

# VILLAGE OF WILCOX

## MINUTES

MAY 13, 2025

The Village of Wilcox Board of Trustees met in regular session on May 13 2025. Notices of the meeting were posted at the Wilcox Town Hall, Cornerstone Bank, Post Office and High Street Insurance. Agendas and meeting packets were hand delivered to each member of the Village Board.

Chm. 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. Walker, R. Gellermann and D. Fecht.

The minutes of the April 8, 2025 meeting were read and approved as read. The treasurer's report was reviewed. Motion by Nash with second by Adam to approve the treasurer's report. Motion carried with all voting in favor.

The following claims were presented for payment:

Syndicate	55.30	Great Plains Com.	241.70
Cornerstone Insurance	50.00	DWS&D	135.00
CPI	395.31	NE Public Env. Health Lab	169.25
Wilcox Utiities	800.56	Black Hills	166.33
SPPD	396.06	Central Dist. Health Lab	78.00
NPPD	13,056.92	SPPD	2242.20
Dutton-Lainson	459.89	Power Plan	111.46
R. Fletcher	27.38	Town & Country	175.71
Visa	232.74	SCS	4253.00
Vestis	117.50	Newman Tree Service	6500.00
NE Dept of Rev	1147.23	Salaries	5719.70
EFTPS	1567.64	NYLife	1023.76
Council	175.00	Transfers	1492.77

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

All delinquent utility bills were reviewed.

Nuisance properties were discussed. Letters will be sent to property owners by the attorney. The property of 107 S. Stockton St. will be added.

The Planning Commission presented the following applications to the board with their recommendations.

#408 – R. Gellermann – garage. Approved by the Planning Commission.

#409 – Z. Rehtus – fence. On hold for more information on property lines.

#410 – E. Wilson Construction for B&R Rentals – three sided fence to hide trash dumpsters.

Approved by Planning Commission.

#411 – D. Vairy – Addition to house. On hold by Planning Commission.

#412 – S. Woollen – Addition to shop. Approved by the Planning Commission.

Motion by Adam to approve building permit applications #408, #410, #412. Second by Nash. Motion carried unanimously. Motion by Johnson with second by Norman to table permit applications #409 and #411. Motion carried . Applications tabled until further information is received.

The Board discussed legal action regarding 305 & 309 E. Franklin St. Our attorney will schedule a court hearing to establish amount of lien. Attorney was authorized to make offer to purchase property.

A vicious dog case has been filed in court with service to owner on May 14, 2025.

Discussion was tabled regarding assessing fees on abandoned property.

Discussed the hiring of summer help. Motion by Nash to hire G. Henery for the summer. Second given by Adam. Motion carried unanimously.

Discussed asking the County to move the County shed located on Evertt St. to the truck parking area. B. Johnson will talk with the County Road Dept.

Discussed living in R. V's in town. Letter will be sent to resident to have R.V.'s moved within seven days of school being out.

The board discussed starting a CDA bank account. This will be tabled until the budget work night in July.

Resolution #679 – Authorizing and adopting a program for the expedited review of certain tax increment financing projects pursuant to Secon 18-2155 of the Nebraska Community Development Law. Motion by Adam to approve Res. #679. Second was given by Johnson. Motion carried. Res. #679 was approved.

Other information on Workforce Housing was reviewed.

The board reviewed the proposals from Figgins Construction on the streets to be repaired this summer. The total proposal cost of all work is \$46,437.15. Motion by Nash to accept Figgins Construction's proposals. Second given by Norman. Motion carried. Proposals were signed by Chairman.

In other discussion, the board discussed what price the Village would sell one of the Noxon St. lots for the construction of a home. We will have this lot appraised by the June 10<sup>th</sup> meeting.

The meeting was adjourned.

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

Melinda Ferree

Village Clerk

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

Brad Gardels, Chairman

Wilcox Village Board of Trustees