

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 Gerald D. Johnson 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, Karen Boop, and Carl Warford. Absent: none.

Motion by Lawver, seconded by Kavan, to approve the consent agenda:

1. Minutes of January 24, 2019 meeting of Council
2. Minutes of February 7, 2019 meeting of Planning Commission
3. Licenses: Plumbers: Wade McPherson, McPherson Plumbing, Fremont; John Zohner, John Henry's Plumbing, Lincoln; Jerry Wagner, Wagner Quality Construction, Wahoo; Ray Clapper, Buckridge Inc, Fremont; Duane Bradley, Bradley Brothers Plumbing, Omaha. HVAC: Luke Schulz, BLT Plumbing Heating & A/C, Fremont; Anthony Push, Blue Sky Heating & Air Conditioning, Ithaca; Ed Warholoski, Bryant Air Conditioning & Heating, Lincoln; Richard Kusleika, Standard Heating & Air Conditioning Inc, LaVista; John Zohner, John Henry's Plumbing, Lincoln; Brian Larson, Rutts Heating & Air, Hastings; Daniel Johnson, A4K Plumbing Heating & Air, Seward; Reginald Bosn, Krauter – Bosn Service Co, Lincoln; Mark Coulter, All Systems LLC, Fremont; Bradley Ohlman, Custom Cooling, Lincoln; Larry Brainard, Brainard Heating & A/C, Waverly; Randy Damewood, The Waldinger Corporation, LaVista; Robert Taylor, R & R Refrigeration, Seward; Alfred Retikis, Affordable Heating & Cooling, Omaha; Scott Getzschman, Getzschman Heating LLC, Fremont. Electrician: Kirk Bartek, Weston; Mark Denny, Denny's Electric, Fremont; John Hiller, Hiller Electric, Omaha; Scott Roumph, SECO Electric Inc, Cedar Bluffs; Brian Allison, Sentry Electric Inc, Lincoln; Mike Fitzgerald, Getzschman Heating LLC, Fremont; Leslie Shallberg, Fremont Electric, Fremont. Tree Contractor: Korbin Stewart, S & S Tree, Ashland.

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

Department head written reports presented. Gibney reported on gas line work, and work at Dry Run. Jansa reported a theft at the west service center, damage to the hot patch machine. Harrell reported a draft of design standards was presented to the committee. There will be some adjustments and a presentation to the Council on March 14 at 6:30 p.m.

The Street Committee discussed partnering with Saunders County to contract for work on street overlay projects. Also discussed the agreement with Two Wheels LLC for parking in Maple Street ROW, recycling, and solid waste issues.

Steve Parr of JEO Consulting Group reviewed the One and Six Year Road Plan, plans for overlay projects, new streets, and Safe Routes to School. Street conditions are being evaluated in order to help prioritize projects in the six-year range. Public hearing is set for February 28, 2019.

Motion by Lawver, seconded by Kavan, to approve Change Order No. 4 for Hackberry Park improvements. Roll call vote: Lawver, yes; Kavan, yes; Tyler, yes; Krejci, yes; Boop, yes, and Warford, yes. Absent and not voting: none. Motion carried.

Motion by Kavan, seconded by Krejci, to approve Pay Application No. 7 for \$60,030.11 to Buckmaster Construction for Hackberry Park improvements. Roll call vote: Kavan, yes; Krejci, yes; Boop, yes; Warford, yes; Lawver, yes; and Tyler, yes. Absent and not voting: none. Motion carried.

Agreement between the City and Two Wheels LLC for use of Maple Street ROW between A Street and UPRR for parking vehicles by the Sid Dillon dealership was discussed. There are underground utilities in that area, and some work still needs to be done on the gas system, which will require the vehicles to be moved. Length of lease and rent of \$1,200 a year was discussed. Motion by Kavan, to approve the agreement for a two-year term with rent of \$1,200 a year, seconded by Krejci. Roll call vote: Kavan, yes; Krejci, yes; Boop, yes; Warford, yes; Lawver, yes; and Tyler, yes. Absent and not voting: none. Motion carried.

Mike Beckman appeared to request approval of a Special Designated License for a special event at St. Wenceslaus Church on March 1, 2019. No concerns noted by the Police department. Motion to approve the SDL by Krejci, seconded by Warford. Roll call vote: Krejci, yes; Warford, yes; Lawver, yes; Kavan, yes; Tyler, yes; and Boop, yes. Absent and not voting: none. Motion carried.

Harrell presented information on possible participation in Owner Occupied Housing Rehab Funds from the Nebraska Trust Fund. Ashland is taking the lead on this project. Participation will require a local match. Motion by Tyler, seconded by Krejci, to be included in the program. Roll call vote: Tyler, yes; Krejci, yes; Boop, yes; Warford, yes; Lawver, yes; and Kavan, yes. Absent and not voting: none. Motion carried.

Lausterer reviewed the draft materials for changes to municipal code and zoning regulations regarding pets, animals, and livestock that were distributed at the last meeting. Lawver stated State statute contains definitions that the city code should match. Licensing cats, requiring rabies vaccinations for cats, and feral cats, as well as service and support animals, were discussed. Lausterer noted that other communities have a wide spectrum of regulations dealing with pets, licensing, and permitted/not permitted animals. This will be discussed further.

Harrell presented draft materials for amending Municipal Code regarding standing committees of the Council. This removes outdated language and reflects changes to city organization. Council members are asked to review and submit comments.

Lausterer reported on status of process of sale of property at 1334 N Chestnut Street. Property was declared surplus, notices were published, and methods of sale were discussed; proposals were solicited from realtors; potential purchasers have contacted the City directly. Lausterer asked whether the Council wished to discuss the proposals and enter into an agreement, or consider a resolution approving an alternate method of disposition of the property, with the City acting as its own realtor.

Council Member Tyler introduced **Resolution No. 2019-02**, and moved for its approval, seconded by Lawver,

“ 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, 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,

WHEREAS, the City of Wahoo, Nebraska previously declared the aforementioned property as surplus and passed a remonstrance resolution allowing for the sale of said property at either public auction or through the use of a licensed realtor on a date, time, and for a minimum price to be specified by the Mayor and Council of the City of Wahoo, Nebraska,

WHEREAS, multiple prospective buyers have reached out to the City of Wahoo, Nebraska having submitted written offers to purchase the aforementioned property without the need for hiring a licensed realtor, and

WHEREAS, the City of Wahoo, Nebraska, has determined that it would be in the best interest of the tax payers of the City of Wahoo, Nebraska, to sell the aforementioned property through a private "for sale by owner" listing.

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 private "for sale by owner" listing.
2. That the terms of said sale shall be as listed within an ordinance authorizing the sale of the above-described real property to a specific buyer.
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 one-half of the 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, by posting a sign on the property, through a listing on the City's website and as otherwise deemed appropriate by the City Administrator after the passage of this Resolution. The above described property shall be sold following the passage of this resolution."

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

No public comments offered.

Motion by Kavan, seconded by Lawver, to adjourn at 8:15 p.m.

Approved: February __, 2019

Lucinda Morrow, Clerk

Gerald D. Johnson, Mayor