

**AGENDA
CITY COUNCIL MEETING
COUNCIL CHAMBERS – CITY HALL
513 MAIN STREET
July 21, 2025**

1. [Call the Meeting to Order – 5:30 p.m.](#)
2. [Pledge of Allegiance](#)

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the table in Council Chambers as well as on the City of Wayne website.

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. [Approval of Minutes – July 7, 2025](#)
4. [Approval of Claims](#)
5. [Action on the request of the Wayne Baseball Association to close N. Windom Street between 3rd and 4th Street during the Class B Area 5 Senior Legion Baseball Tournaments from Friday, July 25, 2025, through Tuesday, July 29, 2025 — Tim Reinhardt](#)
6. [Action on the request of Mike Powicki, Director of Athletics at Wayne State College. to have fireworks displays on the following dates:](#)
 - [Thursday, August 28th – Football vs. UNK \(before and during the game when the team takes the field and after scores\)](#)
 - [Saturday, September 6th – Football vs. UMary \(Family Weekend – post-game fireworks show as well as some pre-game and in-game fireworks\)](#)
7. Public Hearing: Redevelopment Plan for the “Sebade Four-Plex Apartments Redevelopment Project” (Advertised Time: 5:30 p.m.)

Background: This redevelopment plan provides for the demolition of an existing 105 year old residence in a dilapidated state and construction of a four-unit apartment complex at 414 Nebraska Street in Wayne. Sebade Housing, LLC, (the "Redeveloper") has acquired the property and seeks to construct a four-plex apartment building. Financing for the development is contingent on Tax Increment Financing to make this project a reality. The Redeveloper seeks a public private partnership to redevelop real estate in the City that the City Council has declared substandard and blighted pursuant to the Nebraska Community Development Law. The Redevelopment Area subject to this Plan covers an area consisting of 11,250 sq. ft. The site previously is improved with a single-family residence. To encourage private investment in the redevelopment area, this Plan has been prepared to set forth the redevelopment plan for the “Sebade Four-Plex Apartments Redevelopment Project,” which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the redevelopment area.

8. [Resolution 2025-42: Approving the Redevelopment Plan for the “Sebade Four-Plex Apartments Redevelopment Project”](#)
9. Public Hearing: Regarding the Submittal of a Grant Application for the Purchase of a 7-passenger, Non-ADA Mini-Van (Advertised Time: 5:30 p.m.)

Background: The Wayne Senior Center is submitting a grant application to the State of Nebraska Department of Transportation for funds to purchase a 7-passenger Non-ADA mini-van. This vehicle will replace the 2008 Chevy van. The total cost of the van is \$48,229, of which the Federal share is 80% or \$38,583.20, State share is 0%, and the City’s share is 20% or \$9,645.80. Any maintenance done to this new van after it is purchased will be paid for 100% by the NDOR.

10. [Resolution 2025-43: Authorizing the City Administrator to Apply for Nebraska Public Transportation Act Funds for the purchase of a 7-passenger, Non-ADA Mini-Van](#)
11. [Resolution 2025-44: Approving Letter Agreement Amendment #1 on the “Wayne Prairie Park Phase 4 – East Ditch Storm Sewer Project”](#)

Background: This agreement is for construction services (oversite/staking/pay request management) for Prairie Park Phase 4A (storm sewer). A previous agreement was approved for design services for the entire Phase 4. The remaining sub phases will likely have additional agreements once a contractor has been selected.

12. [Action on Certificate of Payment No. 1 in the amount of \\$69,427.98 to Robert Woehler & Sons Construction, Inc., for the “Wayne Prairie Park Phase 4 – East Ditch Storm Sewer Project” — Taylor Kube, Olsson](#)

Background: This is for work completed and approved by the project engineer.

13. [Ordinance 2025-12: Amending Wayne Municipal Code Title XV Land Usage, Chapter 152 Zoning, Section 152.111 SFP Floodplain District](#)

Background: This ordinance is to adopt the new floodplain maps. The ordinance has been reviewed by the State of Nebraska and FEMA and meets their requirements. We need to adopt this ordinance before September 5, 2025, if we wish to remain a part of the “National Flood Insurance Program.”

14. [Resolution 2025-40: Establishing City of Wayne Goals \(Tabled from last meeting\)](#)
15. Action on mayoral appointment of Mick Kemp to the Community Redevelopment Authority (will replace Jon Meyer)
16. Adjourn

**MINUTES
CITY COUNCIL MEETING
July 7, 2025**

The Wayne City Council met in regular session at City Hall on July 7, 2025, at 5:30 o'clock P.M.

Council President Matt Eischeid called the meeting to order, followed by the Pledge of Allegiance, with the following in attendance: Councilmembers Austyn Houser, Parker Bolte, Dwaine Spieker, Brittany Webber, Clayton Bratcher, Jason Karsky, and Dallas Dorey; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Mayor Jill Brodersen.

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.

Council President Eischeid advised the public that a copy of the Open Meetings Act was located on the table in 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 Houser made a motion, which was seconded by Councilmember Bratcher, to approve the minutes of the meeting of June 17, 2025, and to waive the reading thereof. Council President Eischeid stated the motion, and the result of roll call being all Yeas, the Council President declared the motion carried and the Minutes approved.

The following claims were presented to Council for their approval:

VARIOUS FUNDS: APPEARA, SE, 218.89; BEIERMANN ELECTRIC, SE, 5994.35; BLACKBURN MANUFACTURING, SE, 566.58; BOMGAARS, SU, 117.26; BSN SPORTS, SU, 183.58; CENGAGE LEARNING, SU, 209.22; CHEMQUEST, SE, 695.00; CITY EMPLOYEE, RE, 166.47; CITY EMPLOYEE, RE, 4200.00; CITY EMPLOYEE, RE, 469.08; CITY EMPLOYEE, RE, 8400.00; CITY EMPLOYEE, RE,

1819.82; CITY OF WAYNE, RE, 400.00; DAS STATE ACCTG-CENTRAL FINANCE, SE, 537.60; DEARBORN LIFE INSURANCE COMPANY, SE, 30.96; DEMCO, SU, 874.82; EAKES OFFICE PLUS, SE, 165.78; ECHO GROUP, SU, 511.31; ED M. FELD EQUIPMENT, SU, 4950.00; ELKINS PORTABLE RESTROOMS, SE, 240.00; ELLIS HOME SERVICES, SE, 4939.98; FASTWYRE BROADBAND, SE, 922.64; FLOOR MAINTENANCE, SU, 2538.52; GERHOLD CONCRETE, SU, 2619.39; GROSSENBURG IMPLEMENT, SU, 146.00; HOMETOWN LEASING, SE, 375.26; ISLAND SPRINKLER SUPPLY, SU, 304.77; JEO CONSULTING GROUP, SE, 20809.98; JOHNSON HARDWARE, SU, 1938.00; LINCOLN WINWATER WORKS, SU, 8321.00; LUTT TRUCKING, SE, 375.00; MARCO, SE, 198.02; MARCO TECHNOLOGIES, SE, 184.50; MEYER, SU, 1750.00; MOMAR INCORPORATED, SU, 283.87; NE LIBRARY ASSOCIATION, FE, 90.00; NE PUBLIC HEALTH ENVIRONMENTAL LAB, SE, 864.00; NE STATE HISTORICAL, SU, 35.00; NORTHEAST POWER, SE, 30712.14; OLSSON, SE, 47540.00; PLUNKETT'S PEST CONTROL, SE, 120.00; PREMIER BIOTECH, SE, 72.18; SARGENT DRILLING, SE, 1350.00; SEBADE CONSTRUCTION, SE, 1550.00; SECURITY FENCE, SE, 1850.00; SEILER INSTRUMENT & MFG CO, SE, 970.00; STADIUM SPORTING GOODS, SU, 1762.00; STAN HOUSTON EQUIPMENT, SU, 665.25; THOMSEN, ALAN, RE, 500.00; VAN DIEST SUPPLY, SU, 473.53; VERIZON, SE, 634.82; WISNER WEST, SU, 66.77; ACE HARDWARE & HOME, SU, 1088.94; ACES, SE, 1161.39; ALLEMANN, AMANDA, RE, 150.00; AMERITAS, SE, 72.00; AMERITAS, SE, 35.00; AMERITAS, SE, 240.27; AMERITAS, SE, 3556.76; APPEARA, SE, 91.38; APX, INC -9551, FE, 61.10; ARCADIAN MARKSMANSHIP CLUB, FE, 125.00; BLADES GROUP, SU, 2064.00; BOMGAARS, SU, 3556.17; BRAUN, DAVID, RE, 1000.00; CARHART LUMBER COMPANY, SU, 808.24; CASILLAS, GRICELDA, RE, 200.00; CHASE PAYMENTECH, FE, 59.64; CHASE PAYMENTECH, FE, 4864.73; CHASE PAYMENTECH, FE, 527.44; CINTAS, SU, 429.03; CITY EMPLOYEE, RE, 890.58; CITY EMPLOYEE, RE, 150.88; CITY EMPLOYEE, RE, 1137.84; CITY EMPLOYEE, RE, 21.29; CITY EMPLOYEE, RE, 80.83; CITY EMPLOYEE, RE, 155.90; CITY EMPLOYEE, 699.40; CITY EMPLOYEE, RE, 4.76; CITY OF WAYNE, PY, 154467.34; CITY OF WAYNE, RE, 1772.70; COPY WRITE PUBLISHING, SE, 227.40; DAVIS FORD, SE, 104.61; DUTTON-LAINSON, SU, 4923.50; FAST PIK, SU, 6562.63; FEHRINGER, MICHAEL, RE, 50.00; FEHRINGER, SHELLY, RE, 500.00; FIREMAN, RE, 1009.82; FLOOR MAINTENANCE, SU, 44.20; FRAUENDORFER UNLIMITED, RE, 500.00; GLOBAL PAYMENTS INTEGRATED, SE, 2452.32; GROSSENBURG IMPLEMENT, SU, 846.78; HAWKINS, SU, 3266.36; HELENA AGRI-ENTERPRISES, SU, 373.00; HILAND DAIRY, SE, 90.12; HILAND DAIRY, SE, 146.97; HYDRAULIC EQUIPMENT, SU, 22.55; ICMA, SE, 11526.50; ICMA, SE, 584.44; ICMA, SE, 272.00; ICMA, SE, 170.50; ICMA, SE, 214.81; ICMA, SE, 369.23; ICMA, SE, 270.84; ICMA, SE, 158.98; ICMA, SE, 623.47; ICMA, SE, 1300.04; ICMA, SE, 148.60; IRS, TX, 5871.58; IRS, TX, 25105.94; IRS, TX, 16321.46; IRS, TX, 119.57; IRS, TX, 27.96; LIFE LINE SCREENING, RE, 200.00; LOVE SIGNS, SE, 12190.73; MACQUEEN EQUIPMENT, SU, 1105.00; MCKINNIS ROOFING, SE, 92954.24; MIDWEST LABORATORIES, SE, 294.07; MILLER LAW, SE, 6343.75; MUNICIPAL SUPPLY, SU, 2843.16; NE DEPT OF REVENUE, TX, 7663.06; NPPD, SE, 8066.24; NORTHEAST NE INS AGENCY, SE, 149125.50; NORTHEAST POWER, SE, 7645.00; ONE CALL CONCEPTS, SE, 88.75; O'REILLY AUTOMOTIVE STORES, SU, 268.69; OVERHEAD DOOR, SE, 168.75; PAC N SAVE, SU, 1395.81; PEARSON, HILDA, RE, 500.00; POSTMASTER, SU, 1192.18; QUADIENT LEASING USA, SE, 655.38; QUALITY FOOD CENTER, SU, 34.87; SKARSHAUG TESTING LAB, SE, 313.43; STADIUM SPORTING GOODS, SE, 36.00; STAPLES, SU, 322.67; STATE NEBRASKA BANK & TRUST, SE, 73.84; STATE NEBRASKA BANK-PETTY CASH, RE, 106.03; T & R ELECTRIC, SU, 3823.50; TODD, JADIN, RE, 35.00; TR HARRIS CONSTRUCTION, SE, 42652.15; VAN DIEST SUPPLY, SU, 228.75; WASTE CONNECTIONS, SE, 291.50; WAYNE AMERICA, RE, 200.00; WAYNE AMERICA, RE, 2000.00; WAYNE AUTO PARTS, SU, 54.59; WESCO, SU, 1527.96; WAPA, SE, 24990.45

Councilmember Bolte made a motion, which was seconded by Councilmember Houser, to approve the claims. Council President Eischeid stated the motion, and the result of roll call being all Yeas, the Council President declared the motion carried.

