

MINUTES
CITY COUNCIL MEETING
July 16, 2024

The Wayne City Council met in regular session at City Hall on July 16, 2024, at 5:30 o'clock P.M.

Mayor Cale Giese called the meeting to order, followed by the Pledge of Allegiance, with the following in attendance: Councilmembers Austyn Houser, Terri Buck, Nick Muir, Brittany Webber, Clayton Bratcher, Jason Karsky, Matt Eischeid and Jill Brodersen; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller.

Notice of the convening meeting was given in advance thereof by publication in the Wayne Herald, Wayne, Nebraska, the designated method of giving notice, as shown by Affidavit of Publication. In addition, notice was given to the Mayor and all members of the City Council, and a copy of their acknowledgement of receipt of notice and agenda is on file with the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the Council convened in open session.

Mayor Giese advised the public that a copy of the Open Meetings Act was located on the southwest wall of Council Chambers, as well as on the City of Wayne website 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.

Councilmember Brodersen made a motion, which was seconded by Councilmember Eischeid, to approve the minutes of the meeting of July 2, 2024, and to waive the reading thereof. Mayor Giese 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:

APPROVED 7/2/24: OTTE CONSTRUCTION COMPANY, SE, 370281.00

VARIOUS FUNDS: ASSOCIATION FOR RURAL & SMALL LIBRARIES, FE, 50.00; AUTO ANATOMY ALTERNATIVES, SE, 294.44; BAKER & TAYLOR BOOKS, SU, 779.30; BARTLETT, TERESA L, RE, 500.00; CERTIFIED TESTING SERVICES, SE, 932.25; CITY EMPLOYEE, RE, 1986.62; CITY EMPLOYEE, RE, 169.61; CITY EMPLOYEE, RE, 359.00; CITY OF NORFOLK, SE, 149.12; CITY

