

The Council met in regular session in the Wahoo Public Library, 637 N Maple, in compliance with agenda posted at City Hall, Post Office and First Bank of Nebraska, and the City of Wahoo website, 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, Karen Boop, Carl Warford, Stuart Krejci, Chris Rappl and Patrick Nagle.

Motion made by Krejci, seconded by Boop to act on the following items: 1) Approval of Minutes of April 28th, 2022, meeting of the City Council; 2) Approval of Ervin Buhian and Nathan Luey as PRN Paramedics and Erik Goodwin and Hailey Olsen as Volunteer EMTs; 3) Approval of Plumbers Licenses: Anthony Leonardo, Tony Leonardo Plumbing LLC, Nehawka, NE Dan Pabian, Pabian Electric, Wahoo, NE, Eric Wilke, Wilke Plumbing, Yutan, NE, Bryce Anderson, AWS Well Company, Inc., Mead, NE Joshua Andersen, Andersen Plumbing, Waterloo, NE Royce Stuchlik, RS Sprinklers, Wahoo, NE, Douglas S Loftus, Loftus Septic, Plumbing and Construction; HVAC-Installers/Mechanical Licenses: Rick Kaar, Kaar Sheet Metal, Wahoo, NE, Corwin Keller, Ideal Heating and Air Conditioning, Omaha, NE Doug s Heating and Air Conditioning, Seward, NE, Jeff Ockinga, Complete Comfort and Colling Inc, Omaha, NE; Electrical Licenses: Jeff Ockinga, Complete Comfort and Colling Inc, Omaha, NE, 4) Approval of Change Order #17 for the balancing of final quantities for the Chestnut Street Improvements project, 5) Approval of Pay Application #33 to M.E. Collins for the Chestnut Street Improvements in the amount of \$168,797.53. Roll call vote Krejci, yes; Boop, yes; Warford, yes; Ideus, yes; Rappl, yes; and Nagle, yes. Motion carried. Motion made by Warford, seconded by Nagle to waive the subsequent readings of Ordinance No. 2390 regarding renewal of Conditional Use Permit for Liberty House. Roll call vote Warford, yes; Nagle, yes; Boop, yes; Krejci, yes; Ideus, yes; and Rappl, yes. Motion carried.

Motion made by Krejci, seconded by Ideus to approve third and final reading of Ordinance No. 2390: AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF WAHOO, NEBRASKA, PERTAINING TO THE FOLLOWING-DESCRIBED REAL ESTATE, TO WIT: LOTS 1, 2 AND THE EAST HALF OF THE VACATED OAK STREET ADJACENT TO BLOCK 13, ALL IN BLOCK 13, DICKINSON'S SECOND ADDITION TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, AND LOTS 1 AND 2 BLOCK 1, IN ANDRUS ADDITION OF SUBURBAN LOTS TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, WHICH IS CURRENTLY ZONED R-2 RESIDENTIAL DISTRICT, BY ALLOWING THEREON A CONDITIONAL USE, I.E.: ASSISTED LIVING FACILITY. Roll call vote Krejci, yes; Ideus, yes; Boop, yes; Warford, yes; Rappl, yes; and Nagle, yes. Motion carried. Motion made by Rappl, seconded by Ideus to waive the subsequent readings of Ordinance No. 2391 regarding Adoption of Wahoo Wellhead Protection Plan. Roll call vote Rappl, yes; Ideus, yes; Krejci, yes; Nagle, yes; Warford, yes; and Boop, yes. Motion carried.

Motion made by Krejci, seconded by Nagle to approve third and final reading of Ordinance No 2391: AN ORDINANCE FOR THE CITY OF WAHOO, NEBRASKA, TO ADOPT THE WELLHEAD PROTECTION PLAN FOR THE CITY OF WAHOO, NEBRASKA, AS PREPARED BY JEO CONSULTING GROUP, INC. FOR THE CITY OF WAHOO. Roll call vote Krejci, yes; Nagle, yes; Boop, yes; Warford, yes; Ideus, yes; and Rappl, yes. Motion carried.

