

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 Library report was reviewed. Library Director Denise Lawver's only comment was about an upcoming large book sale at the library this coming weekend.

No Council Committee reports.

City Administrator Melissa Harrell gave an update on the Safe Routes and intersection project that have begun construction. She also advised on the closing of 15<sup>th</sup> and Hackberry for the month of July starting after Independence Day for construction.

A motion was made by Boop, seconded by Krejci to approve the following items listed on the consent agenda: 1) Minutes of June 8, 2021 Council Meeting & Work Session; 2) JEO Traffic Review of 15<sup>th</sup> & Chestnut; 3) Minutes of June 8, 2021 Library Board Meeting. Roll call vote: Krejci, yes; Nagle, yes; Ideus, yes; Rappl, yes; Warford, yes; Boop, yes. Absent and not voting, none. Motion carried.

Melissa Harrell commented on the JEO Traffic Study noting that this was a follow up to the 4-way stop being installed at the 15<sup>th</sup> and Chestnut intersection to ensure the stop signs were justifiable. The findings defended the 4-way stop. It is on the consent agenda to record that the Council has seen and accepted the survey.

The Mayor opened the public hearing for a proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, by amending section 7.06 Sign Regulations, regarding wall signs, as filed by Evan Harmon at 7:06 pm.

Evan Harmon of 1718 Lakeview Drive was present to speak about the proposed amendment. He explained he had been denied a variance by the Board of Adjustments for a sign that he wanted to put on the S/E corner of the Rivalry building, which currently is not allowed. He had also been denied recommendation of approval for this proposed amendment by the Planning Commission. He claimed that the sign he is wanting would merely be to alert potential customers that his business exists in that building.

Zoning Administrator Travis Beavers was present to explain the reasons the PC and BOA would not approve his variance and proposed amendment. He also mentioned the potential concern with an amendment that would not only effect this specific issue but would change the Zoning Code for everyone. Staff were concerned with the liability it could cause, promoting pedestrians down a vehicular alley way. Council's main concerns were not restricting business owners but also hesitant to change the zoning regulations for all.

A motion was made by Warford, seconded by Ideus to close the public hearing at 7:42 pm. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

Ordinance No. 2370 entitled: AN ORDINANCE OF THE CITY OF WAHOO, NEBRASKA, TO AMEND THE ZONING ORDINANCE, SECTION 7.06: SIGN REGULATIONS, WALL SIGNS IN C-1, was introduced by Warford. The Mayor then instructed the Clerk to read Ordinance No. 2370 of the City of Wahoo, Nebraska. The Clerk thereupon read the aforesaid Ordinance No. 2370 by title.

Council Member Boop moved that the statutory rules in regard to the passage and adoption of ordinances be suspended so the said ordinance might be introduced, read by title, and then moved for final passage at the same meeting. Council Member Ideus 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: Roll call vote: Rapple, no; Nagle, no; Krejci, no; Ideus, yes; Boop, yes; Warford, no; absent and not voting, none. Motion failed.

The Mayor then instructed the Clerk to call the roll for the vote on first reading of Ordinance No. 2370 and the following was the vote on this motion: Rapple, no; Nagle, yes; Krejci, no; Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

The Mayor opened the public hearing at 7:45 pm for the final plat for subdivision (Phase 1) known as North Highlands, a 38.519 acre tract of land more or less, located in part of the SE ¼ of the NE ¼ and part of the SW ¼ of the NE 1/4, located in Section 33, Township 15 North, Range 07 East of the 6<sup>th</sup> P.M, Saunders County, Nebraska, as filed by Water Tower Place, LLC on behalf of Russell D Lindgren.

Jeff Lake with Water Tower Place, LLC at , speaking on behalf of the developer, explained that these discussions started almost a year ago and that this was the 1<sup>st</sup> phase that would bring 60 new lots with 3 types of housing. The 2<sup>nd</sup> phase will bring 32 new lots, including 1 new park. There were several meetings with the City to come to this agreement. Staff and Council expressed their appreciation for the development moving forward and the work done by staff to make it happen.

