

VILLAGE OF WILCOX
MINUTES
JANUARY 14, 2025

The Village of Wilcox Board of Trustees met in regular session on January 14, 2025. Notices of the meeting and Public Hearing were posted at the Wilcox Town Hall, Cornerstone Bank, Post Office and High Street Insurance. Notices and agendas were mailed to each member of the Village Board.

Chairman Gardels called the Public Hearing to order and noted the Open Meetings Act. Trustees present: Gardels, Norman, Nash, Johnson, Adam. Others in attendance: M. Latter, J. Johson, J. Lyons, C. Robinson, D. Fecht, R. Carey.

CPI has submitted a request to the Village of Wilcox for the approval of subdividing a .51 acre tract in part of Block Fourteen (14), Original Town of Wilcox and part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE¼) of Section Thirty-one (31), Township Five (5) North, Range Sixteen (16) West of the 6th P.M., Kearney County, Nebraska.

The Wilcox Planning Commission gave their approval for the above subdivision at their Public Hearing of January 14, 2025 at 7:00 PM.

With no public comments received by the Board of Trustees, Motion was made by Adam to close the Public Hearing. Second given by Johnson. Motion carried with all members voting in favor. Motion by Nash with second by Norman to approve the subdivision of the above tract of land. Motion carried with the following vote: Ayes – Nash, Norman, Johnson, Adam. Abstain – Gardels.

Chairman Gardels called the regular Board of Trustees meeting to order noting the Open Meetings Act.

The minutes of the December 10, 2024 meeting were read and approved as read. The Treasurer's report was reviewed. Motion by Johnson with second by Nash to approve the Treasurer's report. Motion carried with all members voting in favor.

The following claims were presented for payment:

Syndicate	51.04	Great Plains Com.	281.46
Verizon	183.35	One-Call	11.58
Kearney Co. Treasurer	5.00	American Legal Publishing	695.00
DWS&D	280.00	CPI	210.12
Wilcox Utilities	824.05	Black Hills	433.33
SPPD	321.05	NE Public Health Env. Lab	222.00
SPPD	2232.10	K. Willbur (refund)	163.91
NPPD	16,938.68	SCS	4338.95
Vestis	117.50	Svoboda ACE	11.99
Syndicate	24.54	Town & Country	23.32
Kearney Co. Clerk	100.00	Kearney Co. Treasurer	586.98
Visa	481.70	Council	175.00

Salaries	5694.27	EFTPS	1584.64
NYLife	1023.76	NE Dept. Rev.	1138.02
Transfers	1492.77		

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

The board reviewed all utility accounts. All past due utilities were paid prior to this meeting.

Nuisance properties were reviewed. The board reviewed the letter terminating the lease sent to the owner of the trailer in Lot #4. At this time the trailer is in the process of being moved out.

A lien has been filed on the 305 E. Franklin St. property. A court date has not been set yet. No progress is seen at any of the other nuisance properties.

Resolution #677 was reviewed allowing the subdivision of the tract of land requested by CPI that was discussed and approved at the Public Hearing prior to the regular Board of Trustees meeting. Subdividing a .51 acre tract in part of Block Fourteen (14), Original Town of Wilcox and part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE¼) of Section Thirty-one (31), Township Five (5) North, Range Sixteen (16) West of the 6th P.M., Kearney County, Nebraska. Motion to approve Res. #667 was made by Nash, second given by Norman. Vote: Ayes – Nash, Norman, Johnson, Adam. Abstain – Gardels. Motion carried.

The Wilcox Planning Commission submitted the following two building permit applications for final approval by the Board of Trustees:

#402 – M. Adam placing a calf shelter and fence on his property. Motion by Nash to approve Application #402, second given by Norman. Vote: Ayes – Nash, Norman, Johnson, Gardels. Abstain – Adam. Motion carried.

#403 – J. Lyons to place a lean-to on the Lyons roofing building. Motion by Norman with second by Adam to approve Application #403. Motion carried with all members voting in favor.

It was brought to the board that the very southern portion of what was being called South Main St. was never designated as a street and is not being maintained by the county. At a future meeting a resolution will be available for passage to formally acknowledge that this is not a street.

Ord. #678 – Nebraska Basic Code of Ordinances, October 1, 2024 was introduced and read by title. Adam made the motion to suspend the three readings. Second given by Johnson, Motion carried by unanimous vote. Three readings were suspended. Motion for final passage of Ord. #678 was made by Nash with second by Norman. Motion carried. Ord. #678 approved.

In other discussion, it was brought to the board's attention that there is interest in building a house at the Wilcox trailer park. The Village will have Miller and Associates draw up a layout of lot lines for housing at the trailer park.

D. Walker re-filed for a court hearing date regarding the case of damage to property and loss of chickens caused by a resident's dogs.

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

ATTEST: _____

Melinda Ferree
Village Clerk

APPROVED: _____

Brad Gardels, Chairman
Wilcox Village Board of Trustees