area. She reported that staff and a traffic engineer met with St.

Wenceslaus about changing the traffic patterns in front of the school to accommodate the new addition construction taking place.

Mayor discussed the parking survey and that Council would take on the issue of residential parking in the downtown first.

Kevin Stuhr reported on the Hackberry Ball Field Project. He reported it was a slow, wet start this spring but is now moving smoothly. The grading, storm, and sewer installs are complete as well as the building footings, and rough grading of the parking lot. This coming week, electricity will be brought to the area as well. Hackberry Street will be very busy this year.

The Finance Committee met this week about funding for the North Highlands Subdivision infrastructure improvements.

A motion was made by Warford, seconded by Krejci to approve the following items listed on the consent agenda: 1) Minutes of May 25, 2021 Council Meeting; 2) Minutes of May 6, 2021 Planning Commission Meeting; 3) Minutes of April 27, 2021 Board of Adjustments Meeting. Roll call vote: Krejci, yes; Nagle, yes; Ideus, yes; and Rappl, yes; Warford, yes. Boop was absent for this vote and not voting. Motion carried.

The Mayor opened the public hearing for an application for a Class C Liquor License as filed by Titles Lounge & Sports Bar at 128 West 5<sup>th</sup> Street at 7:13 pm. The Mayor called for comments from the public, and as there were no comments, a motion was made by Krejci, seconded by Rappl, to close the public hearing at 7:14 pm. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; and Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

A motion was made by Krejci, seconded by Ideus, to recommend approval of the Class C Liquor License as filed by Titles Lounge & Sports Bar at 128 West 5<sup>th</sup> Street to the Nebraska Liquor Control Commission. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; and Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

The Mayor indicated there was tabled business on an application to rezone property (Lots 1 and 2, Block 95, County Addition – commonly known as 657 East 13<sup>th</sup>) from R-2 to R-3 Residential as filed by Hancock Construction. Melissa Harrell suggested the Council table it again until next meeting since there has been no word on it from the applicant. Motion by Krejci, seconded by Nagle, to table item until next meeting. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; and Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

The next item was Ordinance No. 2369, application to rezone property (38.519 acre tract in SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  and SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Sec 33-T15N-R7E) from C-2 General Commercial and R-2 Residential to all R-2 Residential zoning. Council Member Krejci moved that the statutory rules in regard to the passage and adoption of ordinances be suspended for the second reading, and then moved for final passage at the same meeting. Council Member Nagle 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: Rappl, yes; Nagle, yes; Krejci, yes; and Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. 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 the second reading of Ordinance No. 2369 may be read by title and moved for final passage in the same meeting.

Council Member Krejci moved that Ordinance No. 2369 be approved and passed and its title agreed to. Council Member Nagle seconded the motion. The Mayor instructed the Clerk to call the roll for the vote and the following was the vote on this motion: Rappl, yes; Nagle, yes; Krejci, yes; and Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none.

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.

The next action item was to approve or deny an extension of Lottery Operator Agreement with Four Sons Keno, Inc. for keno operations in Wahoo. Keith Blake with Four Sons Keno, Inc. was present and clarified items contained in the contract. Jovan Lausterer, City Attorney confirmed he had reviewed the contract. Melissa Harrell explained the contract would be retroactive from the time the last contract had expired in January 2019 and that this would be a 5-year contract and would auto renew without any written notice for and additional five years. Motion by Warford, seconded by Rappl, to approve the agreement. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; and Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

The new owner of The Wheelhouse was present to request the Council's consideration of him, as new owner, as an authorized Sales Outlet Location for keno. He indicated he would keep things the same and was available answer any questions. Motion made by Warford, seconded by Ideus, to approve The Wheelhouse, under new ownership, as a Sales Outlet Location for keno, and authorize the Mayor to sign said application. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; and Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

The Mayor presented the following appointments to the Council for consideration, which completed the final step of the City's restructuring of the organization chart:

Cody Brem – City Clerk

Buffy Baker – City Treasurer/HR Coordinator

Melissa Harrell – City Administrator (change of title).

Motion made by Krejci seconded by Ideus to approve Mayor's appointments. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; and Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

A motion was made by Krejci, seconded by Nagle, to 1) authorize signers on the City of Wahoo (City) financial accounts at Wahoo State Bank to be: Cody Brem (City Clerk), Buffy Baker (City Treasurer/HR Coordinator), replacing Lucinda Morrow, and in addition to the existing authorized signers of Gerald D. Johnson (Mayor), and Melissa M. Harrell (City Administrator); and 2) authorize signers on the City of

Wahoo Revolving Fund account at Firstbank of Nebraska to be: Cody Brem (City Clerk), Buffy Baker (City Treasurer/HR Coordinator), and Michelle Koranda (Utility Billing Clerk), replacing Lucinda Morrow, and in addition to Melissa Harrell (City Administrator) and Carolyn Barry (Utility Office Manager). Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; and Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

The last action item was a vote to authorize awarding contract to Philip Carkoski Construction for the 2021 Civic Center Pool Filter Improvements. Kevin Stuhr stated this filter needed replaced and the expense had been budgeted in the 2020-21 Budget. Motion by Warford, seconded by Krejci, to authorize awarding contract to Philip Carkoski. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; and Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

The Mayor called for comments on items for discussion or not listed on the agenda. Jovan Lausterer gave an update on a legal matter with Camel Hall (asking to be awarded deed), there was a mistake in the way the claim was filed. It is now being refiled as the goal is to achieve a quiet title.

Krejci stated that people were saying people's grass was becoming a nuisance as well as junk cars in yards. Melissa Harrell stated we were a little behind on nuisances but would be catching up. Sidewalk nuisances were also brought up. Harrell stated the City can make a resident fix their sidewalk or we will fix it for them and bill them.

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

Approved:

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Cody Brem, City Clerk

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Gerald D. Johnson, Mayor