City Clerk McGuire received a "Manager Change Amendment Application" from the Liquor Commission to make a recommendation on Layne Beza being the new manager for the Eagles. He will replace Chad Hoepfner, who is stepping down from the position.

Layne Beza was present to answer questions

Councilmember Houser made a motion, which was seconded by Councilmember Bolte, approving the Manager Change Amendment Application for Layne Beza for the Eagles. Council President Eischeid stated the motion, and the result of roll call being all Yeas, the Council President declared the motion carried.

Administrator Blecke stated the following Resolution will amend the Interlocal Agreement between the School District and the City of Wayne regarding the School Resource Officer position. This Interlocal Agreement has been amended for the 2025-2026 school year. The hours remain the same at 21, and the hourly amount has increased from \$44.00 to \$48.52 based on 21 hours per week for 40 weeks out of the year.

Marlen Chinn, Police Chief, was present to answer questions.

Councilmember Spieker stated this has been a very positive thing at the school.

Councilmember Houser introduced Resolution No. 2025-39 and moved for its approval; Councilmember Spieker seconded.

RESOLUTION NO. 2025-39

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT TO SHARE LAW ENFORCEMENT RESOURCES BETWEEN THE CITY OF WAYNE AND WAYNE COMMUNITY SCHOOL DISTRICT #90-0017.

Council President Eischeid stated the motion, and the result of roll call being all Yeas, the Council President declared the motion carried.

Roger Protzman, representing JEO Consulting Group, Inc., (via zoom) presented Change Order No. 1 in the amount of \$6,440.00 to Gehring Construction and Ready Mix Co., Inc., for the "Wayne 7th Street Trail Project." The changes represent upsizing some water pipe (30" to 36") and relocating the Korth waterline. Mr. Protzman anticipates two more change orders, of which one involves a manhole and the other street lighting for the western part of the project. Consensus was for the engineer to bring each change order to them as it happens, rather than waiting until the end of the project.

After discussion, Councilmember Spieker made a motion, which was seconded by Councilmember Karsky, approving Change Order No. 1 in the amount of \$6,440.00 to Gehring Construction and Ready Mix, Co., Inc., for the "Wayne 7th Street Trail Project." Council President Eischeid stated the motion, and the result of roll call being all Yeas, the Council President declared the motion carried.

Roger Protzman, again, representing JEO Consulting Group, Inc., presented Contractor's Application for Payment No. 1 in the amount of \$132,909.23 to Gehring Construction and Ready Mix Co., Inc., for the "Wayne 7th Street Trail Project."

Councilmember Karsky made a motion, which was seconded by Councilmember Houser, approving Contractor's Application for Payment No. 1 in the amount of \$132,909.23 to Gehring Construction and Ready Mix Co., Inc., for the "Wayne 7th Street Trail Project." Council President Eischeid stated the motion, and the result of roll call being all Yeas, the Council President declared the motion carried.

Bob Soukup, representing Carlson West Povondra Architects (via zoom), was present to update the Council on the "Wayne Parks & Rec Maintenance Building Project." Because there are some issues still needing to be resolved, the engineer, along with City staff and the contractor, will conduct a walk-through and establish a punch list before submitting a pay application. Therefore, Pay Application No. 10 was pulled from the agenda until after the walk-through is completed.

Keith Moje, representing Otte Construction Company, LLC, was also present to answer questions regarding the project. The remedy of the saw cuts in the concrete floor will be discussed at next week's meeting.

The following Resolution would approve the goals recently established/completed from the last three retreats.

Councilmember Houser made a motion to approve Resolution No. 2025-40 and to strike "auditorium apartment renovation" from the long-term goals so that it is no longer on the list.

Administrator Blecke stated he did not feel this was appropriate at this meeting because Mayor Brodersen was not present. This is one of her goals and he thought she should be present so she can express her feelings. In addition, this resolution does not need to be passed at this meeting. The same can be tabled until another meeting.

After discussion, Councilmember Houser made a motion to table action on Resolution No. 2025-40 until the next meeting; Councilmember Spieker seconded. Council President Eischeid stated the motion, and the result of roll call being all Yeas, the Council President declared the motion carried.

Jordan Utesch, Engineer representing Olsson, was present to review the plans and specifications for the "Wayne Prairie Park – Phase 4B (Concrete) Project." The estimated costs for this project are as follows: Roundabout - \$173,904.48; paved roundabout - \$284,010.00; and Parks and Rec Paving - \$226,299.17.

Administrator Blecke stated this would be paid for by RCRP. This is the \$1.37 million dollar grant the City received. Phase 4C, which would be the ballpark they are still working on, would be paid for with the remaining RCRP funds.

Councilmember Bolte introduced Resolution 2025-41, and moved for its approval; Councilmember Houser seconded.

RESOLUTION NO. 2025-41

A RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, AND ESTIMATE OF COST FOR THE "WAYNE PRAIRIE PARK – PHASE 4B (CONCRETE) PROJECT" AS PREPARED BY THE CITY'S ENGINEER AND DIRECTING THE CITY CLERK TO ADVERTISE FOR BIDS.

Council President Eischeid stated the motion, and the result of roll call being all Yeas, the Council President declared the motion carried.

Because the first Council meeting in September falls on the Labor Day holiday, Council needed to decide when to reschedule the same. Their options were the Friday before or the Tuesday or Wednesday after the holiday.

After discussion, Councilmember Spieker made a motion, which was seconded by Councilmember Webber, to set the first Council meeting in September to Tuesday, September 2nd. Council President Eischeid stated the motion, and the result of roll call being all Yeas, the Council President declared the motion carried.

Council President Eischeid requested Council consideration to reappointing Mollie Young to the Library Board.

Councilmember Webber made a motion, which was seconded by Councilmember Houser approving the reappointment of Mollie Young to the Library Board. Council President Eischeid stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Spieker who abstained, Council President Eischeid declared the motion carried.

Council President Eischeid requested Council consideration to appointing Councilmember Spieker to the "Public Art Committee."

Councilmember Webber made a motion, which was seconded by Councilmember Houser, approving Councilmember Spieker to the "Public Art Committee." Council President Eischeid stated the motion, and the result of roll call being all Yeas, the Council President declared the motion carried.

There being no further business to come before the meeting, Council President Eischeid declared the meeting adjourned at 6:28 p.m.



Vendor	Payable Description	Payment Total
ALLO COMMUNICATIONS	TELEPHONE CHARGES	1,454.20
AMERITAS LIFE INSURANCE	AMERITAS ROTH	197.87
AMERITAS LIFE INSURANCE	AMERITAS ROTH	35.00
AMERITAS LIFE INSURANCE	POLICE RETIREMENT	3,652.92
AMERITAS LIFE INSURANCE	POLICE RETIREMENT 457 AMOUNT	72.00
ANDELA-RUTH, CATHY	ANIMATION CLASS REFUND	30.00
APPEARA	CAC MAT SERVICE	168.72
BEACOM, LEXI	REC SOFTBALL COACH	150.00
BERNAL, GEORGINA	INTERPRETER SERVICES	65.00
BLACK HILLS ENERGY	GAS BILLS	691.03
BSN SPORTS, INC	FOOTBALLS	328.93
CARROT-TOP INDUSTRIES	FLAGS	741.67
CITY EMPLOYEE	VISION REIMBURSEMENT	236.00
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	663.59
CITY EMPLOYEE	VISION REIMBURSEMENT	353.08
CITY EMPLOYEE	CLOTHING REIMBURSEMENT	42.31
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	-155.90
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	145.73
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	155.90
CITY OF NORFOLK	911 MISCELLANEOUS BILLING	130.48
CITY OF WAYNE	PAYROLL	161,117.51
CITY OF WAYNE	UTILITY REFUNDS	320.10
COLLIINS, MAGGIE	SWIMM LESSON REFUND	35.00
CORE & MAIN LP	TRACER WIRE/TUBE	458.24
COTTONWOOD WIND PROJECT, LLC	WIND ENERGY	13,312.69
DAS STATE ACCTG-CENTRAL FINANCE	INTERNET POLE CHARGES	74.73
DEARBORN LIFE INSURANCE COMPANY	LIFE/DISABILITY INSURANCE	3,439.58
DEPT OF THE TREASURY	FORM 720-SELF- INSURED HEALTH PLANS	154.56
DUTTON-LAINSON COMPANY	WATER FOUNTAIN	3,483.00
EAKES OFFICE PLUS	COPY CHARGES	1,729.95
EMPLOYERS MUTUAL CASUALTY CO	WORK COMP	500.00
FAITH REGIONAL PHYSICIAN SERV.	RANDOM TESTING	130.00
FASTWYRE BROADBAND	TELEPHONE CHARGES	922.00
FLOOR MAINTENANCE	JANITORIAL SUPPLIES	292.56
GERHOLD CONCRETE CO INC.	CONCRETE	1,912.57
GLENN HENKEL	CHICKEN SHOW STAGE RENTAL	1,750.00
GRAINLAND ESTATES LLC	TIF INTEREST	1,399.49
HALSEY, EMMA	CHICKEN SHOW FACE PAINTING	450.00
HANSEN BROTHERS PARTS & SERVICE, INC.	BUCKET TRUCK PUMP REPAIRS	688.51
HENDRICKSON, DESTYNNI	ART CAMP SESSION II	400.00
HILAND DAIRY	SENIOR CENTER FOOD SERVICE	253.41
HOMETOWN LEASING	COPIER LEASE	91.52

Vendor	Payable Description	Payment Total
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	PAYROLL RETIREMENT	584.44
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ICMA RETIREMENT	1,300.04
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	PAYROLL RETIREMENT	272.00
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ROTH IRA-ICMA	270.84
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	PAYROLL RETIREMENT	170.50
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	PAYROLL RETIREMENT	214.81
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	PAYROLL RETIREMENT	13,791.80
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ROTH IRA - ICMA	369.23
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ROTH IRA -ICMA	148.60
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ROTH ICMA	158.98
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ROTH ICMA	623.47
INGRAM LIBRARY SERVICES	BOOKS	789.61
IRS	FICA WITHHOLDING	26,661.78
IRS	FEDERAL WITHHOLDING	19,145.40
IRS	MEDICARE WITHHOLDING	6,235.42
JOHNSON HARDWARE	PADLOCK CORES/KEYS	5,847.05
KRUGER, ANNA	CHICKEN SHOW FACE PAINTING	225.00
KTCH AM/FM RADIO	CAC RADIO ADS	170.00
LARA, MARIA	FREEDOM PARK DEPOSIT REFUND	150.00
LEAGUE OF NEBRASKA MUNICIPALITIES	LIGHT MEMBER FEES	828.00
LEWIS, GABRIELLE	CHICKEN SHOW FACE PAINTING	225.00
MACRAE PRODUCTIONS	CHICKEN SHOW PERFORMANCE	4,000.00
MAYES, ANNA	CHICKEN SHOW FACE PAINTING	225.00
MIDWEST TAPE LLC	AUDIO BOOKS	64.43
MUTUAL OF OMAHA	LIFE INSURANCE	14.40
NE DEPT OF REVENUE	STATE WITHHOLDING	8,439.56
NE DEPT OF REVENUE-CHARITABLE GAMING DIVISION	KENO LOTTERY TAX	1,207.00
NE POWER REVIEW BOARD	2024 POWER ASSESSMENT	944.26
NEBRASKA PUBLIC POWER DIST	METER REPORTS	184.00
OCLC, INC	OCLC SMALL LIBRARY/WORLDSHARE ILL SERVICES	1,429.71
OPTK NETWORKS	POLICE ETHERNET SERVICES	940.08
OVERDRIVE, INC.	AUDIO/E BOOKS	556.90
PAC N SAVE	VOID DISTILLED WATER/ADULT PROGRAM SUPPLIES	-26.01
PAC N SAVE	REISSUE SENIOR CENTER NOON MEAL SUPPLIES	1,409.36
PAC N SAVE	VOID SENIOR CENTER NOON MEAL SUPPLIES	-1,409.36
PAC N SAVE	REISSUE DISTILLED WATER/ADULT PROGRAM SUPPLIES	26.01
PLUMBING & ELECTRIC SERVICE INC	CITY PARK REPAIRS	727.83
PREMIER BIOTECH, INC.	PRE EMPLOYMENT TESTING	72.18
PROGRESSIVE PROPERTIES	TIF PRINCIPAL	2,914.45
PROGRESSIVE PROPERTIES	TIF PRINCIPAL	3,311.41
PROGRESSIVE PROPERTIES	TIF PRINCIPAL & INTEREST	1,025.84
QUADIENT LEASING USA, INC	FOLDER LEASE	3,397.26
RODRIGUEZ, NANCY	INTERPRETER	65.00
RUWE, ANN	FREEDOM PARK DEPOSIT REFUND	150.00
SARGENT DRILLING	WELL 10 VFD	39,644.67
SCHADEMANN, ABBY	CHICKEN SHOW PHOTOGRAPHY	1,800.00

