

VILLAGE OF WILCOX  
MINUTES  
APRIL 8, 2025

The Village of Wilcox Board of Trustees met in regular session on April 8, 2025. Notices of the meeting 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 meeting to order and noted the Open Meetings Act. Trustees present: Gardels, Norman, Nash, Johnson and Adam. Others in attendance were D. Fecht, R. Carey, D. Walker and J. Simon.

The minutes of the March 11, 2025 meeting were read and approved as read. The treasurer's report was reviewed. Motion by Johnson with second by Norman to approve the treasurer's report. Motion carried with all members voting in favor.

The following claims were presented for payment:

Syndicate	42.53	One-Call	4.92
Wil-Hil Public School	200.00	M. Ferree	53.20
Great Plains Com.	241.60	CPI	179.14
Verizon	179.14	Wilcox Utilities	888.78
Black Hills	291.40	R. Fletcher	127.38
NE Public Health Env. Lab	418.65	SPPD	359.29
SPPD	2242.20	NPPD	13,581.25
Vestis	117.50	SCS	4279.55
Visa	91.93	Town & Country	32.31
DWS&D	422.50	Council	175.00
Salaries	5719.70	EFTPS	1567.64
NE Dept Rev (sales tax)	1379.79	NE Dept Rev (quarterly)	636.47
NYLife	1023.76	Transfers	1492.77

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

All delinquent utility bills were reviewed. A hearing was requested by one customer, however that person did not attend. All efforts were made to remind this person of the meeting time and date. This utility account was discussed by the board and Clerk was instructed to contact the owners of this property prior to any termination of utilities. Giving the customer every opportunity to get utility account balance paid and kept current.

Nuisance Properties: 109 W. Sapp was discussed yet again. The next step would be to have Board of Health review and make determination and file case in District Court. The 305 & 309 E. Franklin street properties were discussed at length under new business.

The Wilcox Planning Commission met on April 8 2025 at 7:00 pm. They brought the following two building permit applications to the Village Board with their recommendations.

#406 – Monica Latter – over-hang on west side of house. Motion by Nash with second by Adam to approve application #406. Motion carried unanimously.

#407 – K. Jurgens – garage. Tabled by the Planning Commission and the Village Board until further information is gathered regarding 7 ft from property line to eaves or actual building and the amount and definition of green space required.

The Board discussed legal action regarding the property at 305 & 309 E. Franklin. A continuance was granted, a new court hearing date has not been scheduled. The board discussed with our attorney the option of a settlement or judgement. The actual ownership of this property is in question at this time, as there is a purchase agreement but no deed issued. Once that is determined a decision will be made on what action the Village will take.

D. Fecht, neighbor to the 305 & 309 E Franklin property voiced his opinion on allowing people to live in campers and the noise of running a generator at this location for an extended period of time. A member of the board was assured that the campers and generator will be removed in May.

In other discussion, Norman asked about the statutes regarding assessing fees on abandoned lots and buildings. More will be researched on this issue by our attorney.

Clerk reported that we will be establishing a safety committee to meet annually with two employee representatives and two board members. gWorks UBHUB did not “go live” on April 2<sup>nd</sup> as scheduled. At this point waiting for contact from gWorks.

Adam requested that our Village Board meeting be held in the main room of the Town Hall instead of the Village office. Adam will also be in contact with our TIF development attorney, Andrew Willis, regarding our CRA and getting funds established .

A new Wilcox Newcomers newsletter will be started by D. Johnson. With no further business to discuss, the meeting was adjourned.

ATTEST: \_\_\_\_\_

Melinda Ferree  
Village Clerk

APPROVED: \_\_\_\_\_

Brad Gardels, Chairman

Wilcox Village Board of Trustees