

**AGENDA
CITY COUNCIL MEETING
April 4, 2017**

1. [Approval of Minutes – March 21, 2017](#)
2. [Approval of Claims](#)

The City Council will be hearing public comments on the following agenda items: _____

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the south wall of the Council Chambers.

The City Council may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

3. **Public Hearing:** [Proposed Budget Amendment Request to the Department of Economic Development for CDBG #14-CIS-006](#)

Background: This amendment is to the grant we received for the southeast quadrant of Wayne. \$75,000 of that grant was to be used for owner-occupied housing improvements. More than half of the households in the southeast quadrant are rentals. We advertised for a number of months. The grant is for income eligible households, and we do not have a way to know who is eligible. We called quite a few homeowners to get the word out, but ended up with only one. That leaves about \$50,000 to be reallocated for other work in the southeast quadrant. The amendment is attached and basically reallocates the unused funds to street and sidewalk improvements.

4. [Resolution 2017-27: Approving and Submitting a Budget Amendment Request between the City of Wayne and the Nebraska Department of Economic Development for CDBG Group Grant #14-CIS-006](#)

Recommendation: The recommendation of Lowell Johnson, City Administrator, is to approve the amendment and use the unspent funds.

5. [Action to approve the recommendation of Northeast Economic Development, Inc., for Applicant #101368 for owner-occupied housing rehabilitation funds in the amount of up to \\$25,000](#)

Background: This City Council action is required for the northeast quadrant grant funds to be spent.

6. [Action on the recommendation of the LB840 Sales Tax Advisory Committee – Wriedt Properties to relocate occupied trailer homes to clear properties for development](#)

Background: One parcel of Wriedt Properties has been sold to Sebade Construction for its housing project. It has one of the four trailers on it. The other three trailers are on a parcel still owned by Wriedt Trailer Court. Several years ago, an earlier

grant was approved by the committee to relocate four existing trailers to another site in the Wriedt Trailer Park, but was defunded by the Council, along with other LB840 funding that had been approved, but not used. The Wriedt request was resubmitted for funding now that one of the properties has been sold, and the other is available to Sebade Construction.

Recommendation: The recommendation of the LB840 Sales Tax Advisory Committee is to approve a lesser amount of funding as a loan.

7. [Ordinance 2017-5: Approving the Vacation of an alley and two streets located in the City of Wayne described as: The north-south alley adjacent to Lots 9 & 10, Skeen's Addition; Blaine Street adjacent to Lots 12 & 13, Skeen's Addition; and West 4th Street along the north edge of Skeen's Addition, which lies between the west line of School View Drive and the west line of Lot 16, Skeen's Addition \(Third and Final Reading\)](#)
8. Discussion regarding a Power Purchase Agreement for the purchase of wind turbine power from a Nebraska wind turbine project

Background: We are preparing a summary of the other turbine project we have been negotiating on and will have that for you at the meeting.

9. [Action to determine the City's part in providing utilities to the Beaumont Event Center](#)

Background: The design and construction of the Beaumont Event Center is moving forward on land at the north end of the golf course. The developers are asking not to be annexed, so extension of water and sewer would normally be treated as private service lines. The Wayne Comprehensive Plan was just completed and the development trend points to future business and residential development in this area. That means a second set of water and sewer lines would be required to serve the additional future development in the area.

Recommendation: The recommendation of Lowell Johnson, City Administrator, and the project engineer is to slightly enlarge the water and sewer mains for the Event Center and pay one-half of the cost now. This is different from the water and sewer lines serving the un-annexed Industrial Park area where we built out the entire system at city cost, with the intent, but not the requirement, of the businesses there to connect. Steve Rames, the project engineer, is finalizing the costs for the discussion, but I wanted to get a consensus of the Council first.

10. [Adjourn](#)

APPROVED AS TO FORM AND CONTENT:

Mayor

City Administrator

**MINUTES
CITY COUNCIL MEETING
March 21, 2017**

The Wayne City Council met in regular session at City Hall on Tuesday, March 21, 2017, at 5:30 o'clock P.M. Mayor Ken Chamberlain called the meeting to order with the following in attendance: Councilmembers Cale Giese, Rod Greve, Jon Haase, Jennifer Sievers, Nick Muir, Jason Karsky, Matt Eischeid and Jill Brodersen; City Attorney Amy Miller; City Administrator Lowell Johnson; and City Clerk Betty McGuire.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on March 9, 2017, and a copy of the meeting notice and agenda were simultaneously given to the Mayor and all members of the City Council. All proceedings hereafter shown were taken while the Council convened in open session.

Councilmember Haase made a motion, which was seconded by Councilmember Giese, whereas, the Clerk has prepared copies of the Minutes of the meeting of March 7, 2017, and that each Councilmember has had an opportunity to read and study the same, and that the reading of the Minutes be waived and declared approved. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried and the Minutes approved.

