

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, Gerry Tyler, Stuart Krejci, Chris Rapp, and Kevin Dunbar. Absent none.

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

1. Minutes of October 25, 2018 meeting of Council
2. Approval of Chris Rudeen as a member of the EMS Department
3. Licenses: Plumbers: Randy Bouwens, Bouwens Plumbing Co., Lincoln; David Miller, Mainelli Mechanical Contractors, Omaha; Hugh Sieck III, H & S Plumbing, Lincoln; Royce Stuchlik, RS Sprinklers, Wahoo; Troy Cada, Cada Brothers Inc, Wahoo; Robert Chvatal, Wahoo; Ronald Benes, Ron's Plumbing, Brainard; Jeff Adair, Handijeff, Wahoo. HVAC: Terry McNeil, Mainelli Mechanical Contractors Inc., Omaha; Richard Peavy, Anthony's Air Conditioning, Ithaca. Electricians: Matt Harris, Harris Electric, Wahoo; Andrew Kavan, Kavan Electric, Fremont; Jesse Dunavan, Power D, Cedar Bluffs.

Roll call vote: Kavan, yes; Lawver, yes; Tyler, yes; Krejci, yes; Rapple, yes; and Dunbar, yes. Motion carried.

Department Head written reports presented. Anderson reported on recent training exercise, work with local agencies. Hull reported on fire prevention events and the open house at the Fire department. Denise Lawver reported on upcoming events at the library. Harrell reported preparations for annual audit and Chestnut Street project progress.

Finance Committee met to discuss increase in health insurance premium.

Lausterer reported he met with staff to discuss issues with municipal code and zoning regulations, references to domestic animals, household pets, and livestock/animal units. He suggested clarifying definition of livestock, numbers of animal units in zoning, and references to household pets and prohibited animals in municipal code. The Council will need to decide policy for licensing, vaccinations, limits of animals, running at large, nuisance issues, etc. Harrell asked that policy decisions consider the time and resources of staff required for enforcement. Tyler and Dunbar noted chickens are listed as animal units in the zoning regulations, and are allowed in Trans Ag and Large Lot Residential Zoning districts. Lausterer will prepare language for the Council to consider and discuss at the next meeting.

The application for amendment of Ordinance No. 1886, the Wahoo Zoning Ordinance, to allow the keeping of chickens within Wahoo city limits in residential zoning districts was tabled at the last meeting after public hearing was held. Motion by Kavan, seconded by Krejci, to bring the tabled application for amendment of zoning regulations back to the table. Roll call vote: Kavan, yes; Krejci, yes; Rapp, yes; Dunbar, yes; Lawver, yes; and Tyler, yes. Motion carried. Dunbar noted chickens are considered livestock in the zoning regulations, and are permitted in Trans Ag and Large Lot Residential Districts within limitations.

Dunbar moved to deny the request for amendment of zoning regulations to allow chickens in residential zoning districts. Motion seconded by Tyler. Roll call vote: Dunbar, yes; Tyler, yes; Krejci, yes; Rappl, yes; Lawver, no; and Kavan, yes. Absent and not voting: none. Motion carried.

Troy Johnston of JEO Consulting Group appeared on behalf of the parking plan for Lot 1, Sycamore Hills 2<sup>nd</sup> Addition. Plan was reviewed, Harrell noted regulations require the Planning Commission and Council to approve parking plans as to surfacing and traffic flow. Johnston reported the surface would be 6" concrete. Motion by Lawver, seconded by Krejci, to approve the parking plan as submitted. Roll call vote: Lawver, yes; Krejci, yes; Rappl, yes; Dunbar, yes; Kavan, yes; and Tyler, yes. Absent and not voting: none. Motion carried.

Krejci reported the Finance Committee discussed the health insurance renewal with Blue Cross and premium increase. The Finance Committee will meet again to discuss allocation of premium between employer/employee. Motion by Kavan, seconded by Rappl, to approve renewal of health insurance with Blue Cross/Blue Shield. Roll call vote: Kavan, yes; Rappl, yes; Dunbar, yes; Tyler, yes; Lawver, yes; and Krejci, yes. Absent and not voting: none. Motion carried.

Cody Hull reported on purchase of equipment for the Wahoo Fire Department, Self Contained Breathing Apparatus (SCBA) equipment, Rapid Intervention Team (RIT) pack, and a compressor and fill station. A 95% Federal grant was obtained for the SCBA packs, and a donation to the Fire Department will be used for a portion of the \$53,509.38 city cost. Motion by Kavan, seconded by Lawver, to approve purchase of SCBA equipment, RIT pack, and fill compressor. Roll call vote: Kavan, yes; Lawver, yes; Tyler, yes; Dunbar, yes; Rappl, yes; and Krejci, yes. Absent and not voting: none. Motion carried.

Discussion of process of disposition of surplus real property, notices published, and timetable. Funds from sale of 1334 North Chestnut would be transferred to the Board of Public Works toward purchase and improvements of the East Service Center.