Vendor	Payable Description	Payment Total
SD MYERS, LLC	ELECTRICAL EQUIPMENT SAMPLING	2,674.00
SIGNAL 88 FRANCHISE GROUP	CHICKEN SHOW SECURITY SERVICES	3,135.00
SOOLAND BOBCAT	BUSHING	90.48
STAPLES, INC	OFFICE SUPPLIES	125.64
STUHR, AMANDA	CHICKEN SHOW FACE PAINTING	450.00
STUTHMANN, WILLIAM	BUILDING PERMIT DEPOSIT REFUND	500.00
TODD, JADIN	VOID SWIM LESSON REFUND	-35.00
TYLER TECHNOLOGIES	INSITE TRANSACTION FEES	4,673.75
US BANK	TV'S/BOOKS/DVD'S/DOG WASTE STATIONS/REGISTRATIONS	20,235.43
	TECH SUPPLIES/CHICKEN SHOW MARKETING/SUPPLIES	
US FOODSERVICE, INC.	SENIOR CENTER NOON MEAL SUPPLIES	2,319.14
VAN DIEST SUPPLY	DIBRO GRANULES	228.75
VICTORY FENCE	CHICKEN SHOW FENCING RENTAL	724.00
WAYNE COUNTY CLERK	FILING FEES	112.00
WAYNE HERALD	ADS AND NOTICES	608.46
WAYNE HERALD	CAC ADS	490.00
WAYNE HERALD	GREEN TEAM ADS	190.00
WAYNE VETERINARY CLINIC	DOG/CAT IMPOUND	98.00
WELLS, HANNAH	CHICKEN SHOW FACE PAINTING	225.00
WISNER WEST	FD GASOLINE	184.31
	Grand Total:	388,398.86

City of Wayne

306 Pearl • P.O. Box 8
Wayne, Nebraska 68787

(402) 375-1733
Fax (402) 375-1619

Incorporated - February 2, 1884



REQUEST FOR FUTURE AGENDA ITEM

If you have a specific topic that you would like the City Council to discuss at a future meeting, please list your name, address, telephone number, and the specific topic. If you have additional documentation which would be beneficial to the topic, please attach to this form. The item will be reviewed and possibly scheduled for a future meeting, or forwarded to City staff for appropriate action.

Event insurance is required for anyone wishing to use city right-of-way (e.g. block off streets for block parties, block off sidewalks and/or alleys).

Name: Wayne Baseball Association - Tim Reinhardt

Address: 315 North Windom St. (Hank Overin Field)

Telephone No.: 402-518-0597

Date of Request: July 25 - July 29, 2025

Description of Requested Topic: We would like to close north Windom between third and fourth street. And if possible signs or portable speed bumps on fourth street around the alley's between Nebraska and Walnut to slow traffic and reduce the risk of someone getting hit on the street while chasing a foul ball. We are hosting the Class B area 5 senior legion tournament and 6 teams are coming in. Tournament Schedule attached



Home of Wayne State College



Equal Housing Opportunity

Class B Area 5 Tournament

Street closure request

Friday, July 25—Noon to 10:00 p.m.

Saturday, July 26—Noon to 10:00 p.m.

Sunday, July 27—Noon to 10:00 p.m.

Monday, July 28—3:00 p.m. to 10:00 p.m.

Tuesday, July 29—3:00 p.m. until last game is completed (7:00 or 10:00 p.m.)

[Back to Top](#)

Betty McGuire - [External] Council agenda request

From: Mike Powicki <mipowic1@wsc.edu>
To: "Wes Blecke <wblecke@cityofwayne.org>" <wblecke@cityofwayne.org>, BettyM...
Date: 7/11/2025 3:36 PM
Subject: [External] Council agenda request

Wes and Betty,

Can I please get on the City Council agenda to make my annual fireworks request. Going to add to it a little bit this year:

- Thursday, Aug. 28 – Football vs. UNK
 - Seek approval for limited fireworks display before and during game (when team takes field and after scores)
- Saturday, Sept. 6 - Football vs. UMary (Family Weekend)
 - Seek approval for full family weekend post-game fireworks show (also some pre-game and in-game fireworks)
- Will work with Premier Pyrotechnics for both

Thanks.

Mike Powicki
Director of Athletics
Wayne State College

1111 Main Street
Wayne, NE 68787
402.375.7520
WSCWildcats.com



RESOLUTION NO. 2025-42

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WAYNE, NEBRASKA, APPROVING THE CITY OF WAYNE REDEVELOPMENT PLAN FOR THE SEBADE FOUR-PLEX APARTMENTS REDEVELOPMENT PROJECT; APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF WAYNE; AND APPROVAL OF RELATED ACTIONS.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF WAYNE, NEBRASKA:

Recitals:

a. The Mayor and Council of the City of Wayne, Nebraska (the "City"), upon the recommendation of the City Planning Commission (the "Planning Commission"), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"), has previously declared an area, including an area legally described on the attached Exhibit "A" (the "Redevelopment Area"), to be blighted and substandard and in need of redevelopment; and

b. The Community Redevelopment Authority of the City of Wayne (the "Authority") has received an application from Sebade Housing, LLC (the "Redeveloper") for a grant from tax increment financing to assist in development of:

A four-plex apartment building (collectively called the "Redevelopment Project").

c. Pursuant to and in furtherance of the Act, the City of Wayne Redevelopment Plan for the Sebade Four-Plex Apartments Redevelopment Project (the "**Redevelopment Plan**") has been prepared and submitted to the Authority by the Redeveloper, a copy of which is on file in the office of the Wayne City Clerk, and is incorporated herein by this reference, for the purpose of redeveloping the Redevelopment Area; and

d. The Authority submitted the Redevelopment Plan to the Planning Commission for its recommendation on the Redevelopment Plan after holding a public hearing in compliance with the provisions of the Act; and

e. The Planning Commission has reviewed the Redevelopment Plan and recommended its approval by the Mayor and Council of the City; and

f. The Authority has conducted a cost benefit analysis, pursuant to Section 18-2113 of the Act, of the project set forth in the Redevelopment Plan (the "Redevelopment Project"), reviewed the Redevelopment Plan, and recommended approval of the Redevelopment Plan by the Mayor and Council of the City; and

g. The City, in compliance with all public notice requirements imposed by the Act, published and mailed notices of a public hearing regarding the consideration of the approval of the Redevelopment Plan pursuant to the Act, and has on the date of this Resolution held a public hearing on the proposal to approve the Redevelopment Plan and received public comment thereon; and

h. The City Council has reviewed the Redevelopment Plan and determined that the proposed land uses and building requirements described in it are designed with the general purpose of accomplishing a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency in economy in the process of development, including, among other things, adequate provisions for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

RESOLVED THAT:

1. The Redevelopment Plan is determined to be feasible and in conformity with the general plan for the development of the City as a whole, and the Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Act. Section 18-2102 of the Act establishes the legislative declarations and determinations for the Act. The Redevelopment Plan clearly demonstrates that the criteria declarations have been satisfied. The Redevelopment Area (the "Site") constitutes an economically and socially undesirable land use in its current state and requires substantial earth work to prepare the site for any useful purpose. Further, construction of said project is cost prohibitive and not otherwise financially feasible without assistance of tax increment financing.

The City Council further finds and documents that: the Redevelopment Project described in the Redevelopment Plan would not be economically feasible without the use of funds from tax-increment financing and would not occur in the Redevelopment Area without the use of funds from tax-increment financing; the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The Cost Benefit Analysis incorporated into the Redevelopment Plan and adopted by the Authority provides significant documentation of the benefit to the City. Documentation that the project is not financially feasible has been provided by the Redeveloper's lender, stating, in substance, that funds will not be provided for development without the provision of tax increment financing. The City Council acknowledges receipt of the recommendations of the Authority and the Planning Commission with respect to the Redevelopment Plan.

2. The Redevelopment Plan is approved in the form filed with the Wayne City Clerk.

3. In accordance with Section 18-2147 of the Act, the City provides that any ad valorem tax on real property in the City of Wayne, Nebraska, more fully described on Exhibit A, attached hereto, for the benefit of any public body be divided for a period of 15 years after the effective date as provided in Section 18-2147 of the Act, which effective date shall be determined in a Redevelopment Contract and a Redevelopment Contract Amendment entered into between the Redeveloper and the Authority. Said tax shall be divided as follows:

(a) That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the Redevelopment Project Valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and

(b) That proportion of the ad valorem tax on real property in the Project Area in excess of such amount (the Redevelopment Project Valuation), if any, shall be allocated to, is pledged to, and, when collected, shall be paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, the Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in the Redevelopment Project Area shall be paid into the funds of the respective public bodies.

4. The Mayor and Clerk are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Redevelopment Plan.

5. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this 21st day of July, 2025.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

Lot Ten, and the South One-Half of Lot Eleven, Block Eleven, North Addition to the City of Wayne, Wayne County, Nebraska

CITY OF WAYNE
REDEVELOPMENT PLAN FOR THE SEBADE FOUR PLEX APARTMENTS
REDEVELOPMENT PROJECT

I. INTRODUCTION.

The City of Wayne, Nebraska, recognizes that blight is a threat to the continued stability and vitality of the City as a focal point of business, financial, social, cultural and civic activity of the region, and a focus of community pride and achievement. Therefore, the City has initiated a program of revitalization with the goal of eliminating blighting influences in the City of Wayne. This redevelopment plan provides for the demolition of an existing 105 year old residence in a dilapidated state and construction of a four-unit apartment complex at 414 Nebraska Street in Wayne.

Sebade Housing, LLC, (the "Redeveloper") has acquired the property shown on Exhibit "A" and seeks to construct a four plex apartment building. Financing for the development is contingent on Tax Increment Financing to make this project a reality.

The Redeveloper seeks a public private partnership to redevelop real estate in the City that the City Council has declared substandard and blighted pursuant to the Nebraska Community Development Law (the "Act").

The Redevelopment Area subject to this Plan covers an area consisting of 11,250 square feet. The site previously is improved with a single-family residence.

To encourage private investment in the Redevelopment Area, this Plan has been prepared to set forth the **CITY OF WAYNE REDEVELOPMENT PLAN FOR THE SEBADE FOUR PLEX APARTMENTS REDEVELOPMENT PROJECT** ("Redevelopment Project"), which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the Redevelopment Area.

II. EXISTING SITUATION.

This section of the Redevelopment Plan examines the existing conditions within the designated Redevelopment Area. This section is divided into the following subsections: existing land use, existing zoning, existing public improvements, and existing building condition/blighting influences.

A. Existing Land Use. The Redevelopment Area contains approximately 11,250 square feet and contains a dilapidated residence and separate detached garage. This use is shown on Exhibit "B".

B. Existing Zoning. The Community Redevelopment Area is zoned R-3. This zone allows for development of the project as a conditional use as part of the building permit process.

C. Existing Public Improvements. The Redevelopment Area is a corner lot adjacent to paved streets, potable water and sanitary sewer mains and appropriate storm water drainage.