Motion made by Ideus, seconded by Rappl to waive the subsequent readings of Ordinance No. 2392 regarding approval to Amend Zoning Regulations to add Wahoo Wellhead Protection Overlay

Zone. Roll call vote Ideus, yes; Rappl, yes; Nagle, yes; Warford, yes; Boop, yes; and Krejci, yes. Motion carried.

Motion made by Warford, seconded by Krejci to approve Ordinance No 2392: AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND ORDINANCE NO.1886, KNOWN AND CITED AS THE ZONING ORDINANCE OF THE CITY OF WAHOO, NEBRASKA, ADOPTED JANUARY 27, 2005, BY THE ADDITION OF SECTION 5.26 WP WELLHEAD PROTECTION OVERLAY DISTRICT; TO PROVIDE FOR AN AMENDMENT TO THE CITY OF WAHOO ZONING MAP REGARDING SAID SECTION. Roll call vote Warford, yes; Krejci, yes; Ideus, yes; Boop, yes; Rappl, yes; and Nagle, yes. Motion carried.

The Mayor allowed additional comments from the audience on proposed Ordinance No 2392 regarding Amendment to Zoning Regulations to allow for Ground Level Residential as a Conditional Use in the C-1 Zoning District. Tracy Pfligler and Bill Reece, representatives from the Planning Commission, restated that there was not a consensus about recommendation for this change to current zoning regulations. Linda Little, a business owner and resident of Wahoo spoke against the Ordinance emphasizing that downtown Wahoo is a finite space, and the ground level needs to be reserved for potential business. Mike Sullivan, of Lincolnshire Investments, continued to express his support and emphasized that there are currently “underutilized” spaces within downtown that are currently available for commercial use but remain empty. Motion made by Warford, seconded by Rappl to approve the second reading of the Ordinance: Warford, yes; Rappl, yes; Krejci, yes; Boop, no; Ideus, yes; Nagel, no. Motion carried.

Motion made by Warford, seconded by Rappl to table the approval of the Purchase Power Agreement between the City of Wahoo and Sole Systems LLC. Roll call vote Warford, yes; Rappl, yes; Krejci, yes; Nagle, yes; Ideus, yes; and Boop, yes. Motion carried.

Melissa Harrell, City Administrator, addressed the Council regarding the results of the recent salary survey that had been conducted. Development of proposed pay scales was briefly discussed and reviewed with the Council. It was reported the Finance Committee had met to review the proposed changes to the City of Wahoo pay scale. Motion made by Warford, seconded by Krejci to approve the proposed pay scale changes for City of Wahoo Employees, effective May 8, 2022. Roll call vote Warford, yes; Krejci, yes; Ideus, yes; Boop, yes; Rappl, yes; and Nagle, yes. Motion carried.

City Administrator Harrell presented the annual TIF Report. Motion made by Krejci, seconded by Nagel to accept the annual TIF Report. Roll call vote Krejci, yes; Nagle, yes; Boop, yes; Warford, yes; Ideus, yes; and Rappl, yes. Motion carried.

City Administrator Harrell presented the proposal to approve the application for driveway access for a field. Drainage issues have been addressed with the help of JEO. Motion made by Krejci, seconded by Rappl to approve the application by Bob Sloup for driveway access off South Chestnut Street, on east side, approximately 380 ft. north of Sloup Drive. Roll call vote Krejci, yes; Rappl, yes; Nagle, yes; Boop, yes; Warford, yes; and Ideus, yes. Motion carried.

Motion made by Krejci, seconded by Nagel to approve a resolution to approve “No Parking” signs to be installed on the North side of Westdale Lane from Hickory Circle to North Hackberry Street. Roll call vote Krejci, yes; Nagle, yes; Boop, yes; Warford, yes; Ideus, yes; and Rappl, yes. Motion carried. Motion by Warford, seconded by Ideus to adjourn at 8:08 p.m. Roll call vote Warford, yes; Ideus, yes; Krejci, yes; Nagle, yes; Rappl, yes; and Boop, yes. Motion carried.

The next regular meeting is May 24th, 2022, at 7:00 p.m. at the Wahoo Public Library, 637 North Maple.

Approved: June 14 2022.

Christina Fasel, City Clerk

Gerald D. Johnson, Mayor