

## City Council Meeting September 4, 2024

The Wymore City Council met in open and public session on September , 2024, in the Council Chambers. Mayor Collin Meints called the meeting to order at 7:04 PM. Present were Council persons Max Allen, Sue Sapp, Curt Oblinger, and Neil Van Boening. City Attorney Andy Carothers was also in attendance. Notice of the meeting was given in advance by posting in three places: Wymore Post Office, Arbor State Pharmacy, and the City Office. It was also posted in the Fairbury Journal News. Notice was given to the Mayor and Council and their acknowledgement of receipt is attached. All proceedings shown were taken while the meeting was open to the public.

Motion by Max, seconded by Curt to approve the minutes of the last meeting. Motion carried 4-0. Motion by Max, seconded by Sue to approve claims and payroll except checks #28776, 28784 & 28797. Motion carried 4-0. Motion by Sue, seconded by Curt to approve check # 28776. Motion carried 3-0 with Max abstaining. Motion by Max, seconded by Curt to approve check # 28784. Motion carried 3-0 with Neil abstaining. Motion by Sue, seconded by Max to approve check # 28797. Motion carried 3-0 with Curt abstaining.

**Dilapidated Buildings:** Andy reported that he and Collin received an email that the contract for the Downtown Revitalization Grant is being approved to tear down the Gambles Building. They will be sending the contract via DocuSign, and it will need to be on the agenda. Once the contract with the state is signed, we can sign the contract with the contractor. The owner of the building contacted Andy Carothers (city attorney) to request more time to get her things out. Kirby Cohorst was in attendance and stated that he thought she had had more than enough time. It was the consensus of the council that no more time would be allowed. We need to get Bauchmann (the asbestos inspector) and Tiemann (the demolition contractor) in to look at the building, so we can make decisions about asbestos abatement and landfill needs. Andy reported he has been in contact with the owner of the property at 408 N 8<sup>th</sup>. She stated she is in the process of selling the property. If she won't let us in to inspect it we may need to get an inspection warrant. Tim Sedlacek stated he has been in contact with the new owner of 518 N 11<sup>th</sup> who plans to demolish the building and pay the mowing fees to the city. There was discussion of other properties and Tim introduced Tom Bliss from SENDD, who gave some information on a couple of programs to help build more housing in the area. Tom suggested we have Jim Warrelmann from SENDD come down and speak to these as he knows more about those programs.

**Public Comment:** Mark Meints would like Hope Wymore added to the next agenda. They are scheduled to close October 1<sup>st</sup>. He has concerns about where the clients will go, the fire alarm system, insurance and the owners plans for the closure of the building. Mark also reported the new fire truck was on its way from Minnesota and should reach Lincoln that night.

**Business:** Tom Bliss from SENDD was on hand to speak about the Community Development Block Grant (CDBG) that the city is applying for. It is for the Water Main Project the city is planning. Motion by Max, seconded by Sue to go into the Public Hearing at 7:34 pm. Motion carried 4-0. Tom explained the scope of the project which includes approximately 4500 linear feet of new line, replacing 8 fire hydrants with 9 new ones. He also explained we are doing a household income survey to establish if the city is low to moderate income for grant qualifications. Mayor Meints asked about the age of the current

water mains in the area in questions and it was estimated they were installed in the 1930s. Tim Sedlacek stated if we have a leak in the area, we cannot isolate it so it will shut down much of the area including the school. Mark Meints stated it would be a good deal to have more, larger lines to the fire hydrants. We have several in town that are unusable. Tom Bliss would like letters of support from community members, churches and businesses affected by the water mains. Motion by Max, seconded by Sue to close the public hearing at 7:50 pm.

Motion by max, seconded by Sue to authorize Mayor Meints to sign the resolution and all supporting paperwork. Motion carried 4-0.

The ordinance to vacate F street from 17<sup>th</sup> to 19<sup>th</sup> and 18<sup>th</sup> street from E to F was removed from the agenda until the title can be cleaned up and Jon Schell has clear title. Andy requested Janet renumber this ordinance in the future. Randall Baker was in attendance and asked that they receive a copy of the ordinance once it is passed. Janet (city clerk) stated she would get them one.

Motion by Max, seconded by Sue to set the tax levy at .852509 for the 2024-25 fiscal year. This will keep the tax request under the 2% lid. Motion carried 4-0.

Motion by Max, seconded by Curt to allow Janet to register for the LONM Annual Conference to receive the recordings. Motion carried 4-0.

Krystal Rutti (city treasurer) requested permission to sign a new ACH agreement with Western National Bank. This will allow customers who wish to have their utility bill automatically withdrawn from their bank account, even if they do not bank here in town. Motion by Max, seconded by Curt to approve the ACH Agreement with Western National Bank. Motion carried 4-0.

Fire Chief Mark Meints requested permission to send 4 fire department members to attend the NSFVA conference in Gering, NE. Motion by Max, seconded by Sue to approve sending 4 Wymore Fire Department members to attend the Nebraska State Volunteer Firefighters Association (NSVFA) conference in Gering Nebraska, October 17-19<sup>th</sup> and pay 50% of the costs for registration, hotel, mileage and meals up to \$50 per day. Motion carried 4-0.

There was discussion about LB 1118, which was passed recently, and also the need to update many ordinances in our code book. Andy requested Janet place ordinance # 679 An Ordinance Pertaining to The Appointment and Removal of Appointed Officials on the next agenda. Janet was asked to contact American Legal about updating the code book.

Tim Sedlacek presented two designs with quotes from Utility Service Co. to paint a new logo on the water tower. The tower is needing painted, if we stay with the current logo it is all covered in the service agreement. It was decided to stay with the current design.

Motion by Sue to adjourn the meeting at 8:30 pm.

Respectfully Submitted

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Collin Meints, Mayor

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Janet Riensche, City Clerk