The following resolution, **Resolution No. 2018-34**, was introduced by Dunbar, who moved for approval, seconded by Kavan:

“WHEREAS, the City of Wahoo, Saunders County, Nebraska, is the owner of the following described real property, to wit:

Lots 1 and 2, Block 87, County Addition to Wahoo, Saunders County, Nebraska, the street address of which is 1334 North Chestnut Street, Wahoo, Nebraska, and,

WHEREAS, the City of Wahoo does not have a present need to retain ownership of the above described real property, and,

WHEREAS, the Mayor and Council of the City of Wahoo, Nebraska, have determined that the fair market value of the above described real property may be greater than \$5,000.00,

WHEREAS, Neb. Rev. Stat. § 17-503 allows for the conveyance of real property owned by a city of the second class,

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF WAHOO, NEBRASKA, AS FOLLOWS:

1. That the above described real property, together with all appurtenances located thereon, be sold by either public auction or through the use of a licensed realtor on a date, time, and for a minimum price to be specified, in the future, by the Mayor and Council of the City of Wahoo, Nebraska.

2. That the terms of said sale shall be twenty-five (25%) percent down on the date of the sale and the balance upon the adoption by the Mayor and Council of an ordinance authorizing the sale of the above-described real property.

3. That the City of Wahoo, Nebraska, shall provide to the buyer of the above-described real property a quitclaim deed for the above-described real property.

4. That the buyer of the above-described real property shall pay all costs associated with obtaining a title insurance policy to the above-described real property and the filing fee to the Register of Deeds for said quitclaim deed.

5. That the City of Wahoo shall cause a registered land surveyor to locate the four outer boundary corners of the above described real property prior to its sale.

6. That the buyer of the above-described real property shall receive possession of the above-described real property upon payment in full of the purchase price and the enactment of the aforementioned ordinance.

7. That the City of Wahoo shall transfer the net proceeds from the sale of the above described real property, via an intergovernmental transfer, to the Board of Public Works for its use in reimbursing itself for the purchase and/or improvements of its East Service Center located in the City of Wahoo, Nebraska.

BE IT FURTHER RESOLVED that the Clerk of the City of Wahoo, Nebraska, shall publish notice of the proposed sale of the above described real property, and the terms thereof, once each week for three (3) consecutive weeks in the Wahoo Newspaper after the passage of this Resolution. The above described property shall be sold following the passage of this Resolution directing the sale, the publishing of the required notice and the passage of the thirty (30) day right-of-remonstrance period.”

Roll call vote: Dunbar, yes; Kavan, yes; Tyler, yes; Krejci, yes; Rappl, yes; and Lawver, yes. Absent and not voting: none. Motion carried.

Disposition of property on C Street was discussed. Utilities has no interest in the property.

The following resolution, **Resolution No. 2018-35**, was introduced by Kavan, who moved for approval, seconded by Rappl:

“WHEREAS, the City of Wahoo, Saunders County, Nebraska, is the owner of the following described real property, to wit:

Lot 5, Block 6, Stocking’s Second Addition to Wahoo, Saunders County, Nebraska, except the South 236 feet thereof, the street address of which is 401 East C Street, Wahoo, Nebraska, and,

WHEREAS, the City of Wahoo does not have a present need to retain ownership of the above described real property, and,

WHEREAS, the Mayor and Council of the City of Wahoo, Nebraska, have determined that the fair market value of the above described real property may be greater than \$5,000.00,

WHEREAS, Neb. Rev. Stat. § 17-503 allows for the conveyance of real property owned by a city of the second class,

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF WAHOO, NEBRASKA, AS FOLLOWS:

1. That the above described real property, together with all appurtenances located thereon, be sold by either public auction or through the use of a licensed realtor on

a date, time, and for a minimum price to be specified, in the future, by the Mayor and Council of the City of Wahoo, Nebraska.

2. That the terms of said sale shall be twenty-five (25%) percent down on the date of the sale and the balance upon the adoption by the Mayor and Council of an ordinance authorizing the sale of the above-described real property.

3. That the City of Wahoo, Nebraska, shall provide to the buyer of the above-described real property a quitclaim deed for the above-described real property.

4. That the buyer of the above-described real property shall pay all costs associated with obtaining a title insurance policy to the above-described real property and the filing fee to the Register of Deeds for said quitclaim deed.

5. That the buyer of the above-described real property shall receive possession of the above-described real property upon payment in full of the purchase price and the enactment of the aforementioned ordinance.

BE IT FURTHER RESOLVED that the Clerk of the City of Wahoo, Nebraska, shall publish notice of the proposed sale of the above described real property, and the terms thereof, once each week for three (3) consecutive weeks in the Wahoo Newspaper after the passage of this Resolution. The above described property shall be sold following the passage of this Resolution directing the sale, the publishing of the required notice and the passage of the thirty (30) day right-of-remonstrance period."

Roll call vote: Kavan, yes; Rappl, yes; Dunbar, yes; Lawver, yes; Tyler, yes; and Krejci, yes. Absent and not voting: none. Motion carried.

No audience comments presented.

The Mayor congratulated Jerry Johnson, mayor-elect, and newly-elected Council members Karen Boop and Carl Warford, who were present at the meeting.

Krejci noted the community should take pride in the performance of Wahoo's schools, particularly in recent sports competitions.

Kavan asked about stop signs at 15<sup>th</sup> and Chestnut, and this will be discussed by the Street committee.

The next meeting date will be a special meeting, November 29, 2018.

Motion by Dunbar, seconded by Kavan, to adjourn at 7:46 p.m.

Approved:

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Lucinda Morrow, Deputy Clerk

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Loren L. Lindahl, Mayor