The following claims were presented to Council for their approval:

CORRECTION TO CLAIMS LISTING OF 3-7-17: CITY OF WAYNE, PY, 1412.03; KEN JORGENSEN, RE, 55000.00

VARIOUS FUNDS: ALTONA FINISHING INC, SE, 6372.08; AMERITAS, SE, 87.45; AMERITAS, SE, 56.54; AMERITAS, SE, 2231.46; AMERITAS, SE, 72.00; APPEARA, SE, 169.70; AUTO ANATOMY ALTERNATIVES, SU, 125.00; BAKER & TAYLOR BOOKS, SU, 774.56; BSN SPORTS, SU, 583.65; C. H. GUERNSEY & CO, SE, 13126.94; CARHART LUMBER, SU, 474.20; CASTANEDA, GEORGINA, SE, 20.00; CDW GOVERNMENT, SU, 1264.00; CITY EMPLOYEE, RE, 37.44; CITY EMPLOYEE, RE, 47.89; CITY EMPLOYEE, RE, 983.33; CITY EMPLOYEE, RE, 1442.77; CITY OF WAYNE, PY, 68802.59; COMMUNITY HEALTH, RE, 3.00; DAKTRONICS, SU, 18867.00; DAS STATE ACCTG-CENTRAL FINANCE, SE, 71.16; DEARBORN NATIONAL LIFE, SE, 2184.13; DEMCO, SU, 90.72; ECHO GROUP, SU, 14.79; FIRE STATION SOFTWARE, SE, 347.00; FLOOR MAINTENANCE, SU, 197.10; FREDRICKSON OIL, SU, 316.00; GLIDDEN, ZACHARY, RE, 300.00; GROSSENBURG IMPLEMENT, SU, 343.78; HAUFF MID-AMERICAN SPORTS, SU, 384.50; HOMETOWN LEASING, SE, 152.88; ICMA, SE, 8973.88; IRS, TX, 2832.30; IRS, TX,

11017.93; IRS, TX, 12110.66; IVES, ELIJAH, RE, 131.56; JOHNSON HARDWARE, SU, 2388.62; KATHLEEN A LAUGHLIN, CHAPTER 13 TRUSTEE, RE, 243.00; KEEP NEBRASKA BEAUTIFUL, FE, 50.00; KELLY SUPPLY, SU, 413.15; KRIZ-DAVIS, SU, 1722.70; L.G. EVERIST, SU, 695.61; LUNDAHL, EARL, FE, 350.00; LUTT, STEVE, SU, 345.88; LYNN PEAVEY, SU, 217.00; MAIN STREET AUTO CARE, SE, 2866.34; MATHESON-LINWELD, SU, 16.80; MILO MEYER CONSTRUCTION, SE, 340.00; NNEDD, SE, 1320.00; NAPA OF WAYNE, SU, 106.87; NE DEPT OF REVENUE, TX, 3688.16; NE DEPT OF ROAD, SE, 3717.00; NE PUBLIC HEALTH ENVIRONMENTAL LAB, SE, 142.00; NPPD, SE, 279831.42; NORFOLK WINNELSON, SU, 256.36; NNPPD, SE, 12579.22; PENGUIN RANDOM HOUSE, SU, 150.00; PING TREE SERVICE, SE, 220.00; PITNEY BOWES, SE, 1497.56; REALLY GOOD STUFF, SU, 133.47; ROB SWEETLAND, RE, 500.00; SIOUX CITY WINNELSON, SU, 181.02; SOOLAND BOBCAT, SU, 107.00; SPARKLING KLEAN, SE, 2880.57; STATE NEBRASKA BANK & TRUST, SE, 1700.00; STEFFEN INC, SU, 1063.94; T & S TRUCKING, SE, 445.76; TYLER TECHNOLOGIES, SE, 900.00; UNITED WAY, RE, 5.00; VERMEER EQUIPMENT OF NEBRASKA, SU, 167.88; VIAERO, SE, 132.95; WELLS CONSTRUCTION, RE, 100.00; WESCO, SU, 161913.15; WINTER EQUIPMENT CO, SU, 2880.00; WISNER WEST, SU, 34.62; AMAZON.COM, SU, 316.34; APPEARA, SE, 62.42; BOMGAARS, SU, 93.56; BRINER, WAYNE, RE, 600.00; CENTURYLINK, SE, 415.81; CITY EMPLOYEE, RE, 73.90; CITY EMPLOYEE, RE, 29.46; CITY EMPLOYEE, RE, 1904.61; DGR & ASSOCIATES, SE, 26417.26; FASTENAL, SU, 31.28; GROSSENBURG IMPLEMENT, SU, 26.86; HATTIG CONSTRUCTION, SE, 1659.00; HD SUPPLY WATERWORKS, SU, 213.22; HENN, BRIDGET, RE, 300.00; INDUSTRIAL CHEM LABS & SERVICES, SU, 1156.16; JEO CONSULTING GROUP, SE, 3022.34; MARRIOTT HOTELS, SE, 218.00; MCCROMETER INC, SU, 1547.17; MERIT MECHANICAL, SE, 2001.00; NNEDD, SE, 510.00; O'REILLY AUTOMOTIVE STORES, SU, 8.99; PELLA PRODUCTS, SE, 911.46; ROBERT WOEHLE & SONS, SE, 750.00; STAPLES ADVANTAGE, SU, 164.55; VERIZON, SE, 92.85; WAYNE BASEBALL ASSOCIATION, RE, 4350.00; WAYNE COUNTY COURT, RE, 400.00; WESCO, SU, 861.35

