

Council Chambers

Wahoo, Nebraska

November 9, 2021

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, Patrick Nagle, Karen Boop, Chris Rappl, Stuart Krejci, and Carl Warford. Absent: None.

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

Department head reports were given. Wahoo Police Chief Ferrell reported that the K9 fundraiser in October brought in \$2,400. He also stated that they were getting the necessary equipment into the K9 truck (funded by grants/donations). Travis Beavers, Zoning Administrator, reported that the new Casey's will open this upcoming Thursday. Joe Wynn was introduced as the new Street Commissioner/Cemetery Sexton. Joe worked for many years with the City of Omaha Public Works and is excited for the new opportunity. He reported that the street crew is preparing the snow equipment, doing street cleaning, and starting some work on J Road. He laid out several short and long-term goals he had for the department. Melissa Harrell, City Administrator, reported that our annual audit was approaching. She also reported the City was finishing up various projects, starting work on J Road as well as 15th and Oak, and that there were several employment opportunities available with the City.

The Mayor reported that the State was making changes to the intersection of Hwys 92/77/109. Painting was being done and cones were being placed, as well as a drop in speed limit East and West bound.

Motion by Warford, seconded by Rappl to approve the following items listed on the consent agenda: 1) Acceptance of excused absence of Mayor or Council member(s); 2) Minutes of October 26, 2021 Meetings of Council; 3) Minutes of October 21, 2021 Board of Public Works Meeting. Roll call vote: Rappl, yes; Ideus, yes; Boop, yes; Nagle, yes; Warford, yes; Krejci, yes. Absent and not voting: None. Motion carried.

Council discussed approving an extension of the CDBG Owner Occupied Rehab Program. Staff stated that there was plenty of interest in the program, but that the contractors were booked up. Motion by Krejci, seconded by Nagle to approve the extension. Roll call vote: Rappl, yes; Ideus, yes; Boop, yes; Nagle, yes; Warford, yes; Krejci, yes. Absent and not voting: None. Motion carried.

Kevin Kruse of JEO was present to discuss the possible Storm Water Drainage and Drainage Basin study update. He stated that JEO would be updating a study done years ago between North Chestnut and North Sycamore Streets. They would also be providing a list of possible funding sources for any recommended improvements. This study will also look at the North Highlands Subdivision and its effects on the downstream drainage. Motion by Krejci, seconded by Ideus, to approve the agreement with JEO to update the study. Roll call vote: Rappl, yes; Ideus, yes; Boop, yes; Nagle, yes; Warford, yes; Krejci, yes. Absent and not voting: None. Motion carried.

The Council discussed reconsidering the previously denied proposed ordinance that would have amended the zoning area between Chestnut St and Maple St and between 15th St and 3rd St. Jovan Lausterer, City Attorney, explained that the Council must first vote to reconsider the denied proposed

ordinance before they can amend it to something different. Motion by Ideus, seconded by Boop to reconsider a previously denied ordinance. Roll call vote: Rappl, no; Ideus, yes; Boop, yes; Nagle, yes; Warford, no; Krejci, no. The tied vote went to the Mayor to decide, the Mayor voted yes to the motion. Absent and not voting: None. Motion carried.

There was then discussion on the possible introduction of an ordinance to amend the zoning from C-1 to C-3 and NRC in an area from 3rd to 7th between Maple and Chestnut Streets. Staff indicated to the Council this ordinance would only effect a handful properties and most would meet the new setback requirements. Scott Tingelhoff at 353 City View Drive, was present and objected as he believed this would be considered spot zoning, and further suggested the City should add in a coffee kiosk as a conditional use in C-1 Zoning. Discussion was then held on the possibility of an amendment to C-1 Zoning to allow a coffee kiosk as a permitted use. Staff reminded Council that a change to the C-1 Zoning Regulations would affect all of C-1. Darin Hartshorn, owner of the property at 5th & Chestnut, stated that in C-1 currently, most of the structures are non-conforming. Others in attendance indicated that setbacks continued to be the main issue for rezoning property to C-3 Zoning. Staff stated that C-3 was amended a few months ago to actually get more structures within compliance. Mike Lawver of 805 N Walnut St. was present and expressed concern with these properties remaining C-1 Zoning and the problems this would create in the future. Council did not want to rush through this but take their time, as they look at amending C-1 regulations. Council looked for a timeline that would be appropriate. They want the General Committee to meet with the Planning Commission. There was no motion or action taken on the amended proposed ordinance.

With the new 2020 Census numbers out, the City must redraw the Council Ward District lines to reflect the growth in population. Staff has been working with gWorks to create options for new district/ward lines. Three options were provided to the Council for consideration. All options were reviewed following discussion about anticipated growth and how this would affect the populations of each ward. Concern was expressed about how residents would be informed of the new ward lines. Staff was asked to put a draft ordinance together to finalize the decision. No action taken.

Mike Lawver of 805 N Walnut St. came forward to explain to Council some concerns he had. He claimed there were a lack of garage buildings around town and that many people could use them. He stated that due to large easements, it is difficult to find space to build these garage buildings.

Council continued to discuss the zoning change issue, as well as discussed zoning in general.

The next regular meeting will be November 23rd, 2021.

Motion by Ideus, seconded by Warford to adjourn at 9:10 pm.

Approved:

Cody Brem, Clerk

Gerald D. Johnson, Mayor