A motion was made by Warford, seconded by Rappl to close the public hearing at 7:55 pm. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

A motion was made by Krejci, seconded by Nagle to approve the Final Plat for North Highlands Subdivision Phase 1, a 38.519 acre tract of land more or less, located in part of the SE ¼ of the NE ¼ and part of the SW ¼ of the NE 1/4, located in Section 33, Township 15 North, Range 07 East of the 6<sup>th</sup> P.M, Saunders County, Nebraska, as filed by Water Tower Place, LLC. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

A motion was made by Krejci, seconded by Warford to approve the Subdivision Agreement and Reimbursement and Construction Agreement with Water Tower Place, LLC for North Highlands Subdivision Phase 1. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

A motion was made by Krejci, seconded by Ideus to introduce and approve the first reading of Ordinance No. 2371, entitled: AN ORDINANCE OF THE CITY OF WAHOO, NEBRASKA, TO ANNEX THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT: A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE NE1/4 AND PART OF THE SW1/4 OF THE NE1/4, LOCATED IN SECTION 33, TOWNSHIP 15 NORTH, RANGE 07 EAST OF THE 6TH P.M., SAUNDERS COUNTY. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

The Mayor opened the public hearing at 8:05 pm on application to rezone property (Lots 1 and 2, Block 95, County Addition – known as 657 East 13th St.) from R-2 to R-3 Residential. Ryan Ideus stated the applicant could not be at the meeting and has asked for this to be tabled again.

A motion was made by Warford, seconded by Rappl to table the public hearing as open on an application to rezone property (Lots 1 and 2, Block 95, County Addition – known as 657 East 13th St.) from R-2 to R-3 Residential, until the next regularly scheduled Council meeting. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

Motion by Warford, seconded by Krejci, to recommend approval to the Nebraska Liquor Control Commission for Lance Kramer as new Sun Mar Corporate Manager. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

The next item was to approve Pay Application #32 to M.E. Collins Contracting for Chestnut Street Project in the amount of \$50,005.73. Melissa Harrell commented that there is a delay in materials up to 3 months, this means the light poles will likely not be lit until then. She also mentioned JEO is moving 3 of the light poles that were installed incorrectly. Motion made by Krejci, seconded by Rappl, to approve the pay application. Roll call vote: Rapple, yes; Nagle, yes; Krejci, yes; Ideus, yes; Boop, yes; Warford, yes; absent and not voting, none. Motion carried.

Members of the Heritage Heights Neighborhood Association were present to address a speeding concern within their neighborhood. Bobby Virgil of -----, thanked staff for putting up a speed indicator in the neighborhood. Police watched for speeding violations 8 different times with no offenses reported. K.C. ----- of -----, raised the point that not only younger drivers speed, but others as well. He mentioned there were a lot of little kids in the neighborhood and that there were other things that could be done. The Mayor said there would be more discussion on this later, it seems to be a big issue. No action was taken.

The last action item on the agenda was to discuss the “30 x 30 Federal Land Grab” pursuant to Governor Rickett’s June 8<sup>th</sup> Letter. The Mayor mentioned that Executive Order and subsequent reports were vague and we should wait to take action. Tom Hrdlicka, Saunders County Board of Supervisors, was present to let Council know that discussion but no formal action had taken place within the County Board of Supervisors. No action was taken at this meeting.

The Mayor called for comments on items for discussion or not listed on the agenda. Melissa Harrell presented staff recommendations on downtown residential parking issue. Staff will review the recommendation and report next meeting.

Melissa Harrell presented a summary of the talking points from the June 8 Council Work Session regarding the future of City Hall. Staff suggestion is to do a feasibility study of the building and that the Council will need to decide how we go about choosing an engineer for said study.

Mayor Johnson set a special meeting to take place July 6, 2021 at 7 pm to take action on the second reading of the annexation and discuss the future of City Hall.

Motion by Ideus, seconded by Boop, to adjourn at 8:35 pm.

Approved:

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Cody Brem, City Clerk

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Gerald D. Johnson, Mayor