Councilmember Haase made a motion, which was seconded by Councilmember Greve, to approve the claims. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Mayor Chamberlain advised the public that a copy of the Open Meetings Act was located on the south wall of the Council Chambers and was available for public inspection. In addition, he advised the public that the Council may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

Bernie Cevera of Guernsey, an architectural and engineering consulting company, gave a presentation on options for the purchase of alternative energy. In addition, Adam Rickel, Project Director with NextEra Energy Resources, LLC, a firm developing a wind farm known as the "Cottonwood Project" gave a presentation on that project.

The following Resolution would approve the Mayor and City Council's goals established at their retreat in February.

Councilmember Giese introduced Resolution No. 2017-22 and moved for its approval; Councilmember Haase seconded.

RESOLUTION NO. 2017-22

A RESOLUTION IDENTIFYING CITY OF WAYNE GOALS.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Administrator Johnson stated that one bid was received on March 16, 2017, for the "Water/Wastewater Metal Storage Building Project." Said bid was submitted by Otte Construction. The base bid amount was \$289,900, Alternate 1 - \$16,650, Alternate 2 - \$12,920, and Alternate 3 - \$1,460, for a total of \$308,010. Johnson noted that \$250,000 was placed in the budget for this building (\$125,000 Water and \$125,000 Sewer). The overage will come out of the reserves. This building is 150'x150.'

Staff recommendation was to accept the base bid of Otte Construction, along with Alternates 1 and 3.

Discussion took place on whether or not to reduce the size of the building or leave it as is and whether or not to rebid it or renegotiate it with the contractor.

After discussion, Councilmember Giese introduced Resolution 2017-23, and moved for its approval; Councilmember Brodersen seconded.

RESOLUTION NO. 2017-23

A RESOLUTION ACCEPTING BID AND AWARDING CONTRACT ON THE "WATER/WASTEWATER METAL STORAGE BUILDING PROJECT" TO OTTE CONSTRUCTION COMPANY – BASE BID OF \$289,900, PLUS ALTERNATE 1 - \$16,650 AND ALTERNATE 3 - \$1,460.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Discussion took place on the membership fees for the Community Activity Center.

Bryce Meyer, Recreation Director, was present to answer questions.

Councilmembers Eischeid and Sievers did not see the need to raise rates at this time, especially since the same were increased last year. In addition, he was concerned that raising the rates to match the competition would not help, and that we may lose memberships.

Mayor Chamberlain agreed and thought there were some areas where we could make up some differences, but he did not think membership rates was it. Every time we raise rates, we risk losing family memberships and senior members. He thought non-member rates should be at least double of what a member's rate is.

Councilmember Giese noted that between the recreation department and the CAC, the City lost approximately \$320,000 last year. He thought the Council needed to do something to make up for the \$25-30,000 lost by increasing the minimum wage from \$7.25 to \$9.00.

Mayor Chamberlain thought there could be fewer staff hours to help reduce some of the expenses, as well as some of the hours the CAC is open. In addition, he thought the fees for the recreation programs needed to be reviewed.

After discussion, Councilmember Eischeid made a motion, which was seconded by Councilmember Jennifer, to table action on Resolution 2017-24 amending schedule of fees. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Councilmember Giese left the meeting at 6:45 p.m.

Lowell Heggemeyer, Street Foreman, stated he received a proposal for a new power rake for the Park Department — Van-Wall Equipment, Inc., for \$29,947. This will replace a 30+ year old power rake; however, they will still keep the old one. \$30,000 was budgeted for this replacement.

Councilmember Brodersen introduced Resolution 2017-25 and moved for its approval; Councilmember Eischeid seconded.

RESOLUTION NO. 2017-25

A RESOLUTION ACCEPTING PROPOSAL AND AWARDING CONTRACT ON THE PURCHASE OF A NEW 4X4 POWER RAKE FOR THE PARK DEPARTMENT — VAN-WALL EQUIPMENT, INC. FOR \$29,947.00.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Giese who left the meeting, the Mayor declared the motion carried.