D. Existing Building Conditions. The Redevelopment Area was declared blighted and substandard as part of a larger area pursuant to the Act.

III. FUTURE SITUATION.

This section of the Redevelopment Plan examines the future conditions within the Community Redevelopment Area. This section is divided into the following subsections:

- A. Proposed Land Use Plan
- B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations
- C. Relationship to Local Objectives
- D. Building Requirements and Standards after Redevelopment
- E. Proposed Changes and Actions
- F. Cost-Benefit Analysis
- G. Proposed Cost and Financing
- H. Procedure for Changes in the Approved Redevelopment Plan

A. Proposed Land Use Plan. The land use plan for the Redevelopment Areas will change from single-family to multi-family. Exhibit "C" shows the site layout and elevation.

The Redevelopment Authority intends to negotiate a specific redevelopment agreement with the Redeveloper, outlining the proposed Redevelopment Project. The written redevelopment agreement will include a Redevelopment Project description, specific funding arrangements, and specific covenants and responsibilities of the Community Redevelopment Authority and the Redeveloper to implement the Redevelopment Project.

B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations. In accordance with the Act, the Plan described in this document has been designed to conform to the 2017 Comprehensive Development Plan for the City of Wayne ("Comp Plan"). By approval of this Plan, the City Council finds that this Plan is feasible and in conformity with the general plan for the development of the City as a whole and the plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law. This finding is documented by a determination that the Act provides for rehabilitation of structures in a blighted area; that the redevelopment area is subject to deterioration, has an assessed value of approximately \$70,910 and will entice more than a \$400,000 investment and provide needed apartments targeted to local workforce participants.

C. Relationship to Local Objectives. The proposed Redevelopment Area lies within the boundary described on attached Exhibit "A". The Redeveloper will apply for a conditional use permit as part of the building permit process to allow for the implementation of this redevelopment project. This Plan has been developed on the basis of the goals, policies and

actions adopted by the City for the community as a whole. General goals, policies and actions relating to the community as a whole and for the Redevelopment Area will be set forth in the Comp Plan and zoning regulations.

D. Building Requirements and Redevelopment Standards. The redevelopment of the Redevelopment Area should generally achieve the following requirements and standards:

1. Population Density. There is one dwelling unit currently located within the Redevelopment Area. The population will increase consistent with occupancy for the four planned apartments.

2. Land Coverage and Building Density. This Plan will increase site coverage as shown on exhibit "C".

3. General Environment. Provide for the redevelopment and rehabilitation of the site and construction of apartments with angled street parking.

4. Building Heights and Massing. Building heights and massing will be consistent with zoning standards.

5. Circulation, Access and Parking. Provide for vehicular access for the Redevelopment Area in a manner consistent with the needs of the development and the community.

Provide for an adequate supply of appropriately located parking in accordance with applicable zoning district regulations

E. Proposed Changes and Actions. The Redevelopment Area will transition from a single-family home to a four-plex apartment building. This section describes the proposed changes needed, if any, to the zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances, and actions to be taken to implement this Plan.

1. Zoning, Building Codes and Ordinances. The Redevelopment Area is zoned R-3. A conditional use permit will be approved as part of the building permit issuance allowing for the apartment construction. No additional changes to the City's Zoning Ordinances, Building Codes, or other local ordinances are contemplated to implement this Redevelopment Plan.

2. Traffic Flow, Street Layout and Street Grades. No changes will be required for traffic control or street layout.

3. Public Redevelopments, Improvements, Facilities, Utilities and Rehabilitations. No additional public facilities will be required to support the redevelopment project.

4. Site Preparation and Demolition. Site preparation and demolition will be required.

5. Private Redevelopment, Improvements, Facilities and Rehabilitation. The private improvements anticipated within the Redevelopment Area include the building construction of apartments and paved parking.

6. Open Spaces, Pedestrian ways, Landscaping, Lighting, Parking. The proposed site plan and private sector improvements will comply with the City's minimum open space, pedestrian way, landscaping, lighting, and parking standards as defined in the Zoning and Subdivision Ordinances, Building Codes or other local ordinances. In addition, the City may elect to require additional standards in these areas as described in a written redevelopment agreement in order to help remove blight and substandard conditions

F. Cost-Benefit Analysis. A Redevelopment Project TIF Statutory Cost Benefit Analysis ("Cost-Benefit Analysis") is required to be prepared by the Redevelopment Authority prior to submission of this Plan to the City Council. The Cost-Benefit Analysis must comply with the requirements of the Act in analyzing the costs and benefits of the Redevelopment Project, including costs and benefits to the economy of the community and the demand for public and private services. The Cost-Benefit Analysis is set forth on Exhibit "D".

G. Proposed Costs and Financing; Statements. The Authority will negotiate with the Redeveloper of the Redevelopment Area on a specific written redevelopment agreement. The written redevelopment agreement would include a site plan, project description, and specific Tax Increment Financing arrangements.

The sources and uses of funds for the project are shown below:

Description	TIF Eligible Expenses
Site purchase	\$40,710
Sidewalks & streets	\$ 7,000
Site Preparation	\$ 3,000
Demolition	\$10,450
Utility extension	\$ 5,500
<u>CRA legal</u>	<u>\$ 8,500</u>
TOTAL	\$75,160

The Redeveloper seeks the issuance of a tax increment revenue bond in the amount of \$71,660. However, the current estimated TIF proceeds are \$40,500 at an interest rate of 7%. TIF proceeds will be used to reimburse a portion of eligible costs. The Redeveloper plans to obtain financing for approximately \$325,000 and provide equity for the remainder of the costs.

Total project costs are estimated at \$475,160. The estimated assessed valuation at completion is \$385,000.

The Redevelopment Authority will not fund improvements that exceed the amount of funds available from tax-increment financing indebtedness.

Any ad valorem tax levied upon the real property in a Redevelopment Project for the benefit of any public body shall be divided, for a period not to exceed fifteen (15) years after the effective date established in the redevelopment agreement. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the Redevelopment Project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

b. That portion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a Redevelopment Project shall be paid into the funds of the respective public bodies.

The Redevelopment Project is within the corporate boundaries of the City.

Because the Plan proposes to use tax-increment financing funds as authorized in §18-2147 of the Act, the Authority and City Council, in approving this Plan find as follows:

a. the Redevelopment Project in the Plan would not be economically feasible without the use of tax-increment financing; [documentation of this finding is provided by correspondence from the Redeveloper's lender indicating that loans for the Redevelopment Project are contingent on receiving tax increment financing as proposed in this plan.]

b. the Redevelopment Project would not occur in the Redevelopment Area without the use of tax-increment financing; and

c. the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and been found to be in the long-term best interest of the community impacted by the Redevelopment Project. This project is consistent with the legislative findings of the Community Development Law in that the project demolishes a structure that has exceeded its useful life and replaces it with new housing.

H. Procedure for Changes in the Approved Redevelopment Plan. If the City of Wayne desires to significantly modify this Plan, it may do so after holding a public hearing on the proposed change in accordance with applicable state and local laws. A redevelopment plan which has not been approved by the governing body when recommended by the authority may again be recommended to it with any modifications deemed advisable. A redevelopment plan may be modified at any time by the Redevelopment Authority, provided, that if modified after the lease or sale of real property in the Redevelopment Area, the modification must be consented to by the redeveloper or redevelopers of such property or his successor, or their successors, in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment plan as previously approved by the governing body the modification must similarly be approved by the governing body.

I. Relocation Expenditures. In the event that The Community Redevelopment Authority is required to relocate current tenants of the existing structures, the Authority will adopt rules and regulations pursuant to the Act. This Plan will not be implemented unless the Authority is reimbursed, by the redeveloper, in advance, for all estimated and actual costs incurred by the Authority, including professional fees required as a result of such relocation undertaking.

Exhibit "A"

Lot Ten (10) and the South one half of Lot Eleven (S ½ Lot 11) Block 11 North
Addition to the City of Wayne, Wayne County, Nebraska.

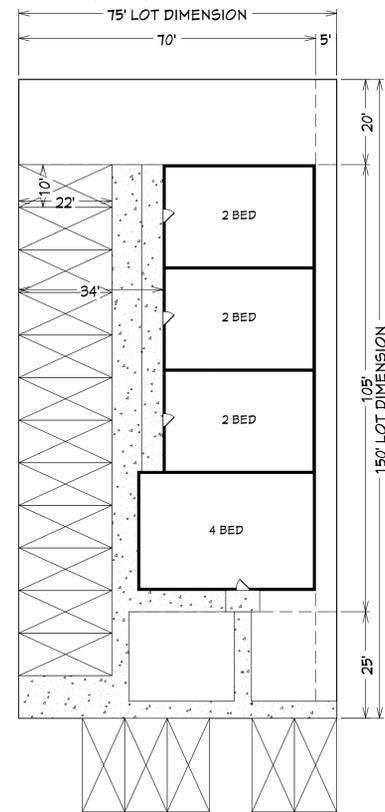
Exhibit "B"
Current Land Use Site Map

Exhibit "C"
Future Land Use Map



SOUTH ELEVATION

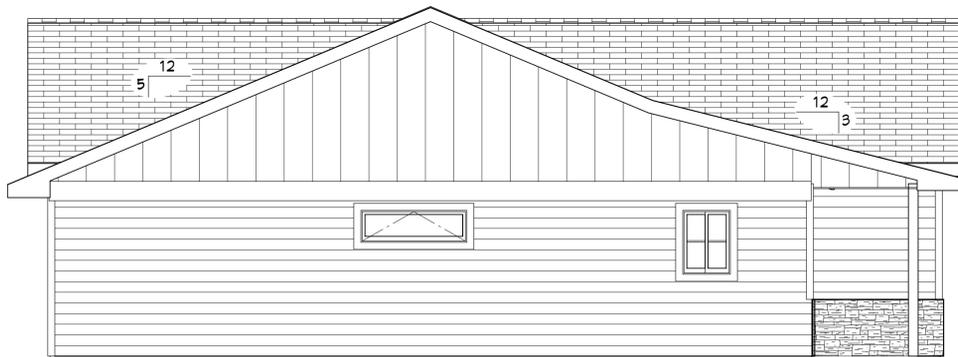
SCALE: 1/4"=1'-0"



NEBRASKA STREET

SITE LAYOUT

SCALE: 1"=20'-0"



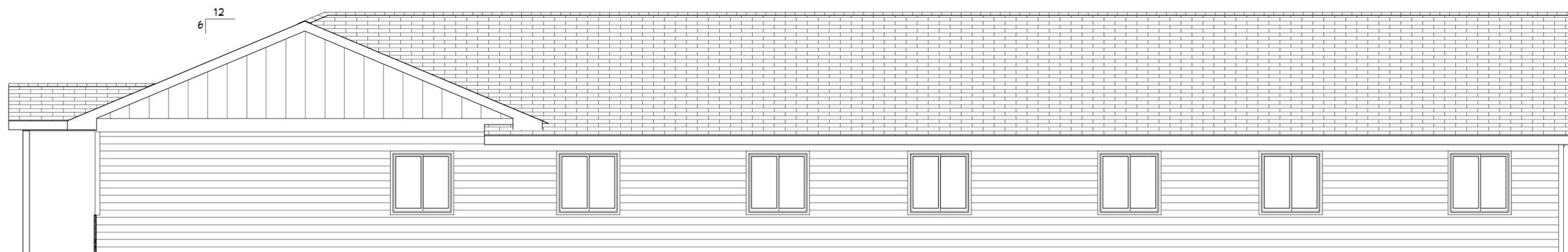
WEST ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"



NORTH ELEVATION

SCALE: 1/4"=1'-0"