OF WAYNE, RE, 612.49; COTTONWOOD WIND PROJECT, SE, 15388.03; CUSTOM SPORTS, SU, 56.00; DEARBORN LIFE INSURANCE COMPANY, SE, 3313.34; DEMCO, SU, 300.76; EAKES OFFICE PLUS, SE, 1491.16; FAITH REGIONAL PHYSICIAN SERV, SE, 40.00; FIRST CONCORD GROUP, SE, 110.00; HILAND DAIRY, SU, 255.82; INGRAM LIBRARY SERVICES, SU, 71.40; IRS-DEPT OF TREASURY, SE, 135.00; JOHNSON FITNESS & WELLNESS, SE, 152.62; JORGENSEN CONCRETE & CONSTRUCTION, SE, 2400.00; KTCH, SE, 368.00; LUTT OIL, SU, 7351.69; MAIN STREET GARAGE, SU, 531.67; MERCHANT JOB TRAINING, SU, 650.00; MIDWEST LABORATORIES, SE, 217.57; NDEE-FISCAL SERVICES, FE, 150.00; NE DEPT OF REVENUE-CHARITABLE GAMING DIV, TX, 1595.00; NPPD, SE, 8827.44; NORFOLK TRANSMISSION, SE, 212.87; NORTHEAST NE INS AGENCY, SE, -144541.00; NORTHEAST NE INS AGENCY, SE, 134875.00; NORTHEAST TIRE SERVICE, SE, 95.00; OCLC, SE, 586.56; O'REILLY AUTOMOTIVE STORES, SU, 280.83; OVERDRIVE, SU, 1375.73; PAC N SAVE, SU, 64.22; PEPSI COLA OF SIOUXLAND, SU, 90.60; PREMIER BIOTECH, SE, -216.54; PREMIER BIOTECH, SE, 216.54; PREMIER BIOTECH, SE, 199.36; RODRIGUEZ, NANCY, SE, 55.00; RR DONNELLEY, FE, 158.13; STATE NEBRASKA BANK & TRUST, SE, 69.12; T & R ELECTRIC, SU, 3106.00; TYLER TECHNOLOGIES, SE, 3676.25; US BANK, SU, 16488.61; US FOODSERVICE, SU, 3400.94; UTILITY EQUIPMENT, SU, 2299.92; WASTE CONNECTIONS, SE, 31.50; WAYNE COUNTY CLERK, SE, 44.00; WAYNE HERALD, SE, 763.86; WAYNE HERALD, SE, 190.00; WAYNE HERALD, SE, 386.00; WAYNE VETERINARY CLINIC, SE, 168.00; ZACH OIL COMPANY, SU, 175.24; ACE HARDWARE & HOME, SU, 836.06; ALLO COMMUNICATIONS, SE, 2807.27; AMERITAS, SE, 72.00; AMERITAS, SE, 224.30; AMERITAS, SE, 35.00; AMERITAS, SE, 132.19; AMERITAS, SE, 3932.04; ANKENY, VALERIA, RE, 245.00; APPEARA, SE, 52.80; BACKLIGHT PRODUCTIONS SERVICES, SE, 2000.00; BAUER UNDERGROUND, SE, 4350.00; BEACOM, CINDY, RE, 60.00; BEGLEY, BRIAN, SE, 2200.00; BERNAL, GEORGINA, SE, 55.00; BIG RIVERS ELECTRIC CORPORATION, SE, 254345.18; BLACK HILLS ENERGY, SE, 525.25; BLUE CROSS BLUE SHIELD, SE, 54553.93; BORDER STATES INDUSTRIES, SU, 304.57; BSN SPORTS, SU, 180.36; CITY EMPLOYEE, RE, 231.25; CITY OF WAYNE, PY, 139015.41; CITY OF WAYNE, RE, 230.15; CORE & MAIN, SU, 1217.48; DAAS, RIANN, RE, 100.00; DAS STATE ACCTG-CENTRAL FINANCE, SE, 69.73; DONNELLY, JOSEPH, SE, 1800.00; ECHEVESTE, SONIA, RE, 125.00; ELECTRICAL ENGINEERING & EQUIPMENT, SU, 37.32; ELKINS PORTABLE RESTROOMS, SE, 400.00; ELLIS HOME SERVICES, SE, 276.50; FLOOR MAINTENANCE, SU, 1025.91; FLORES, ELIA, RE, 35.00; GERHOLD CONCRETE, SU, 1677.00; GRAINLAND ESTATES, RE, 2295.10; GROSSENBURG IMPLEMENT, SU, 300.44; HALL, STEVE, RE, 500.00; HANNAH BORG PHOTOGRAPHY, SE, 1500.00; HASCHKE, LIZ, RE, 100.00; HAWKINS, SU, 2829.96; HILAND DAIRY, SU, 27.52; ICMA, SE, 138.72; ICMA, SE, 72.03; ICMA, SE, 1229.22; ICMA, SE, 533.56; ICMA, SE, 130.76; ICMA, SE, 72.03; ICMA, SE, 202.78; ICMA, SE, 39.80; ICMA, SE, 10536.88; ICMA, SE, 152.88; ICMA, SE, 75.00; ICMA, SE, 803.82; IRS, TX, 22665.14; IRS, TX, 14240.87; IRS, TX, 5300.70; ITRON, SE, 6674.56; IT'S YOUR SHOW, SE, 1500.00; JUNCK, PAYTON, RE, 245.00; MAGNUSON, KRISTI, RE, 100.00; MAIN STREET GARAGE, SE, 100.00; MILLER, AUDRA, RE, 60.00; NE DEPT OF REVENUE, TX, 6701.43; NE POWER REVIEW BOARD, SE, 997.25; NISSEN, TEGAN, SE, 1200.00; O'REILLY AUTOMOTIVE STORES, SU, 254.22; OVERHEAD DOOR, SE, 98.00; PER MAR SECURITY SERVICES, SE, 1895.76; PICKINPAUGH, MELISSA, RE, 100.00; PLUMBING & HEATING WHOLESALE, SU, 271.52; QUADIENT LEASING USA, SE, 2691.00; QUALITY 1 GRAPHIC, SU, 40.00; SEARS AUTO SALES & TOWING, SE, 125.00; SEBADE HOUSING, RE, 2314.37; SEBADE HOUSING, RE, 8972.20; STADIUM SPORTING GOODS, SE, 1450.00; STAPLES, SU, 128.28; UNLIMITED LANDSCAPING, SU, 454.00; WAYNE AUTO PARTS, SU, 648.85; WAYNE COUNTY COURT, RE, 127.64; WESCO, SU, 1386.72; WIESE, TIFFANY, RE, 150.00; WISNER WEST, SU, 114.13; WRIEDT PROPERTIES, RE, 770.00; ZACH, MARK, RE, 100.00; ZISKA, BRANDON, RE, 100.00

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

Mark Lenihan, Superintendent of Wayne Public Schools, was present requesting Council consideration to waiving the rental fee for the use of the Freedom Park Shelter House on Monday, August 5th, from 5:00 – 8:00 p.m. for a “Staff – Welcome Back Barbeque.”

Councilmember Eischeid made a motion, which was seconded by Councilmember Brodersen, approving the request of Mark Lenihan, Superintendent of Wayne Public Schools, to waive the rental fee for the use of the Freedom Park Shelter House on Monday, August 5th, from 5:00 – 8:00 p.m. for a “Staff – Welcome Back Barbeque.” Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Jamie Ferris, Assistant Director of Maintenance at Wayne State College, was present requesting Council consideration to allow them to have a bonfire on Thursday, October 3rd, starting around 8:30 p.m. for “Wayne State College Homecoming.” This is the 100th anniversary of WSC Homecoming. It will be held on the east side of the Student Center.