The following Resolution will approve an agreement with Northeast Nebraska Economic Development District to conduct a blight study, which includes the old west side elevator site, the City's pole yard, and an early part of Wayne that has potential for future revitalization and development. A request for TIF financing to clean up the old elevator site and construct new tax credit retirement housing initiated this blight determination study. The cost to do this blight study is \$2,250.

Administrator Johnson stated he will subtract this cost out of the TIF benefit to the developers.

Joel Hansen stated with this development, the City would be at 30.3% - we can go up to 35% of the City as a whole being declared blighted and substandard.

Councilmember Sievers introduced Resolution 2017-26 and moved for its approval; Councilmember Muir seconded.

RESOLUTION NO. 2017-26

A RESOLUTION ACCEPTING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR SERVICES WITH NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT (NNEDD) TO CONDUCT A BLIGHT STUDY IN THE CITY OF WAYNE — \$2,250.00.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Giese who left the meeting, the Mayor declared the motion carried.

Councilmember Sievers introduced Ordinance No. 2017-4, and moved for approval of the third and final reading thereof; Councilmember Greve seconded.

ORDINANCE NO. 2017-4

AN ORDINANCE AMENDING THE ZONING MAP AND CHANGING THE ZONING OF PROPERTY LOCATED IN THE TUFFERN BLUE ESTATES SUBDIVISION, WAYNE COUNTY, NEBRASKA, FROM A-2 AGRICULTURAL RESIDENTIAL DISTRICT TO A-1 AGRICULTURAL DISTRICT.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Giese who left the meeting, the Mayor declared the motion carried.

Councilmember Sievers introduced Ordinance No. 2017-5, and moved for approval of the second reading thereof; Councilmember Greve seconded.

ORDINANCE NO. 2017-5

AN ORDINANCE APPROVING THE VACATION OF AN ALLEY AND TWO STREETS LOCATED IN THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, DESCRIBED AS:

- THE NORTH-SOUTH ALLEY ADJACENT TO LOTS 9 & 10, SKEEN'S ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA;
- BLAINE STREET ADJACENT TO LOTS 12 & 13, SKEEN'S ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA; AND
- WEST 4TH STREET ALONG THE NORTH EDGE OF SKEEN'S ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA WHICH LIES BETWEEN THE WEST LINE OF SCHOOL VIEW DRIVE AND THE WEST LINE OF LOT 16, SKEEN'S ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Giese who left the meeting, the Mayor declared the motion carried.

The third and final reading will take place at the next meeting.

Discussion took place again on the City's group health care premiums and incentives, which includes getting annual checkups or physicals and non-tobacco use.

Staff provided the following recommendation:

"To continue the health incentive with a 7.5% decrease in an employee and family's share of the premium upon proof of an annual physical, and an additional 7.5% decrease in an employee and family's share of the premium for non-use of tobacco products, including e cigarettes."

Mayor Chamberlain also recommended reimbursing the employees for any part of the physical that is not covered by health insurance, since it is the City that is requiring the employees to get one.

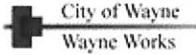
The honor system would continue being used for the non-tobacco use policy, but may change for 2018.

After discussion, a motion was made by Councilmember Sievers and seconded by Councilmember Brodersen approving the following:

“To amend/adjust the health incentive with a 7.5% decrease in an employee and family’s share of the premium upon proof of an annual physical, and an additional 7.5% decrease in an employee and family’s share of the premium for non-use of tobacco products, including e-cigarettes” and reimbursing the employee and/or spouse for any part of the physical that is not covered by the health insurance, effective May 1, 2017.”

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Giese who left the meeting, the Mayor declared the motion carried.

Councilmember Sievers made a motion, which was seconded by Councilmember Greve, to adjourn the meeting. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Giese who left the meeting, the Mayor declared the motion carried and the meeting adjourned at 7:07 p.m.