CHAD SEBADE
414 NEBRASKA ST,
WAYNE, NE

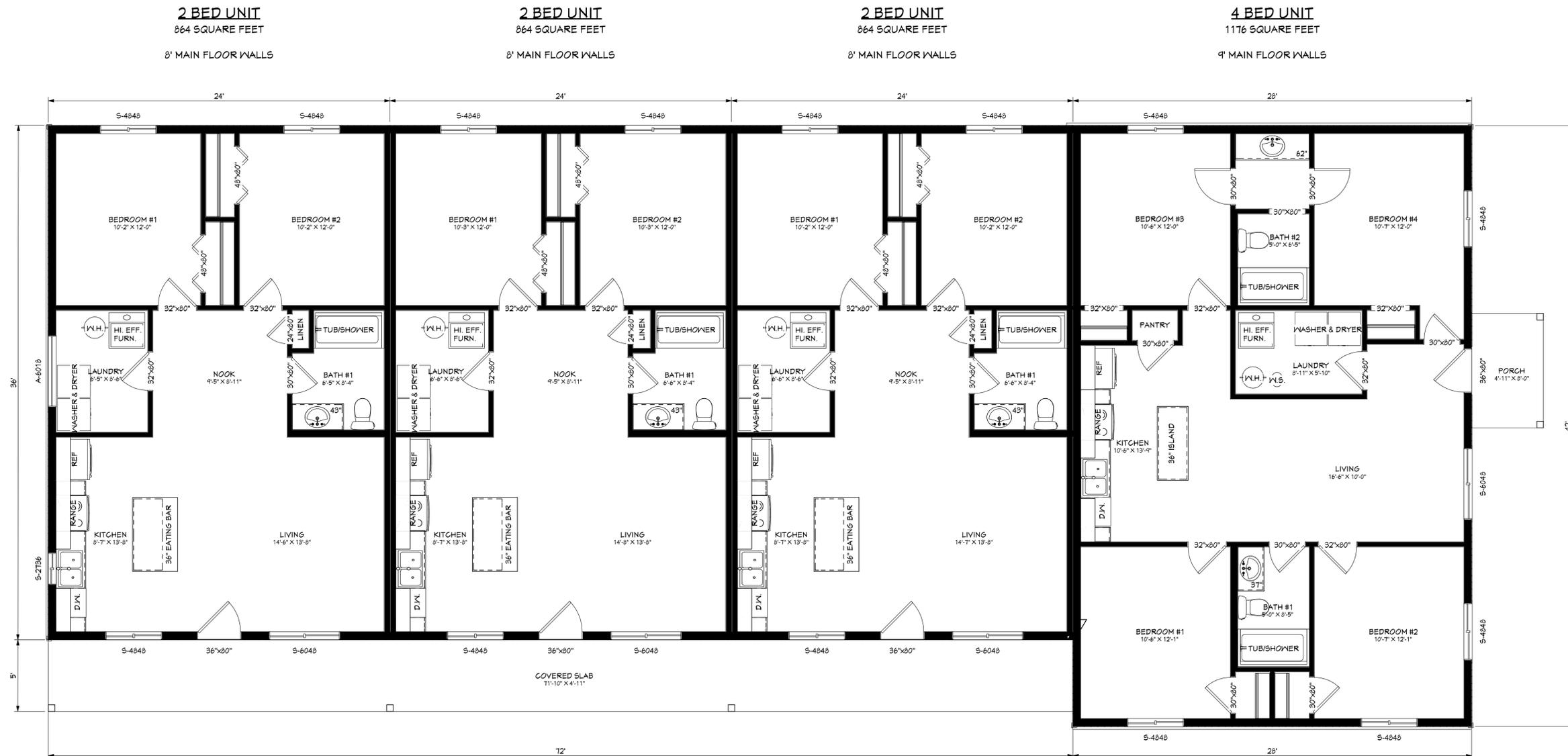
THESE PLANS HAVE BEEN DESIGNED ACCORDING TO OWNER SPECIFICATIONS AND DEFER ALL ENGINEERING TO THE OWNER. A STRUCTURAL ARCHITECT WAS NOT USED IN ENGINEERING THIS PLAN, THEREFORE ALL STRUCTURAL SUPPORT AND WARRANTIES REFER TO THE CONTRACTOR AND OWNER.

CJH TECHNOLOGIES
604 WEST 2ND STREET - WAYNE, NE 68787
cjhtechnologies@gmail.com - 402-364-3555

DATE
3/25/2025

SHEET:

1 OF 2



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

SLAB ON GRADE, 3760 SQ. FT.



CHAD SEBADE
414 NEBRASKA ST,
WAYNE, NE

THESE PLANS HAVE BEEN DESIGNED ACCORDING TO OWNER SPECIFICATIONS AND DEFER ALL ENGINEERING TO THE OWNER. A STRUCTURAL ARCHITECT WAS NOT USED IN ENGINEERING THIS PLAN, THEREFORE ALL STRUCTURAL SUPPORT AND WARRANTIES REFER TO THE CONTRACTOR AND OWNER.

CJH TECHNOLOGIES
604 WEST 2ND STREET - WAYNE, NE 68787
cjhtechnologies@gmail.com - 402-364-3555

DATE
3/25/2025

SHEET:

2 OF 2

Exhibit "D"
Statutory Cost Benefit Analysis

STATUTORY COST BENEFIT ANALYSIS

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2022), the City of Wayne has analyzed the costs and benefits of the proposed Sanctuary Apartments Redevelopment Project, including:

Project Sources and Uses. Approximately \$75,000 [\$40,500 in principal and \$34,500 in interest] in potential property tax receipts from tax increment financing provided by the Community Redevelopment Authority of the City of Wayne (the "Authority") is required to complete the proposed redevelopment. Such a TIF grant by the Authority will leverage an estimated \$434,660 in other investment and financing; an investment of \$5.79 for every dollar of tax increment financing.

Tax Shifts. The property to be redeveloped is anticipated to have a January 1, 2025, valuation of 70,910. Based on the 2024 levy of .0160%, this would result in a real property tax of approximately \$1,134. It is anticipated that the assessed value will increase by \$314,090 when the Project is completed. This will result in an increase in tax of approximately \$5,025 annually, based on the 2024 levy. The tax increment gained from this Redevelopment Project area would not be available for use by the taxing entities as general tax revenues but would be used to pay the TIF bonds issued to pay for eligible improvements to enable this project to be realized.

Estimated 2025 assessed value:	\$ 70,910
Estimated value after completion	\$ 385,000
Increment value	\$ 314,090
TIF bond issue	\$ 40,500

Public Infrastructure and Community Public Service Impacts. The Project requires no public infrastructure installation or public service costs. Fire and police protection are considered adequate and no additional personnel or equipment is contemplated.

Employment Within the Project Area. Employment within the Project Area is not expected to increase during apartment construction.

Employment in the City Outside the Project Area. No impact is contemplated.

Other Impacts. Additional housing will provide homes for new residents having a positive impact on the local economy.

Impacts on student populations. No significant student population increase is expected as a result of the redevelopment project.

RESOLUTION NO. 2025-43

A RESOLUTION AUTHORIZING CITY ADMINISTRATOR TO APPLY FOR NEBRASKA PUBLIC TRANSPORTATION ACT FUNDS.

WHEREAS, there are federal funds available under Section 5311 of the Federal Transit Act and for the Nebraska Public Transportation Assistance Program; and

WHEREAS, the City of Wayne desires to apply for said funds to provide public transportation in the City of Wayne with special emphasis on meeting the needs of elderly persons; and

WHEREAS, the City of Wayne, by way of this Resolution, is approving the submission of the City's application for a 7-passenger Non-ADA mini-van; and

WHEREAS, the City Administrator of Wayne, Nebraska, is authorized to sign the application for federal assistance, and any other official documents that are necessary to obtain such assistance, including any agreements, contracts or other documents that are required by the State of Nebraska; and

WHEREAS, the City of Wayne, Nebraska, currently has the written commitment for the 20% local matching share that are identified on the application form and the supplemental documents and will, as it becomes necessary, allocate the local funds for the project; and

WHEREAS, the City of Wayne, Nebraska, will commit the necessary financial resources or 20% funding for the purchase of said 7-passenger Non-ADA mini-van.

WHEREAS, the City of Wayne, Nebraska, will not discriminate against any person on the basis of race, color, age, religion, disability, sex or nation origin in the use of any property or facility that is acquired or developed pursuant to the project proposal, and shall comply with the terms and intent of Title VI of the Civil Rights Act of 1964, and any of the regulations promulgated pursuant to such Act; and

WHEREAS, the City of Wayne, Nebraska, will comply with all rules and regulations and applicable Executive Orders and all state laws that govern the grant applicant during the performance of the project; and

WHEREAS, the City of Wayne, Nebraska, will comply with the Federal disability access and use standards where they can be reasonably applied, in accord with the American with Disability Act of 1991.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Wayne, Nebraska, that the City Administrator is authorized to apply for the above-mentioned funds and that said funds will be used for the purchase of a 7-passenger Non-ADA mini-van.

PASSED AND APPROVED this 21st day of July, 2025.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

Project Budget

Asset	Vehicle/Equipment/Other Description	Quantity	Unit Cost	Total Cost
Vehicle	Non-ADA Minivan	1	\$48,229	\$48,229
Vehicle	Non-ADA Transit		\$69,298	\$0
Vehicle	Small Bus		\$125,000	\$0
Vehicle	Minivan		\$77,000	\$0
Vehicle	Transit (Rear Lift)		\$97,000	\$0
Vehicle	Transit (Side Lift)		\$103,000	\$0
Total				\$48,229
Federal Share:				\$38,583,200,000,000,000
State Share:				\$0
Local Share:				\$9,645,800,000,000,000

Local Share: \$9,645,800,000,000,000

RESOLUTION NO. 2025-44

A RESOLUTION APPROVING LETTER AGREEMENT AMENDMENT #1 TO THE ORIGINAL LETTER AGREEMENT WITH OLSSON FOR ADDITIONAL SERVICES ON THE “WAYNE PRAIRIE PARK PHASE 4 – EAST DITCH STORM SEWER PROJECT.”

WHEREAS, the Wayne City Council previously approved/appointed Olsson as the special engineer on the “Wayne Prairie Park Phase 4 – East Ditch Storm Sewer Project” on March 18, 2025, for \$195,000.00; and

WHEREAS, said Letter Agreement has been amended to include additional engineering services for construction staking and administration/observation services to be performed by Olsson for an additional fee, which is on a time and expense basis, not to exceed \$25,000.00.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of the City of Wayne, Nebraska, that Letter Agreement Amendment No. 1 is hereby approved and made a part of the original agreement previously entered into with Olsson on March 18, 2025, for the “Wayne Prairie Park Phase 4 – East Ditch Storm Sewer Project.”

PASSED AND APPROVED this 21st day of July, 2025.

THE CITY OF WAYNE, NEBRASKA

By _____
Mayor

ATTEST:

City Clerk



LETTER AGREEMENT AMENDMENT #1

Date: July 11, 2025

This AMENDMENT ("Amendment") shall amend and become a part of the Letter Agreement for Professional Services dated March 18, 2025, between City of Wayne ("Client") and Olsson, Inc. ("Olsson") providing for professional services for the following Project (the "Agreement"):

PROJECT DESCRIPTION AND LOCATION

Project is located at: Wayne, Nebraska

Project Description: Construction and Staking Services for the 4th Street Storm Sewer and Roundabout/Parks & Rec Paving .

SCOPE OF SERVICES

Client and Olsson hereby agree that Olsson's Scope of Services under the Agreement is amended by adding the services specifically described below for the additional compensation set forth below:

Construction Services

1. Construction Staking and Administration/Observation

The following Construction Services are anticipated for this project

- Respond to Contractor Request for Information (RFI's)
- Review Shop Drawings and other Submittals pertaining to this project.
- Construction Staking. (5 trips anticipated)
- On-Call Construction Observation/Inspections.(1 trip per week anticipated)
- Review and Certify Contractor Pay Requests.
- Complete Record Drawings

Project Exclusions:

The following items, in addition to any items not specifically listed above are not included in this proposal but can be provided under a supplemental agreement:

- Additional Design Services
- Additional Reports or Studies
- Legal Survey Services (ALTA, Boundary, Easements, etc.)
- Permit Fees

Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

Olsson agrees to provide all of its services in a timely, competent and professional manner, in accordance with applicable standards of care, for projects of similar geographic location, quality and scope.

