VILLAGE OF WILCOX
MINUTES
JUNE 10, 2025

The Village of Wilcox Board of Trustees met in regular session on June 10, 0225. Notices of the meeting were posted at the Wilcox Town Hall, Cornerstone Bank, Post Office an 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 were: R. Carey, D. Walker, D. Sherman, D. Fecht and S. Woollen.

The minutes of the May 3, 2025 meeting were read and approved as read. The Treasurer's report was reviewed. Motion by Nash with second by Norman to approve the Treasurer's report. Motion carried with all voting in favor.

The following claims were presented.

Syndicate	54.97	Great Plains Com	241.00
Verizon	179.13	Miller & Assc	2395.61
DWS&D	100.00	Cline Williams	3036.00
MMC Consulting	415.00	CPI	440.52
Town & Country	309.81	Loup Valley Lighting	498.69
Wilcox Utilities	677.03	Black Hills	102.91
Visa	417.70	Larsens Ace	5.98
NE Public Health Lab	247.00	NPPD	14,280.65
SPPD	2242.20	SPPD	571.77
Vestis	117.50	SCS	4253.00
Kearney Co. Sheriff	57.42	NE Dept Rev.	816.66
Salaries	5719.70	EFTPS	1567.64
NYLife	1023.76	Transfers	1492.77
Council	175.00		

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

All delinquent utility bills were reviewed.

All nuisance properties were reviewed. Letter will be sent to owner of 107 S. Stockton for removal of tree branch and pole.

Building Permit Application #413 CPI grain bunker being expanded. CPI is purchasing more property and that purchase is not complete at this time. The Planning Committee approved Application #413 and submitted it to the Village Board for final approval. After board discussed and reviewed this application, motion was made by Nash with second by Adam to approve Building Permit App. #413 contingent upon the final

purchase of this property by CPI. Motion carried with the following vote: Ayes – Nash, Adam, Norman, Johnson. Nays – None. Abstain – Gardels.

The board discussed legal action regarding 305 and 309 E. Franklin St. No word has been received from the property owner's attorney. If no agreement is reached the case will be determined in District Court. Letter to the potential buyer of this property demanding removal of RV's placed at this property, will be sent.

Vicious Dog Court Case is set for July 17, 2025 at 1:00. Owner is charged for three separate violations.

The board discussed setting a price for the 150X140 lots at the Wilcox Trailer Court for new residential housing. Motion by Adam to set price per lot at $5000. Second was given by Johnson. Motion carried unanimously. More on the sale of each lot will be discussed at the July meeting.

More research on assessing fees on abandoned properties will be gathered.

On establishing an ordinance regarding living in RV's will be discussed further after researching what other villages do.

In other discussion, Trustee Adam discussed Workforce Housing TIF. For this an Incentive Plan and Housing Study must be completed. He has been working on our housing study and it is almost complete.

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

ATTEST: _____

Meinda Ferree

Village Clerk

APPROVED: _____

Brad Gardels, Chairman

Wilcox Village Board of Trustees