Vendor	Payable Description	Payment Total
ALMQUIST, MALTZAHN, GALLOWAY & LUTH PC	AUDITED FINANCIAL STATEMENTS	24,050.00
AMERICAN BACKFLOW	MEMBERSHIP DUES J BRADY	75.00
AMERITAS LIFE INSURANCE	POLICE RETIREMENT PERCENT	84.69
AMERITAS LIFE INSURANCE	POLICE RETIREMENT	2,201.26
AMERITAS LIFE INSURANCE	POLICE RETIREMENT EMPLOYEE DONATION	72.00
AMERITAS LIFE INSURANCE	AMERITAS ROTH	56.54
APPEARA	CAC MAT SERVICE	61.84
ARNIE'S FORD INC	FORD F350 SUPER DUTY	51,704.00
A-TEC RECYCLING INC.	FLUORESCENT BULB RECYCLING	127.44
BARRACUDA NETWORKS INC	BACKUP SERVER SUPPORT	300.00
BLACK HILLS ENERGY	GAS BILLS	1,102.11
BLUE CROSS BLUE SHIELD	HEALTH PREMIUMS	34,121.01
BOMGAARS	ABSORBENT/CORD/FASTENERS/ CH REMODEL SUPPLIES	1,468.25
BROWN SUPPLY CO	CURB STOP	324.82
CASEY ELECTRIC	E911 INSTALLATION SUPPLIES	63.08
CASEY, LANA	AUDITORIUM DEPOSIT REFUND	150.00
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	581.88
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	1,771.95
CITY EMPLOYEE	CLOTHING REIMBURSEMENT	45.16
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	2,343.98
CITY OF WAYNE	PAYROLL	69,276.96
COMMUNITY HEALTH	PAYROLL DEDUCTION	3.00
DANKO EMERGENCY EQUIPMENT	LABOR TO INSTALL LIGHTS/GENERATOR	1,486.40
DAS STATE ACCTG-CENTRAL FINANCE	TELECOMMUNICATION CHARGES	448.00
DE LAGE LANDEN FINANCIAL	SR CENTER COPIER LEASE	77.00
DEARBORN NATIONAL LIFE	VFD INSURANCE	103.20
DEMCO INC	JACKET COVERS	81.13
DEPAZ, ANNA	INTERPRETER SERVICES	56.25
DUTTON-LAINSON COMPANY	RADIO READ METER	563.36
ECHO GROUP INC JESCO	WIRE	104.06
ED. M FELD EQUIPMENT CO INC	CLASS A FOAM	151.00
EISCHEID, MATT	BASKETBALL REF	50.00
EVETOVICH, MARK	BASKETBALL REF	200.00
FLOOR MAINTENANCE	PAPER TOWELS/TOILET PAPER/FRESHENER	750.63
FREDRICKSON OIL CO	TIRE REPAIR	42.50
FRY & ASSOCIATES, INC	SWING SET-WIND DAMAGE REPLACEMENT	1,368.98
GALE GROUP	BOOKS	74.72
GERHOLD CONCRETE CO INC.	BASEBALL FIELD -CONCRETE	873.75
GROSSENBURG IMPLEMENT INC	VINYL SEAT	376.54
HAMPTON INN-KEARNEY	LODGING- J BRADY	379.80
HTM SALES INC	LIFT STATION 1 PUMP REPAIR	2,950.76

Vendor	Payable Description	Payment Total
ICC	MEMBERSHIP DUES	135.00
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ICMA RETIREMENT	8,977.84
IRS	FEDERAL WITHHOLDING	11,053.59
IRS	FICA WITHHOLDING	12,227.34
IRS	MEDICARE WITHHOLDING	2,859.56
JACK'S UNIFORMS	BELT/BUCKLE	61.95
JAMES RUSK	BASKETBALL REF	175.00
JMB CONTRACTING LLC	BUILDING PERMIT DEPOSIT REFUND	250.00
JOHNSON, ZACK S	BASKETBALL REF	75.00
JONAH SCHEFFLER	BASKETBALL REF	100.00
KATHLEEN A LAUGHLIN, CHAPTER 13 TRUSTEE	PAYROLL DEDUCTION	243.00
KAUP SEED & FERTILIZER	GRASS SEED	362.50
KRIZ-DAVIS COMPANY	BOX PAD	5,922.45
LUTT, STEVE	HANK OVERIN SUPPLIES	107.14
MAIN STREET AUTO CARE	TOWING	100.00
MIDLAND COMPUTER	ANNUAL EMAIL LICENSE/MAINTENANCE	2,623.50
MUNICIPAL SUPPLY INC	ABANDON FAIRWAY CIRCLE WATER MAIN	6,998.76
MURPHY TRACTOR & EQUIPMENT	WINDOW PANE/OIL LINE/BEARING KIT	707.05
N.E. NEB ECONOMIC DEV DIST	WRLF ADMIN SERVICES	117.00
NE CODE OFFICIAL ASSOCIATION	SPRING CONFERENCE	135.00
NE DEPT OF REVENUE	STATE WITHHOLDING	3,699.38
NEW PIG CORPORA	ABSORBENT MAT	289.12
NMPP ENERGY	ANNUAL MEETING REGISTRATION	320.00
NOVA FITNESS EQUIPMENT	FITNESS EQUIPMENT REPAIRS	746.35
OMAHA TRUCK CENTER	FUEL FILTER	132.00
O'REILLY AUTOMOTIVE STORES, INC.	ANTIFREEZE	65.32
OSBORN, ZACHARY	BASKETBALL REF-REISSUE	50.00
OSBORN, ZACHARY	BASKETBALL REF	50.00
OTTE, BODIE	ENERGY INCENTIVE	477.07
PCF, LLC	OFFICE/LOBBY CARPET	7,687.00
RESCO	TRANSFORMER PADS	69,229.02
STADIUM SPORTING GOODS	SOCCER T SHIRTS	1,254.50
STAPLES ADVANTAGE	OFFICE SUPPLIES	45.64
STATE NEBRASKA BANK-PETTY CASH	PETTY CASH	417.69
THE RETROFIT COMPANIES, INC	CHRISTMAS LIGHT RECYCLING	86.30
UNITED WAY	PAYROLL DEDUCTION	5.00
VIAERO WIRELESS	CELL PHONE	222.67
WAYNE SOFTBALL ASSOCIATION	SHED AT SOFTBALL COMPLEX	4,254.68
WESCO DISTRIBUTION INC	DUSK TO DAWN STREET LIGHT	449.40
WISNER WEST	FD-GASOLINE	151.82
ZIMCO SUPPLY	FERTILIZER	185.00