SCHEDULE FOR OLSSON'S SERVICES

Unless otherwise agreed, Olsson expects to perform its services covered by this Amendment as follows:

Anticipated Start Date: July 2025
Anticipated Completion Date: December 2025

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

COMPENSATION

For the additional Scope of Services specifically set forth in this Amendment, Client shall pay Olsson the following fee in addition to the fee(s) set forth in the Agreement:

Client shall pay to Olsson for the performance of **CONSTRUCTION SERVICES**, the actual time of personnel performing such services in accordance with the Labor Billing Rate Schedule and all actual reimbursable expenses in accordance with the Reimbursable Expense Schedule attached to the agreement. Olsson shall submit invoices on a monthly basis, and payment is due within 30 calendar days of invoice date.

Olsson's **CONSTRUCTION SERVICES** will be provided on a time-and-expense basis not to exceed **Twenty-Five Thousand dollars (\$25,000.00)**.

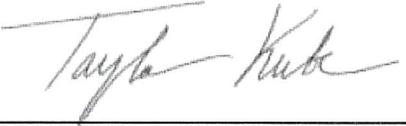
TERMS AND CONDITIONS OF SERVICE

All provisions of the original Agreement not specifically amended herein shall remain unchanged.

If this Contract Amendment satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain a copy for your files and return an executed original to Olsson. This proposal will be open for acceptance for a period of 30 days from the date set forth above, unless changed by us in writing.,

OLSSON, INC.

By 
Seth Lange, PE

By 
Taylor Kube, PE

By signing below, you acknowledge that you have full authority to bind Client to the terms of this Amendment. If you accept this Amendment, please sign:

CITY OF WAYNE

By _____
Signature

Printed Name _____

Title _____

Dated: _____



CERTIFICATE OF PAYMENT: 1

Date of Issuance: July 17, 2025

Project: Wayne Prairie Park Phase 4 - East Ditch Storm Sewer

Project No.: 025-01686

Contractor: Robert Woehler & Sons Construction, Inc.

DETAILED ESTIMATE

Description	Unit Price	Extension
See Attached.		

PLEASE REMIT PAYMENT TO: Robert Woehler & Sons Construction, Inc.

Value of Work Completed This Request:	<u>\$18,250.00</u>
Value of Materials Stored:	<u>\$58,892.20</u>

Original Contract Cost:	<u>\$177,470.44</u>
Approved Change Orders:	
No. 1	<u>\$0.00</u>
No. 2	<u>\$0.00</u>
No. 3	<u>\$0.00</u>

Total Contract Cost: \$177,470.44

Value of completed work and materials stored to date	<u>\$77,142.20</u>
Less retainage percentage 10%	<u>\$7,714.22</u>
Net amount due including this estimate	<u>\$69,427.98</u>

Less: Estimates previously approved:

No. 1	<u>\$0.00</u>	No. 3	<u>\$0.00</u>	No. 5	<u>\$0.00</u>
No. 2	<u>\$0.00</u>	No. 4	<u>\$0.00</u>	No. 6	<u>\$0.00</u>

Total Previous Estimates: \$0.00

NET AMOUNT DUE THIS ESTIMATE: \$69,427.98

The undersigned hereby certifies, based upon periodic observations as set forth in scope of work and the data included in all applicable payment applications that, to the best of its knowledge, information and belief: (1) the work has progressed as indicated in the applicable payment applications; (2) the work performed and materials delivered by Contractor are in conformance with the plans and specifications; and (3) the Contractor, in accordance with the contract, is entitled to payment as indicated above.

This certification does not constitute a warranty or guarantee of any type. Client shall hold its Contractor solely responsible for the quality and completion of the Project, including construction in accordance with the construction documents. Any duty or obligation of Olsson hereunder is for the sole benefit of the Client and not for any third party, including the Contractor or any Subcontractor.

cc: - Owner
Robert Woehler & Sons Construction, Inc.
Project File

OLSSON

By: Taylor Kerber



Robert Woehler & Sons Construction, Inc.
 123 Fairgrounds Ave.
 Wayne NE 68787

Phone: 402-375-3744
 Fax: 402-833-5363
 Cell: 402-369-0049

Pay Application # 1

7/15/2025

To: City of Wayne
 Wayne Prairie Park Phase 4
 Wayne, NE
 Engineer: Olsson

Office:
 Cell:
 Fax:

	Base Bid		Bid	Total Installed	Bid Price	
1	Mobilization	LS	1	1.00	\$10,000.00	\$10,000.00
2	Earthwork 2900 CY	LS	1	0.25	\$22,000.00	\$5,500.00
3	Traffic Control	LS	1	0.25	\$2,000.00	\$500.00
4	Erosion Control	LS	1	0.25	\$5,000.00	\$1,250.00
5	Remove Structure & Pipe	SY	1	1.00	\$1,000.00	\$1,000.00
6	Remove RipRap	SY	50	0.00	\$20.00	\$0.00
7	Remove and Replace Unsuitable Soil	CY	100	0.00	\$20.00	\$0.00
8	60" Storm Pipe	LnFt	780	0.00	\$122.00	\$0.00
9	42" Storm Pipe	LnFt	20	0.00	\$125.00	\$0.00
10	5.5 x 4.5 Area Inlet	EA	2	0.00	\$7,635.36	\$0.00
11	5' x 6' Junction Box	EA	1	0.00	\$11,539.72	\$0.00
12	Seeding	AC	2	0.00	\$5,000.00	\$0.00

Total	\$18,250.00
Stored Material	\$58,892.20
Total	\$77,142.20
Less 10% Retention	\$7,714.22
Total	\$69,427.98
Less Previous Payments	\$0.00
Total Due This Pay Application	\$69,427.98



LINCOLN WINWATER WORKS CO.
 515 NW 27TH ST, STE 2
 LINCOLN NE 68528-1001

INVOICE

Page	CUSTOMER NUMBER	INVOICE NUMBER
1 of 1	00783-000453	111930 01
DB	INVOICE DATE	INVOICE TOTAL
17	06/24/2025	\$11,661.50

BILL TO :

ROBERT WOEHLER & SONS CONSTR
 123 FAIRGROUNDS AVE
 WAYNE, NE 68787-2041

To Reorder Contact Us At
 Phone No: (402) 438-2988
 Fax No: (402) 438-2992

SHIP TO:

ROBERT WOEHLER & SONS CONSTR
 916 E 4TH ST
 WAYNE NE 687872238

PURCHASE ORDER NUMBER	SALESPERSON	TYPE SHIPMENT	SHIP VIA	PAYMENT TERMS	SHIP DATE
	015-ERIC EICKMEIER	STOCK		1% 10TH, NET 30TH	06/24/2025
PLACED BY			JOB NAME		
BJ			WAYNE PRAIRIE PARK PHASE 4		

UNITS ORDERED	U/M	ITEM DESCRIPTION	UNITS SHIPPED	B/C	PRICE	DISC/RSTK	EXTENDED	TAX
780	FT	60650020IB 60X20 WT/IB PIPE	140	B	\$74.9900		\$10,498.60	Y
1		6065AA 60" N12 SPLIT COUPLING	1		\$400.0000		\$400.00	Y
20	EA	42X20' SOLID N-12 WT/IB PIPE		B	\$57.0700		\$0.00	Y
2	EA	2126 CATCH BASIN INLET HD F&G GRATE & FRAME		B	\$2,172.0000		\$0.00	Y
1	EA	1054 MANHOLE RING & COVER		B	\$1,415.0000		\$0.00	Y

TAX AREA ID: 281790410
 FEDERAL TAX ID NUMBER: 261074970
 TERMS AND CONDITIONS: You agree that the sale of these products/services is subject to all of our standard terms and conditions of sale located at our website: www.winsupplyinc.com/tc-sale

	Net Sales	\$10,898.60
	Freight	\$0.00
State Tax %5.50	State Tax	\$599.42
Local Tax %1.50	Local Tax	\$163.48
	Invoice Total	\$11,661.50

PAY FULL INVOICE AMOUNT BY 07/25/2025
IF PAID BY 07/10/25 YOU MAY DEDUCT \$108.99

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. For inquiries please call (402) 438-2988.



LINCOLN WINWATER WORKS CO.
515 NW 27TH ST, STE 2
LINCOLN NE 68528-1001

INVOICE

Page	CUSTOMER NUMBER	INVOICE NUMBER
1 of 1	00783-000453	111930 02
DB	INVOICE DATE	INVOICE TOTAL
18	06/25/2025	\$19,257.43

BILL TO :

ROBERT WOehler & SONS CONSTR
123 FAIRGROUNDS AVE
WAYNE, NE 68787-2041

To Reorder Contact Us At
Phone No: (402) 438-2988
Fax No: (402) 438-2992

SHIP TO:

ROBERT WOehler & SONS CONSTR
916 E 4TH ST
WAYNE NE 687872238



4734

PURCHASE ORDER NUMBER	SALESPERSON	TYPE SHIPMENT	SHIP VIA	PAYMENT TERMS	SHIP DATE
	015-ERIC EICKMEIER	STOCK		1% 10TH, NET 30TH	06/25/2025

PLACED BY	JOB NAME
BJ	WAYNE PRAIRIE PARK PHASE 4

UNITS ORDERED	U/M	ITEM DESCRIPTION	UNITS SHIPPED	B/C	PRICE	DISC/RSTK	EXTENDED	TAX
640	FT	606500201B 60X20 WT/IB PIPE	240	B	\$74.9900		\$17,997.60	Y
20	EA	42X20' SOLID N-12 WT/IB PIPE		B	\$57.0700		\$0.00	Y
2	EA	2126 CATCH BASIN INLET HD F&G GRATE & FRAME		B	\$2,172.0000		\$0.00	Y
1	EA	1054 MANHOLE RING & COVER		B	\$1,415.0000		\$0.00	Y

TAX AREA ID: 281790410
FEDERAL TAX ID NUMBER: 261074970
TERMS AND CONDITIONS: You agree that the sale of these products/services is subject to all of our standard terms and conditions of sale located at our website: www.winsupplyinc.com/tcsale

PAY FULL INVOICE AMOUNT BY 07/25/2025
IF PAID BY 07/10/25 YOU MAY DEDUCT \$179.98

	Net Sales	\$17,997.60
	Freight	\$0.00
State Tax % 5.50	State Tax	\$989.87
Local Tax % 1.50	Local Tax	\$269.96
	Invoice Total	\$19,257.43

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. For Inquiries please call (402) 438-2988.



LINCOLN WINWATER WORKS CO.
515 NW 27TH ST, STE 2
LINCOLN NE 68528-1001

INVOICE

Page	CUSTOMER NUMBER	INVOICE NUMBER
1 of 1	00783-000453	111930 03
DB	INVOICE DATE	INVOICE TOTAL
21	06/30/2025	\$29,996.00

BILL TO :

ROBERT WOEHLER & SONS CONSTR
123 FAIRGROUNDS AVE
WAYNE, NE 68787-2041

To Reorder Contact Us At
Phone No: (402) 438-2988
Fax No: (402) 438-2992

SHIP TO:

ROBERT WOEHLER & SONS CONSTR
916 E 4TH ST
WAYNE NE 687872238

PURCHASE ORDER NUMBER	SALESPERSON	TYPE SHIPMENT	SHIP VIA	PAYMENT TERMS	SHIP DATE
	015-ERIC EICKMEIER	STOCK		1% 10TH, NET 30TH	06/30/2025
PLACED BY			JOB NAME		
BJ			WAYNE PRAIRIE PARK PHASE 4		

UNITS ORDERED	U/M	ITEM DESCRIPTION	UNITS SHIPPED	B/C	PRICE	DISC/RSTK	EXTENDED	TAX
400	FT	60650020IB 60X20 WT/IB PIPE	400		\$74.9900		\$29,996.00	N
20	EA	42X20' SOLID N-12 WT/IB PIPE		B	\$57.0700		\$0.00	N
2	EA	2126 CATCH BASIN INLET HD F&G GRATE & FRAME		B	\$2,172.0000		\$0.00	N
1	EA	1054 MANHOLE RING & COVER		B	\$1,415.0000		\$0.00	N

TAX AREA ID: 281790410
FEDERAL TAX ID NUMBER: 261074970
TERMS AND CONDITIONS: You agree that the sale of these products/services is subject to all of our standard terms and conditions of sale located at our website: www.winsupplyinc.com/tcsale

	Net Sales	\$29,996.00
	Freight	\$0.00
State Tax %0.00	State Tax	\$0.00
Local Tax %0.00	Local Tax	\$0.00
	Invoice Total	\$29,996.00

PAY FULL INVOICE AMOUNT BY 08/25/2025
IF PAID BY 08/10/25 YOU MAY DEDUCT \$299.96

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. For Inquiries please call (402) 438-2988.

