

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, Stuart Krejci, Jim Svoboda, and Kevin Dunbar. Absent: Gerry Tyler.

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

1. Excused absence of Gerry Tyler.
2. Minutes of the June 11, 2015 meeting of the Mayor and Council
3. Approval of Mayor's appointments: Leon Binstock and Donna Dvorak as members of the Wahoo Public Library Board (terms ending 2019); Corky Forbes and Daron Larson to the Board of Public Works (terms ending 2019)
4. Licenses: Plumbers: Ron Voboril, Wahoo; Royce Stucklik, RS Sprinklers, Wahoo; Mike Normal, Norman Plumbing Inc., Lincoln. Electrician: Joseph Phibin, Powered up Electric, Elkhorn.

Roll call vote: Lawver, yes; Kavan, yes; Dunbar, yes; Svoboda, yes; and Krejci, yes. Absent and not voting: Tyler. Motion carried.

Krejci reported the Finance Committee met. Svoboda reported the Airport Authority met.

The public hearing on the application to rezone property described as a tract in SW ¼ SE ¼ Sec 4 T14 R7, City of Wahoo, and part of vacated CB&Q Railroad ROW, better known as 710 West 3rd Street, from R-2 Residential to I-2 Industrial zoning, as filed by Wahoo Concrete, opened at 7:02 p.m. Sandy Massie and Del Kugel represented Wahoo Concrete. Harry Falke and Sheila Otto expressed concerns about street conditions with truck traffic, drainage and parking, but had no objection to the zoning change. Motion was made by Kavan, seconded by Svoboda, to close the public hearing at 7:15 p.m. Roll call vote: Kavan, yes; Svoboda, yes; Krejci, yes; Dunbar, yes; and Lawver, yes. Absent and not voting: Tyler. Motion carried.

Harrell and Beavers reported research on Laurel Street, a dedicated street, but current plat shows Wahoo Concrete owns part of the street; need to get the correct legal description prior to changing the zoning. Drainage and street concerns are referred to the Street Committee for consideration.

Ordinance No. 2188 was introduced by Council Member Lawver, entitled: AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP BY CHANGING ZONING ON A TRACT OF LAND IN THE SW ¼ OF THE SE ¼ SEC 4 TWP 14 R7 FROM R-2 TO I-2; PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM. The Mayor then instructed the Clerk to read Ordinance No. 2188 of the City of Wahoo, Nebraska. The Clerk thereupon read the aforesaid Ordinance No. 2188 by title.

Council Member Lawver moved that Ordinance No. 2188 be approved on first reading. Council Member Krejci 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; Krejci, yes; Kavan, yes; Dunbar, yes; and Svoboda, yes. Absent and not voting: Tyler. Motion carried.

Expenses for abatement of nuisance at 657 East 13th Street were reviewed. Harrell reported this is the third assessment for cleanup on this property. Motion by Kavan, seconded by Lawver to authorize the Clerk to file an assessment lien against the property. Roll call vote: Kavan, yes; Lawver, yes; Dunbar, yes; Svoboda, yes; and Krejci, yes. Absent and not voting: Tyler. Motion carried.

Lawver declared a conflict of interest on the next agenda item, and was excused at 7:26 p.m.

Beavers reported Municipal Code requires Council approval for fuel storage tanks. M E Collins Contracting Inc. requests to install two above-ground tanks for fueling off-road equipment at their location at 980 East 25th Street. State Fire Marshall issued a permit with conditions and subject to inspections. Motion by Kavan to approve request to install two above-ground tanks at 980 East 25th Street, seconded by Krejci. Roll call vote: Kavan, yes; Krejci, yes; Svoboda, yes; Dunbar, yes. Absent and not voting: Tyler and Lawver. Motion carried.

Lawver returned to the meeting at 7:28 p.m.

Motion by Krejci, seconded by Lawver, to approve the Fiscal Year 2014 Audit report for the Board of Public Works. Roll call vote: Krejci, yes; Lawver, yes; Svoboda, yes; Dunbar, yes; and Kavan, yes. Absent and not voting: Tyler. Motion carried.

Krejci reported Finance Committee met to review the statement of values of property owned by City of Wahoo and actual cash value and functional replacement costs. Harrell reported waiting for changes recommended by the Board of Public Works. Motion by Lawver, seconded by Krejci, to approve the statement of values as provided by LARM, subject to changes recommended by the Board of Public Works. Roll call vote: Lawver, yes; Krejci, yes; Kavan, yes; Dunbar, yes; and Svoboda, yes. Absent and not voting: Tyler. Motion carried.

Process of updating job descriptions, conducting a wage survey, and updating personnel policies and proposed agreement were discussed. This can be phased over three years. Krejci suggested a cap on the extra expenses for travel, word processing, postage, and phone calls of \$1,500 total, unless it can be shown more is justified. Motion by Krejci, seconded by Lawver to approve entering into a professional services agreement between the City of Wahoo and Nebraska Personnel Consultants, LLC to update job descriptions, conduct a wage survey, and update personnel policies. Roll call vote: Krejci, yes; Lawver, yes; Dunbar, yes; Svoboda, no; Kavan, yes. Absent and not voting: Tyler. Motion carried.

Mayor and Council discussed several issues and ideas: A possible rebate/incentive program for business development, construction and rehab of properties, using Keno funds or general fund monies; a project for new housing construction, partnering with local businesses, which is already in place elsewhere; the number of available lots for residential development; and infrastructure development for potential new development areas.

Motion by Lawver, seconded by Kavan, to adjourn at 8:23 p.m.

Approved:

Melissa M. Harrell, City Clerk

Loren L. Lindahl, Mayor