Delete from Claims 3/2/17

Zach Osborn - Basketball Ref \$50.00

Grand Total: 343,172.69

RESOLUTION NO. 2017-27

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WAYNE, NEBRASKA TO APPROVE AND SUBMIT A CONTRACT AMENDMENT REQUEST BETWEEN THE CITY OF WAYNE AND THE NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR COMMUNITY DEVELOPMENT BLOCK GROUP GRANT #14-CIS-006.

WHEREAS, the City of Wayne received \$130,000 of CDBG Comprehensive Investment and Stabilization (CIS) Phase II, Year Two funds of which \$31,500 was to be used for clearance/demolition of 6 structures, \$75,000 for single family owner-occupied rehabilitation of three (3) houses, \$6,000 for housing management, \$4,500 for risk assessment/testing, and \$13,000 for general administration of the grant. Local matching funds of \$200,000 will be provided by the City of Wayne to make water system improvements. The total project cost is \$330,000.

After further reviewing the southeastern quadrant's needs, the City plans to submit a budget amendment request to the Department of Economic Development. This amendment consists of the following: \$53,000 for installation of ADA ramps and streets repairs in the southeastern quadrant, \$31,500 for clearance and demolition; \$7,500 for housing management, \$25,000.00 for single family owner-occupied rehabilitation of one (1) house, and \$13,000 for general administration of the grant. Local matching funds of \$200,000 in water improvements to sections of Nebraska Street will be provided by the City of Wayne. The total project cost is estimated to be \$330,000. The City is also requesting a 12 month contract extension with a new contract end date of May 1, 2018. All activities will still be conducted within the target area (southeastern quadrant) reviewed through the CIS Phase I Needs Assessment/Strategy. All CDBG funds will benefit low-to-moderate income persons in the community. No persons will be displaced as a result of this project.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of Wayne that the City approve and submit the aforementioned grant contract amendment request for #14-CIS-106.

PASSED AND APPROVED this 4th day of April, 2017.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

City of Wayne Council Agenda Item

Object: Recommendation to approve applicant # 101368 for owner occupied housing rehabilitation in the amount of up to \$25,000.00 based upon Northeast Economic Development Inc.'s (NED, Inc.) Board of Directors initial approval.

Background: Level D– 100% Forgivable Loan over 10 years

Property Location:	Wayne
House Square Footage:	1080
Cost of Repairs:	\$25,000.00
Cost per Square Foot:	\$23.00
Funding Source:	City of Wayne Grant #14-CIS-006

Explanation: The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all of the required Minimum Rehabilitation Standards. Therefore is deemed to be economically feasible for the Housing Rehabilitation Program.

See list of repairs below.

Repairs

Repair seamless gutters.

Install permanent trim over painted exterior surfaces.

Replace roofing membrane.

Replace six electrical outlets with ground fault circuit interrupter outlets (three in kitchen and three in garage).

Replace five windows with low E argon gas filled half inch insulated glass units.

Stabilize all deteriorated paint on interior surfaces.

Install one smoke detector and two carbon monoxide detectors.

Install Premise Identification Numbers on front of house.

Repair foundation.

Install firewall between furnace room and living space in basement.

Install basement egress window.

Replace garage overhead door.

This property is currently valued at \$56,100.00
After rehabilitation property value \$74,850.00
Current Mortgage- \$48,805.19
City of Wayne Lien Position 2nd

After Rehab Property Value Calculation:

County:	Wayne	
Tax Valuation:	\$53,295.00	
% of Value:	95%	
100% RE Tax Valuation:	\$56,100.00	(Pre Rehab value)
Total Rehab Spent:	\$25,000.00	
75% of Rehab Spent:	\$18,750.00	
After Rehab Value:	\$74,850.00	

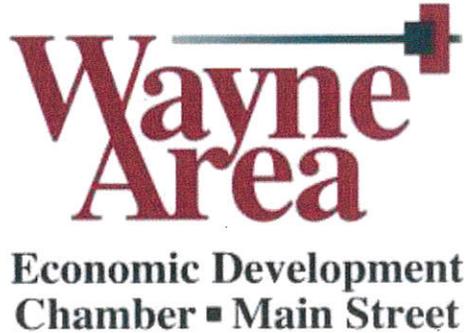
Recommendation based on the condition of the house, cost of repairs, cost of repairs per square foot (see section 4.5 Economic Feasibility for Rehabilitation of the Housing Rehabilitation Program Guidelines) current mortgage balance, after rehabilitation value of the house, and lien position of the City of Wayne.