ORDINANCE NO. 2025-12

AN ORDINANCE AMENDING TITLE XV LAND USAGE, CHAPTER 152 ZONING, SECTION 152.111 SFP FLOODPLAIN DISTRICT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE THAT SAID ORDINANCE BE PUBLISHED IN PAMPHLET FORM.

Section 1. That Title XV Land Usage, Chapter 152 Zoning, Section 151.222 SFP Flood Plain District, shall be amended in its entirety as follows:

152.111 SFP Floodplain District

(A) *Statutory authorization, findings of fact and purposes.*

(1) *Statutory authorization.* The legislature of the state has delegated the responsibility to local governmental units to adopt zoning regulations designed to protect the public health, safety and general welfare. The legislature, in Neb. RS 31-1001 to 31-1022 (as amended), has further assigned the responsibility to adopt, administer and enforce floodplain management regulations to the county, city, or village with zoning jurisdictions over the flood-prone area. Therefore, the city ordains as follows.

(2) *Findings of fact.*

(a) *Flood losses resulting from periodic inundation.* The flood hazard areas of the city are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare.

(b) *General causes of the flood losses.* These flood losses are caused by:

1. The cumulative effect of obstructions in floodplains causing increases in flood heights and velocities; and
2. The occupancy of flood hazard areas by uses vulnerable to floods or hazardous to others, which are inadequately elevated or otherwise unprotected from flood damages.

(c) *Methods used to analyze flood hazards.* This section uses a reasonable method of analyzing flood hazards which consists of a series of interrelated steps:

1. Selection of a regulatory flood which is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated and the depth of the inundation. The base flood is selected for this section. It is representative of large floods which are reasonably characteristic of what can be expected to occur on the particular streams subject to this section. It is in the general order of a flood which could be expected to have a 1% chance of occurrence in any one year, as delineated on the Federal Insurance Administration's Flood Insurance Study **31179CV000B**, and illustrative materials

dated effective on ~~March 18, 2008~~ **September 5, 2025**.

2. Calculation of water surface profiles based on a hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the base flood;
3. Computation of the floodway required to convey this flood without increasing flood heights more than one foot at any point; and
4. Delineation of floodway encroachment lines within which no obstruction is permitted which would cause any water surface increase along the floodway profile.

(3) *Statement of purpose.* It is the purpose of this section to promote the public health, safety, and general welfare and to minimize those losses described herein by applying the provisions of this section to:

- (a) Restrict or prohibit uses which are dangerous to health, safety or property in times of flooding or cause undue increases in flood heights or velocities;
- (b) Require that uses vulnerable to floods, including public facilities which serve such uses, be provided with flood protection at the time of initial construction;
- (c) Protect individuals from buying lands which are unsuited for intended purposes because of flood hazard; and
- (d) Assure that eligibility is maintained for property owners in the community to purchase flood insurance in the National Flood Insurance Program.

(B) *General provisions.*

(1) *Lands to which section applies.* This section shall apply to all lands within the jurisdiction of the city identified on the Flood Insurance Rate Map (FIRM) Panels ~~31179C0070C, 31179C0075C, 31179C0090C, 31179C0185C, 31179C0200C, 31179C0205C, 31179C0075D, 31179C0070D, 31179C0200D, 31179C0185D, 31179C0205D, 31179C0090D~~ dated effective on ~~March 18, 2008~~ **September 5, 2025**, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within Zoning Districts FW and FF established herein. In all areas covered by this section no development shall be permitted, except upon the issuance of a floodplain permit to develop, granted by the city or its duly designated representative under such safeguards and restrictions as the city or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted herein.

(2) *The Enforcement Officer.* The Zoning Administrator/Chief Building Official of the community is hereby designated as the community's duly designated Enforcement Officer under this section.

(3) *Rules for interpretation of district boundaries.* The boundaries of the floodway and flood fringe overlay districts shall be determined by scaling distances on the official zoning map or on

the Flood Insurance Rate Map or Floodway Map. Where interpretation is needed to the exact location of the boundaries of the districts as shown on the official zoning map, as for example where there appears to be a conflict between a mapped boundary and actual field conditions, the Enforcement Officer shall make the necessary interpretation. In such cases where the interpretation is contested, the Board of Adjustment (Appeal Board) will resolve the dispute. The regulatory flood elevation for the point in question shall be the governing factor in locating the district boundary on the land. The person contesting the location of the district boundary shall be given a reasonable opportunity to present his or her case to the Board of Adjustment and to submit his or her own technical evidence, if he or she so desires.

(4) *Compliance.* Within identified special flood hazard areas of the community, no development shall be located, extended, converted or structurally altered without full compliance with the terms of this section and other applicable regulations.

(5) *Abrogation and greater restrictions.* It is not intended by this section to repeal, abrogate or impair any existent easements, covenants or deed restrictions. However, where this section imposes greater restrictions, the provision of this section shall prevail. All other ordinances inconsistent with this section are hereby repealed to the extent of the inconsistency only.

(6) *Interpretation.* In their interpretation and application, the provisions of this section shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

(7) *Warning and disclaimer of liability.* The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur ~~on rare occasions~~ or the flood height may be increased by human-made or natural causes, such as ice jams and bridge openings restricted by debris. This section does not imply that areas outside floodway and flood fringe district boundaries or land uses permitted within such districts will be free from flooding or flood damage. This section shall not create liability on the part of the city or any officer or employee thereof for any flood damages that may result from reliance on this section or any administrative decision lawfully made thereunder.

(8) *Severability.* If any section, clause, provision or portion of this section is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected thereby.

(9) *Appeal.* Where a request for a permit to develop or a variance is denied by the Zoning Administrator/Chief Building Official, the applicant may apply for such permit or variance directly to the Board of Adjustment.

(C) *Development permit.*

(1) *Permit required.* No person, firm or corporation shall initiate any floodplain development or substantial improvement or cause the same to be done without first obtaining a separate permit for development as defined herein.

(2) *Administration.*

(a) The Zoning Administrator/Chief Building Official is hereby appointed to administer and implement the provisions of this section.

(b) Duties of the Zoning Administrator/Chief Building Official shall include, but not be limited to:

1. Review all development permit applications to assure that sites are reasonably safe from flooding and that the permit requirements of this section have been satisfied;

2. Review applications for proposed development to assure that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;

3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;

4. Notify adjacent communities and the ~~State Department of Natural Resources~~ **Nebraska State NFIP Coordinating Office** prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency;

5. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished;

6. Verify, record and maintain record of the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures in special flood hazard areas;

7. Verify, record and maintain record of the actual elevation (in relation to mean sea level) to which new or substantially improved non-residential structures have been floodproofed; and

8. When floodproofing is utilized for a particular structure the Zoning Administrator/Chief Building Official shall be presented certification from a registered professional engineer or architect.

(3) *Application for permit.* To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every such application shall:

(a) Identify and describe the development to be covered by the floodplain development permit;

(b) Describe the land on which the proposed development is to be done by lot, block, tract and house and street address, or similar description that will readily identify and definitely locate the proposed building or development;

(c) Indicate the use or occupancy for which the proposed development is intended;

(d) Be accompanied by plans and specifications for proposed construction;

(e) Be signed by the permittee or his or her authorized agent who may be required to submit evidence to indicate such authority; and

(f) Give such other information as reasonably may be required by the Zoning Administrator/Chief Building Official.

(D) *Establishment of zoning districts.* Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: a floodway overlay district (FW) and a flood fringe overlay district (FF) as identified in the Flood Insurance Study **31179CV000B** dated ~~March 18, 2008~~ **September 5, 2025**, and accompanying map(s). Within these districts all uses not meeting the standards of this section and those standards of the underlying zoning district shall be prohibited.

(E) *Standards of floodplain development.*

(1) No permit for development shall be granted for new construction, substantial improvements and other development(s) including the placement of manufactured homes within all numbered and unnumbered A zones (including AE, AO and AH zones) unless the conditions of this section are satisfied.

(2) All areas identified as unnumbered A zones on the FIRM are subject to inundation of the base flood; however, the water surface elevation was not provided. The unnumbered A zones shall be subject to all development provisions hereof. If Flood Insurance Study data is not available, the community shall utilize any base flood elevation or floodway data currently available from federal, state or other sources.

(3) Until a floodway has been designated, no development or substantial improvement may be permitted within special flood hazard areas unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one foot at any location as shown on the Flood Insurance Study.

(4) New construction, subdivision proposals, substantial improvements, prefabricated buildings, placement of manufactured homes and other developments shall require:

(a) Design or anchorage to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

(b) New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination;

(c) Construction with materials resistant to flood damage, utilizing methods and practices that minimize flood damages, and with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and

(d) All utility and sanitary facilities be elevated or floodproofed up to the regulatory flood protection elevation.

(5) Storage of material and equipment.

(a) The storage or processing of materials that are in time of flooding buoyant, flammable, explosive or could be injurious to human, animal or plant life is prohibited.

(b) Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

(6) Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, be required to assure that:

(a) All such proposals are consistent with the need to minimize flood damage;

(b) All public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated and constructed to minimize or eliminate flood damage;

(c) Adequate drainage is provided so as to reduce exposure to flood hazards; and

(d) Proposals for development (including proposals for manufactured home parks and subdivision) of five acres or 50 lots, whichever is lesser, include within such proposals the base flood elevation.

(F) *Flood Fringe Overlay District (including AO and AH Zones).*

(1) *Permitted uses.* Any use permitted herein shall be permitted in the Flood Fringe Overlay District. No use shall be permitted in the district unless the standards hereof are met.

(2) *Standards for the Flood Fringe Overlay District.*

(a) Require new construction or substantial improvements of residential structures to have the lowest floor, including basement, elevated to or above one foot above the base flood elevation;

(b) Require new construction or substantial improvements of non-residential structures to have the lowest floor, including basement, elevated to or above one foot above the base flood elevation or, together with attendant utility and sanitary facilities, to be floodproofed so that below that level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this division (F)(2)(b) are satisfied. Such certification shall be provided to the Zoning Administrator/Chief Building Official as set forth herein;

(c) Require for all new construction and substantial improvements that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in

an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be not higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices; provided that, they permit the automatic entry and exit of floodwaters;

(d) Within AH zones adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures;

(e) Manufactured homes:

1. All manufactured homes shall be anchored to resist flotation, collapse or lateral movement. Manufactured homes must be anchored in accordance with local Building Codes or FEMA guidelines. In the event that over-the-top frame ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:

a. Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations and manufactured homes less than 50 feet long requiring one additional tie per side;

b. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long requiring four additional ties per side;

c. All components of the anchoring system be capable of carrying a force of 4,800 pounds; and

d. Any additions to the manufactured home be similarly anchored.

2. Require that all manufactured homes to be placed or substantially improved within special flood hazard areas on the community's FIRM on sites:

a. Outside of a manufactured home park or subdivision;

b. In a new manufactured home park or subdivision;

c. In an expansion to an existing manufactured home park or subdivision; or

3. In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above one foot above the base flood elevation; and be securely anchored to an adequately anchored foundation system in accordance with the provisions hereof.

a. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within special flood hazard areas on the community's FIRM that are not subject to the provisions hereof be elevated so that either:

b. The lowest floor of the manufactured home is at or above one foot above the base flood elevation; or

c. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade; and be securely anchored to an adequately anchored foundation system in accordance with the provisions hereof.

(f) Recreational vehicles placed on sites within the special flood hazard areas on the community's official map shall either:

1. Be on the site for fewer than 180 consecutive days;

2. Be fully licensed and ready for highway use; or

3. Meet the permit requirements and the elevation and anchoring requirements for manufactured homes of this section.

a. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

(g) Located within the areas of special flood hazard established herein are areas designated as AO Zones. These areas have special flood hazard associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply within AO Zones.

