VILLAGE OF WILCOX
MINUTES
July 8, 2025

The Village of Wilcox Board of Trustees met in regular session on July 8, 2025. Notices of the meeting were posted at the Wilcox Town Hall, Cornerstone Bank, Post Office and High Street Insurance. Agendas were mailed to each member of the Village Board.

Chairman Gardels called the meeting to order and noted the Open Meetings Act. Trustees present: Gardels, Norman, Nash, Johnson and Adam. Others in attendance: R. Carey, D. Sherman, D Walker.

The minutes of the June 10, 2025 meeting were read and approved as read. The treasurer's report was reviewed. Motion by Nash with second by Johnson to approve the treasurer's report. Motion carried with all voting in favor.

The following claims were presented for payment:

Syndicate	43.85	Great Plains Com.	241.50
Verizon	179.13	Cline Williams	598.00
One Call Concepts	24.48	Larsen's ACE	68.78
NE Public Health Env. Lab	77.50	Wilcox Utilities	654.32
Black Hills	90.74	CPI	1511.49
Town & Country	53.69	SPPD	2242.20
NPPD	23,921.82	SCS	4253.00
Vestis	58.75	USPS	458.00
NE Power Review Board	38.96	SPPD	699.63
Council	175.00	Visa	88.98
Salaries	6711.84	EFTPS	2281.30
NYLife	1023.78	NE Dept of Rev	1109.29
Transfers	1716.60		

Motion by Johnson with second by Adam to approve all claims for payment. Motion carried with all members voting in favor.

Delinquent utility bills were reviewed.

Nuisance properties were discussed.

The Wilcox Planning Commission submitted the following two building permit applications inspected and approved by the commission at their meeting of July 8, 2025.

#414 – CPI – Propane Bulk Tank at West Sapp St.

#415 – J. Fouts – Shed at 204 N. Noxon St.

Motion by Adam with second by Norman to approve both applications. Motion carried unanimously.

A hearing date will be scheduled in court regarding the 305 & 309 E. Franklin St property. Currently, this property is not being maintained by owner. Pictures taken and request to mow will be sent. If taken care of by the Village charges will be billed to the owner, which could result in continual leans placed on the property.

Vicious dog case. Our attorney will request a continuance for a later date.

Board reviewed Res. #680 – LARM Renewal for 2025-2026. Motion by Adam with second by Nash to go with the three-year commitment with a 5% discount. Motion carried unanimously.

Adam reported that the housing study is 85% complete and will be ready for the August 12th meeting.

Board discussed closing of the Village owned trailer court. Motion by Adam with second by Norman to terminate tenancy on September 30, 2025. Tenants will be notified.

Res. #681 – was reviewed. This resolution authorizes the conveyance of certain real property (Lots 1-12, Block 6, Einsel's Addition to the town of Wilcox, Kearney County, Nebraska). Motion by Norman with second by Nash to approve Res. #681. Motion carried with all voting in favor.

The budget worknight is scheduled for Thursday, July 24, 2025 at 7:00 pm at the Wilcox Town Hall.

Employee wages were discussed. Motion by Adam with second by Nash to give utility supt. and clerk a 3% increase in salary. Our seasonal employee will remain at $16.00 per hour.

Assessing fees on Abandoned/Vacant Properties: This will be taken off the Agenda at this time.

Discussion on continual living in campers/RV's in town was tabled until the August meeting.

At this time the regular meeting of the Village Board of Trustees was adjourned.

Chairman Gardels declared the meeting of the Wilcox CDA opened and noted the Open Meetings Act.

Members of the CDA reviewed Res. #CDA03-2025 Approving the acquisition of certain real property from the Village of Wilcox and taking other actions required or permitted under the Community Development Law. Property being Lots 1-12, Block 6, Einsel's Addition to the town of Wilcox, Kearney County, Nebraska. Motion by Adam to approve Res. #CDA03-2025. Second given by Johnson. Motion carried with all members voting in favor.

Res. #CDA04-2025 was reviewed. A resolution of the Community Development Agency of the Village of Wilcox, approving restrictive covenants for certain property to be acquired by the Agency. Motion by Nash with second by Norman to approve Res. #CDA04-2025. Motion carried with all members voting in favor.

The CDA reviewed the Notice of Invitation to Submit Redevelopment Proposals and the Notice of Public Hearing for the August 12, 2025 meeting. Both will be published in the Minden Courier two times prior to the August 12, 2025 meeting as required.

The Housing Study and Incentive Plan Hearing will be on the Agenda for the August 12th meeting.

Motion was made by Norman with second by Johnson to adjourn the CDA meeting and reconvene the Village Board of Trustees meeting. Motion carried.

Clerk informed the board that gWorks continues to have us on hold for now with our utility billing system.

B. Johnson discussed CDL licensing. Adam discussed how the Wilcox population has dropped and our need for more housing and push for modernization.

With no further business to discuss, the meeting was adjourned.

ATTEST: _____

Melinda Ferree
Village Clerk

APPROVED: _____

Brad Gardels, Chairman
Wilcox Village Board of Trustees