The NED, Inc. Board of Directors recommended this applicant for approval based upon the information provided above. An excerpt from the board minutes is listed below:

E. Owner Occupied Housing Rehabilitation Applicant #101368: NENEDD Housing Specialist Martin Griffith presented. The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all of the required Minimum Rehabilitation Standards. Cost of repairs is \$25,000. This house is deemed to be economically feasible for the NED, Inc. Owner Occupied Housing Rehabilitation Program. John Lohr made a motion to approve applicant #101368 for housing rehabilitation funds in the amount of up to \$25,000. Brad Albers seconded the motion. **AYES:** Brad Albers, Nancy Braden, Megan Weaver, John Lohr. **NAYS:** None. **ABSENT:** Tina Biteghe Bi Ndong, Nadine Hagedorn, Loren Kucera. Motion carried.

Motion: To approve applicant #101368 for housing rehabilitation funds in the amount of up to \$25,000.00

[Back to Top](#)



March 31, 2017

Lowell Johnson
City Administrator
306 Pearl Street
Wayne, NE 68787

RE: Sales Tax Advisory Committee – recommendation for Wriedt Properties (\$24,924-\$27,000)

Dear Lowell,

The Sales Tax Advisory Committee met on March 30 to review a tabled request to Wayne's Economic Development Program fund.

The Committee first met in October 2016 to review an application for Wriedt Properties. The action on the recommendation was tabled until the applicant could get an itemized list of expenses for trailer home relocation. Upon reviewing the original request with anticipated expenses, the Committee recommended approving a significantly modified request by Wriedt Properties for a grant to relocate occupied trailer homes to clear properties for development.

Terms of the original request included grants funds to relocate 4-5 trailers for \$24,924-\$27,500. The Committee modified the terms and recommended the following: \$2,000 per trailer (up to 4, or \$8,000 total) as a loan at 3% interest for 3 years. The Committee also wanted to see the 4 trailers relocated within 4 months after City Council action. With 4 members of the Committee present, the vote to recommend approval for the modified request was unanimous.

The Committee did not complete the "LB 840 Application Review" matrix.

Please convey this recommendation to the members of the City Council so necessary steps can be taken to complete the application process. Feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Wes Blecke".

Wes Blecke
Executive Director

**APPLICATION FOR WAYNE'S
ECONOMIC DEVELOPMENT PROGRAM (WEDP) FUND**

Application Number:
Date Received 10/3/16

LB840 (form approved 073109)

2016

PART I. GENERAL INFORMATION

TYPE OR PRINT ALL INFORMATION

1. APPLICANT IDENTIFICATION	2. PERSON PREPARING APPLICATION
Applicant Name <u>Wriedt Properties, Inc</u>	Name/Business <u>Jeannine Wriedt</u>
Mailing Address <u>519 W 4th St</u>	Address <u>519 W 4th St</u>
<u>Wayne</u> NE <u>68787</u> (City) (State) (ZIP)	<u>Wayne</u> NE <u>68787</u> (City) (State) (Zip)
Telephone Number <u>402-375-2569</u>	Telephone Number <u>402-375-2569</u>
Fax Number	Federal Tax ID # / SS#
Federal Tax ID Number	
Email Address	Email Address
3. BUSINESS TYPE <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other _____	5. FUNDING SOURCES
4. ASSISTANCE TYPE REQUESTED <input type="checkbox"/> Low interest loan <input type="checkbox"/> Interest buy down <input type="checkbox"/> Performance-based loan <input checked="" type="checkbox"/> Grant <input type="checkbox"/> Other _____	WEDP Funds Requested \$ <u>27,500</u>
	Matching Funds \$ <u>TBD</u>
	Other Funds \$ <u>TBD</u>
	Total Project Funds \$ <u>\$1,500,000 - \$1,600,000</u>
	<i>(Round amounts to the nearest hundred dollars.)</i>

6. PROGRAM SUMMARY: Brief narrative description of the project for which WEDP funds are requested

Relocation of 5 occupied mobile homes to clear center lot in
Wriedt Mobile Home Court and develop lot into a multiple
duplex project.

7. CERTIFYING OFFICIAL: Chief Executive Officer or owner of applicant requesting WEDP funds.

To the best of my knowledge and belief, data and information in this application are true and correct, including any commitment of local or other resources This applicant will comply with all Federal, state, and local requirements governing the use of WEDP funds.