Phil Monahan, Fire Chief, was present to ask questions.

Councilmember Brodersen made a motion, which was seconded by Councilmember Webber, approving the request of Jamie Ferris, Assistant Director of Maintenance at Wayne State College, to allow them to have a bonfire on Thursday, October 3rd, starting around 8:30 p.m. for “Wayne State College Homecoming.” Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Astria Smith was present (via zoom) requesting Council consideration to allowing her to keep an emotional support animal (rabbit) inside City Limits (Wayne State College).

Attorney Miller stated the animal has to be registered with the Police Department.

Councilmember Eischeid made a motion, which was seconded by Councilmember Brodersen, approving the request of Astria Smith allowing her to keep an emotional support animal (rabbit) inside City

Limits (Wayne State College). Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Amy White, Director of Student Activities at Wayne State College, was present requesting Council consideration to allowing them to use the former/old Riley's Parking Lot for their new student orientation event – City Stroll – Downtown Wayne America on Thursday, August 22nd, from 6:00 p.m. to 8:00 p.m.

Tracy Lungrin, Director of Career Services at Wayne State College, was also present.

Councilmember Brodersen made a motion, which was seconded by Councilmember Webber, approving the request of Amy White, Director of Student Activities at Wayne State College, allowing them to use the former/old Riley's Parking Lot for their new student orientation event – City Stroll – Downtown Wayne America on Thursday, August 22nd, from 6:00 p.m. to 8:00 p.m. Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Shane Baack, presented a proposal for a 27-lot development in northeast Wayne – Vintage Hill Fourth Addition. There is a lack of lots and housing opportunities in Wayne, as he and his wife have discovered as they are trying to move back to the community. They are looking for an opportunity to gauge the interest of the City in trying to help them control lot costs to make them reasonable enough so people can move forward with building. If they go at this development alone, the lot costs will be high. They are following the same covenants as the first three additions at Vintage Hill. They are looking at some townhomes going in this area as well. They are looking at a spring construction start. They will be building some spec units first to get the project going. The lot prices will fall somewhere between \$45,000 and \$58,000.

Mr. Baack was requesting consideration to the City paying for water, sewer, and street lighting, and then paying up to \$50,000 towards engineering costs.

It was noted that with development costs increasing, City incentives would help keep lot prices at a relatively manageable level in relation to the homes being built. Since the area is not TIF eligible, staff is trying to find creative ways to assist with the development. Traditionally, the City has installed at its expense the electrical lines and service boxes in new developments. The thought is with new electrical

services, the electric department will make its investment back in a short time frame. Typically, water, sanitary sewer, storm sewer and paving have been left to be paid for by the developer, many times using TIF proceeds, or with those costs being assessed back to the lot owner(s), driving up the final lot costs. While the City hasn't paid for non-electrical utilities on developments, without the TIF incentive, it would be difficult to develop these lots into an affordable range. It should be acknowledged that if this incentive is used for this potential 27-lot development, the next project of a like magnitude with requested incentives would need to be seriously considered as well (i.e. when TIF is not available, finishing off a phased subdivision, number of lots created).

With no decision being made, the Resolution approving the Subdivision Agreement will come back to the Council in the near future.

Mayor Giese requested Council consideration to the following mayoral appointments:

- **Civil Service Commission:** Andy Haslit, Bob Ensz and Bob McLean (4 year terms).
- **Planning Commission:** Chele Meisenbach, Pat Melena and Breck Giese.
- **Board of Health:** Marlen Chinn, Police Chief, Cale Giese, Mayor, Jill Brodersen, Council President, Dr. Mark McCorkindale, and Colleen Hupke, Executive Health Director NE Nebraska Public Health Department
- **Recreation-Leisure Services Commission:** Brent Pic, Amber Schwarte, Chele Meisenbach, Brandon Hall and Bill Engebretsen.

Councilmember Eischeid made a motion, which was seconded by Councilmember Buck, approving the following mayoral appointments:

- **Civil Service Commission:** Andy Haslit, Bob Ensz and Bob McLean (4 year terms).
- **Planning Commission:** Chele Meisenbach, Pat Melena and Breck Giese.
- **Board of Health:** Marlen Chinn, Police Chief, Cale Giese, Mayor, Jill Brodersen, Council President, Dr. Mark McCorkindale, and Colleen Hupke, Executive Health Director NE Nebraska Public Health Department
- **Recreation-Leisure Services Commission:** Brent Pic, Amber Schwarte, Chele Meisenbach, Brandon Hall and Bill Engebretsen.

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

There being no further business to come before the meeting, Mayor Giese declared the meeting adjourned at 6:17 p.m.