VILLAGE OF WILCOX
MINUTES
AUGUST 12, 2025

The Village of Wilcox Board of Trustees met in regular session on August 12, 2025. Notices of the meeting were posted at the Wilcox Town Hall, Cornerstone Bank, Post Office and High Street Insurance. Agenda were mailed to each member of the Village board.

Chairman Gardels called the regular meeting and CDA Incentive Plan Hearing 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. Sherman and J. Patterson.

The Board reviewed the Workforce Housing Incentive Plan, as well as the completed Wilcox Housing Study. J. Patterson was present on behalf of the school discussing with the board possible options on getting more residential housing available. The Incentive Plan Hearing remained opened while the board proceeded with the regular Village board agenda.

The minutes of the July 8, 2025 meeting and the July 24, 2025 special meeting were read and approved as read. The treasurer's report was reviewed. Motion to approve the treasurer's report was made by Nash with second given by Johnson. Motion carried.

The following claims were presented for payment:

Syndicate	152.93	Verizon	179.09
Great Plains Com	241.50	Dana F. Cole	1000.00
Cline Williams	2309.00	Graphic Arts	105.00
League of Municipalities	875.00	Town & Country	53.48
S&W Auto	15.99	Miller & Associates	543.60
Wilcox Utilities	917.19	Black Hills	90.66
NE Public Health Env. Lab	108.75	Cent. Dist. Health Lab	52.00
ASAP Express	15.55	Municipal Supply Inc.	472.13
Chemsearch	1529.95	SPPD	808.29
Dutton-Lainson	454.63	NPPD	5963.74
NPPD	25,738.64	League – Utilites Section	414.00
J. Farr meter refund	200.21	D. Wittfoth – meter refund	20.81
SPPD	2220.00	SCS	4253.00
Vestis	117.50	Visa	220.00
CPI	678.93	Council	350.00
Salaries	6570.03	EFTPS	2170.70
NE Dept of Rev	1021.17	NYLife	1103.31

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

Delinquent utility bills were reviewed. As well as, all nuisance properties.

Building Permit Application #415 – A. Smith, metal building was reviewed. Motion by Johnson with second by Norman to approve building permit application #415. Motion carried with all voting in favor.

Building Permit Application #416 – M. Latter, chain-link fence. Motion to approve building permit application #416 was made by Nash with second by Adam. Motion carried.

The board discussed the property at 305 and 309 E. Franklin St. A letter was sent to owner to clean up property and remove the two campers.

The court case regarding the vicious dogs is scheduled for Thursday, August 21st at 1:00 pm.

Resolution #682 – To adopt Housing Study was read and reviewed. Motion to pass resolution #682 was made by Nash with 2nd by Norman. Motion carried. Resolution #682 was approved and document signed.

The topic of living in RV's/campers was discussed. Section 1011.11 of the Wilcox Comprehensive Plan states "no recreational equipment, RV's, campers, etc. shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use."

The board discussed selling of one lot at the Noxon St. property. Lots will not be sold unless a definite plan to build is presented.

Res. #683 – signing of the Municipal Annual Certification of Program Compliance 2025 was reviewed. Motion by Nash with second by Norman. Motion carried unanimously. Res. #683 approved and documents were signed by Chairman.

Motion was made by Nash to approve the Workforce Housing Incentive Plan. Second was given by Johnson. Motion carried unanimously.

In other discussion, B. Johnson informed the board of submitting sites to be approved for lead and copper testing in town. Road work has been done at the West Addition.

With no further business to discuss, the regular meeting and CDA hearing were adjourned.

ATTEST: _____

Melinda Ferree

Village Clerk

APPROVED: _____

Brad Gardels, Chairman

Wilcox Village Board of Trustees