Wriedt Properties, Inc. by Jeannine Wriedt, president 10/3/16
 Signature in ink Typed Name and Title Date Signed

Wes Blecke / ED Director 10/3/16
 Attest Typed Name and Title Date Signed

SUBMIT THE ORIGINAL AND ONE COPY (UNBOUND) OF THE ENTIRE APPLICATION TO:

Wayne Area Economic Development
 Wayne Economic Development Program Fund
 108 W 3rd St
 Wayne, NE 68787
 (402) 375-2240 Fax (402) 375-2246

PART II. FUNDING SUMMARY

(Round amounts to the nearest hundred dollars.)

Eligible Activities	WEDP Funds	Matching Funds	Other Funds	Total Funds	Sources of Matching or Other Funds
The purchase of real estate, options for such purchases, the renewal or extension of such options, and public works improvements					
Payments for salaries and support of City staff to implement the Program or for contracting of an outside entity to implement any part of the Program.					
Expenses for business and industry recruitment activities to locate or relocate a qualifying business into the area and for equity investment in a qualifying business.					
The authority to issue bonds pursuant to the act subject to City Council approval.					
Grants or agreements for job training.					
Small business and microenterprise development including expansion of existing businesses.					
Interest buy down agreements.					
Expand and promote Wayne through marketing, workforce attraction, and tourism related activities.					
Development of housing related programs to foster population growth.	\$27,500			\$27,500	
Activities to revitalize and encourage growth in the downtown area.					
May contribute to or create a revolving loan fund from which low interest or performance based loans will be made to qualifying entities on a match basis.					
Other approved activity					
TOTAL PROGRAM COSTS	\$27,500			\$1.5M-\$1.6M	Bank, Equity, ERPA, TIF

APPLICANT CERTIFICATIONS

- a. There are no legal actions underway or being contemplated that would significantly impact the capacity of this company to effectively proceed with the project; and to fulfill all WEDP requirements.

If benefiting business/organization is a proprietorship or partnership, sign below:

By: _____ Date: _____

If benefiting business/organization is a Corporation, sign below:

By: Jeannine Wriedt Date: 10/3/16

[Signature]
Attest

Wes Blecke / ED Director
Typed Name/Title

10/3/16
Date

WRIEDT PROPERTIES, INC.

Jeannine Wriedt, Cindy Von Fange, Matt Wriedt
519 West 4th Street Wayne, NE 68787
402-375-2569 (home) 402-375-8417 (cell)

LB 840 Funding to Move Mobile Homes within Park

Unskirt, unblock, untie, move, tie, block, skirt, move porch(es)	\$ 3300
Disconnect & reconnect electricity & water	\$ 75
Disconnect & reconnect gas	\$ 30
Disconnect & reconnect cable & internet	\$ 30
2 nights lodging (2 adults)	\$ 150
3 days food (Nebraska per diem - 2 adults)	\$ 546
Install new skirting (if necessary - does not include labor)	\$ 1850
Build new porch (if necessary - does not include labor)	\$ 250
Total	\$ 6231

ORDINANCE NO. 2017-5

AN ORDINANCE APPROVING THE VACATION OF AN ALLEY AND TWO STREETS LOCATED IN THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, DESCRIBED AS:

- **THE NORTH-SOUTH ALLEY ADJACENT TO LOTS 9 & 10, SKEEN'S ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA;**
- **BLAINE STREET ADJACENT TO LOTS 12 & 13, SKEEN'S ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA; AND**
- **WEST 4TH STREET ALONG THE NORTH EDGE OF SKEEN'S ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA WHICH LIES BETWEEN THE WEST LINE OF SCHOOL VIEW DRIVE AND THE WEST LINE OF LOT 16, SKEEN'S ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA.**

BE IT ORDAINED by the Mayor and Council of the City of Wayne, Nebraska:

Section 1. That the vacation of the north-south alley adjacent to Lots 9 & 10, Skeen's Addition to the City of Wayne, Wayne County, Nebraska; Blaine Street adjacent to Lots 12 & 13, Skeen's Addition to the City of Wayne, Wayne County, Nebraska; and West 4th Street along the north edge of Skeen's Addition to the City of Wayne between the west line of School View Drive and the west line of Lot 16, Skeen's Addition to the City of Wayne, Wayne County, Nebraska, is in the best interest of the City of Wayne.

Section 2. That the north-south alley adjacent to Lots 9 & 10, Skeen's Addition to the City of Wayne, Wayne County, Nebraska; Blaine Street adjacent to Lots 12 & 13, Skeen's Addition to the City of Wayne, Wayne County, Nebraska; and West 4th Street along the north edge of Skeen's Addition to the City of Wayne between the west line of School View Drive and the west line of Lot 16, Skeen's Addition to the City of Wayne, Wayne County, Nebraska, is hereby vacated and the ownership shall revert to the adjacent property owners.

Section 3. This Ordinance shall take effect and be in full force from and after its passage, approval, and publication according to law.

PASSED AND APPROVED THIS 4th day of April, 2017.

THE CITY OF WAYNE, NEBRASKA

By _____
Mayor

ATTEST:

City Clerk