1. All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as one foot above the depth number specified in feet on the community's FIRM. If no depth number is specified on the FIRM, at least as high as three (3) feet above the highest adjacent grade.

2. All new construction and substantial improvements of non-residential structures shall:

a. Have the lowest floor elevated above the highest adjacent grade at least as high as one foot above the depth number specified in feet on the community's FIRM. If no depth number is specified on the FIRM, at least as high as three (3) feet above the highest adjacent grade; or

b. Together with attendant utility and sanitary facilities be completely floodproofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Such certification shall be provided to the official as set forth herein.

3. Adequate drainage paths around structures on slopes shall be required in order to guide flood waters around and away from proposed structure.

(h) Appurtenant Structures

1. Structures accessory to a principal building may have the lowest floor below one foot above base flood elevation provided that the structure complies with the following requirements:

(a) The structure shall not be used for human habitation.

(b) The use of the structure must be limited to parking of vehicles or storage of items readily removable in the event of a flood warning.

(c) The floor area shall not exceed 800 square feet.

(d) The structure shall have a low damage potential.

(e) The structure must be adequately anchored to prevent flotation, collapse, or other lateral movement.

(f) The structure shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

(1) A minimum of two openings having a net area of not less than one (1) square inch for every one (1) square foot of enclosed space,

(2) The bottom of all openings shall not be higher than one (1) foot above grade, and

(3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.

(g) No utilities shall be installed except electrical fixtures in the structure, which must be elevated to or above one (1) foot above the base flood elevation or floodproofed so that below one (1) foot above the base flood elevation they are:

(1) Watertight and substantially impermeable to the passage of water; and,

(2) Capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

A registered professional engineer or architect shall certify that the standards of (h)(1)(g)(1) and (2) are satisfied. A floodproofing certificate shall be provided to the floodplain administrator as set forth in section (C).

(h) The structure shall be constructed and placed on the building site so as to offer the minimum

resistance to the flow of floodwaters.

(i) If the structure is converted to another use, it must be brought into full compliance with the minimum standards governing such use.

(G) *Floodway Overlay District.*

(1) *Permitted uses.* Only uses having a low flood-damage potential and not obstructing flood flows shall be permitted within the Floodway District to the extent that they are not prohibited by any other ordinance. The following are recommended uses for the Floodway District:

(a) Agricultural uses such as general farming, pasture, nurseries, forestry;

(b) Residential uses such as lawns, gardens, parking and play areas;

(c) Non-residential uses such as loading areas, parking and airport landing strips; and

(d) Public and private recreational uses such as golf courses, archery ranges, picnic grounds, parks, wildlife and nature preserves.

(2) *Standards for the Floodway Overlay District.* New structures for human habitation are prohibited. All encroachments, including fill, new construction, substantial improvements and other development must be prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during occurrence of the base flood discharge. These uses are subject to the standards hereof. In Zone A unnumbered, obtain, review and reasonably utilize any flood elevation and floodway data available through federal, state or other sources or this section, in meeting the standards of this section.

(H) *Variance procedures.*

(1) *Variance procedures.*

(a) The Board of Adjustment as established by the city shall hear and decide appeals and requests for variances from the requirements of this section.

(b) The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision or determination made by the Zoning Administrator/Chief Building Official in the enforcement or administration of this section.

(c) Any person aggrieved by the decision of the Board of Adjustment or any taxpayer may appeal such decision to the District Court as provided in Neb. RS 19-912.

(d) In passing upon such applications, the Board of Adjustment shall consider all technical evaluation, all relevant factors, standards specified in other sections of this section, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity of the facility of a waterfront location, where applicable;
6. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles:
 - a. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 - b. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems and streets and bridges.

(2) *Conditions for variances.*

(a) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

(b) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

(c) Variances shall not be issued within any designated floodway if any increase in flood levels along the floodway profile during the base flood discharge would result.

(d) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(e) Variances shall only be issued upon:

1. A showing of good and sufficient cause;
2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.

(f) This application shall be given a written notice over the signature of a community official that:

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and
2. Such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this section.

(I) *Enforcement.*

(1) *Violations.*

(a) Failure to obtain a floodplain development permit or the failure of a structure or other development to be fully compliant with the provisions of this ordinance shall constitute a violation. A structure or other development without a floodplain development permit, elevation certificate, certification by a licensed professional engineer of compliance with these regulations, or other evidence of compliance is presumed to be in violation until such time as documentation is provided.

(2) *Notices.*

(a) When the floodplain administrator or other authorized community representative determines, based on reasonable grounds, that there has been a violation of the provisions of this ordinance, the floodplain administrator shall give notice of such alleged violation as hereinafter provided. Such notice shall:

1. Be in writing;
2. Include an explanation of the alleged violation;
3. Allow a reasonable time for the performance of any remedial act required;
4. Be served upon the property owner or their agent as the case may require; and

5. Contain an outline of remedial actions that, if taken, will bring the development into compliance with the provisions of this ordinance.

(3) *Penalties.*

(a) Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor. Any person, firm, corporate, or other entity that violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

(b) The imposition of such fines or penalties for any violation or non-compliance with this ordinance shall not excuse the violation or non-compliance or allow it to continue. All such violations or non-compliant actions shall be remedied within an established and reasonable time.

(c) Nothing herein contained shall prevent the City of Wayne or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

(J) *Non-conforming use.*

(1) A structure or the use of a structure or premises which was lawful before the passage or amendment of the ordinance, but which is not in conformity with the provisions of this section may be continued subject to the following conditions.

(a) If such use is discontinued for 12 consecutive months, any future use of the building premises shall conform to this section. The Utility Department shall notify the Zoning Administrator/Chief Building Official in writing of instances of non-conforming uses where utility services have been discontinued for a period of three months.

(b) Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as non-conforming uses.

(2) If any non-conforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50% of the market value of the structure before the damage occurred except if that it is reconstructed in conformity with the provisions of this section. This limitation does not include the cost of any alteration to comply with existing state or local Health, Sanitary, Building or Safety Codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places; provided that, the alteration shall not preclude its continued designation.

(K) *Amendments.* The regulations, restrictions and boundaries set forth in this section may from time to time be amended, supplemented, changed or repealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973; provided, however, that, no such action may be taken until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation on the city. At least 15 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Federal Emergency Management Agency. The regulations of

this section are in compliance with the National Flood Insurance Program Regulations as published in 44 C.F.R. and the 1983 Nebraska Flood Plain Management Act, being Neb. RS 31-1001 to 31-1023.

(L) *Definitions.* For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

APPEAL. A request for a review of the Zoning Administrator/Chief Building Official's interpretation of any provision of this section or a request for a variance.

APPURTENANT STRUCTURE. A structure on the same parcel of property as the principal structure, the use of which is identical to the use of the principal structure.

AREA OF SHALLOW FLOODING. A designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a 1% or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

BASE FLOOD. The flood having 1% chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION. The elevation to which floodwaters are expected to rise during the base flood.

BASEMENT. Any area of the building having its floor subgrade (below ground level) on all sides.

DEVELOPMENT. Any human-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

EXISTING CONSTRUCTION. For the purposes of determining rates, structures for which the start of construction commenced before the effective date of the FIRM or before 1-1-1975, for FIRMs effective before that date. **EXISTING CONSTRUCTION** may also be referred to as **EXISTING STRUCTURES**.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management regulations adopted by a community.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

FLOOD or FLOODING. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (a) The overflow of inland or tidal waters; and

(b) The usual and rapid accumulation of runoff of surface waters from any source.

FLOOD FRINGE. The area of the floodplain, outside of the floodway, that on the average is likely to be flooded once every 100 years (i.e., that has a 1% chance of flood occurrence in any one year).

FLOOD INSURANCE RATE MAP (FIRM). An official map of a community, on which the Flood Insurance Study has delineated the flood hazard boundaries and the zones establishing insurance rates applicable to the community.

FLOOD INSURANCE STUDY FIS. The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.

FLOODPLAIN. Any land area susceptible to being inundated by water from any source. (See definition of flooding.)

FLOODPROOFING. Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY or **REGULATORY FLOODWAY.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

FREEBOARD. A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. **FREEBOARD** tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings and the hydrological effect on urbanization of the watershed.

HIGHEST ADJACENT GRADE. The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE. Any structure that is:

(a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

1. By an approved state program as determined by the Secretary of the Interior; or
2. Directly by the Secretary of the Interior in states without approved programs.

LOWEST FLOOR. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's **LOWEST FLOOR**; provided that, such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this section.

MANUFACTURED HOME. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term **MANUFACTURED HOME** does not include a recreational vehicle.

MANUFACTURED HOME PARK OR SUBDIVISION. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

NEW CONSTRUCTION. For floodplain management purposes, structures for which the start of construction commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

OVERLAY DISTRICT. A district in which additional requirements act in conjunction with the underlying zoning district(s). The original zoning district designation does not change.

POST-FIRM STRUCTURE. A building that was constructed or substantially improved after December 31, 1974, or on or after the community's initial FIRM dated 12/02/1980, whichever is later.

PRE-FIRM STRUCTURE. A building that was constructed or substantially improved on or before December 31, 1974, or before the community's initial FIRM dated 12/02/1980, whichever is later.

PRINCIPALLY ABOVE GROUND. At least 51% of the actual cash value of the structure is above ground.

RECREATIONAL VEHICLE. A vehicle which is:

- (a) Built on a single chassis;
- (b) Four hundred square feet or less when measured at the largest horizontal projections;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and

(d) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use.

SPECIAL FLOOD HAZARD AREA. The land in the floodplain within a community subject to 1% or greater chance of flooding in any given year.

START OF CONSTRUCTION. For other than new construction or substantial improvements under the Barrier Resources Act (Pub. Law No. 97-348), being 16 USC 3501 et seq., includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual **START** means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual **START OF CONSTRUCTION** means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

STRUCTURE. A walled and roofed building that is principally above ground, as well as a manufactured home, and a gas or liquid storage tank that is principally above ground.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

(a) Any project for improvement of a structure to correct existing violations of state or local Health, Sanitary or Safety Code specifications which have been identified by the local Code Enforcement Official and which are the minimum necessary to assure safe living conditions; or

(b) Any alteration of a "historic structure"; provided that, the alteration will not preclude the structure's continued designation as a "historic structure".

VARIANCES. A grant of relief to a person from the requirements of this section which permits construction in a manner otherwise prohibited by this section where specific enforcement would result in necessary hardship.

VIOLATION. A failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

PASSED AND APPROVED this _____ day of _____, 2025.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2025-40

A RESOLUTION IDENTIFYING CITY OF WAYNE GOALS.

WHEREAS, the Mayor and City Council met in open session on July 30, 2024, October 29, 2024, and April 29, 2025, with the express purpose of identifying and developing goals for the City; and

WHEREAS, there were new and expanded items in addition to goals from the prior year that were considered during the retreat, some for their guidance of future strategies and policies, and many for their consolidated value as specific goals over one to five year periods; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Wayne, Nebraska, that the strategic planning goals of the City are as follows:

Long-Term Planning Goals Accomplished:

- **Plan for another well**
- **Adjusting water rates to help fund future water projects**
- **CRA \$300,000 Loan from the City: Council approved a Memorandum of Understanding which credited the CRA with \$110,000 it paid to the City for Western Ridge streets (3 payments to the Street Fund - \$30k in 2014, \$30k in 2015, and \$50k in 2016). The remaining balance of \$190,000 will be paid back over approximately 10 years at 0% interest. Should any of the housing loans default, the City and CRA can renegotiate those terms.**
- **New City Hall/Police Relocation Project**
- **Keno Fund — used funds to install baby changing tables in the park restrooms**
- **400 Chicago Street – sold**
- **Downtown Curb Stops**
- **Change Council meeting dates to first and third Mondays of the month**
- **Ordinance clean-up**

Other Long-Term Planning Goals:

- **Transfer more city-owned property to the CRA for marketing/redevelopment.**
- **Keno Fund — use funds to repair the fence at the Bark Park**
- **Wayne Public Transit Update - proceed with having a transportation study done by Olsson**
- **Water Service - Lead Service Lines**
- **Downtown (Hwy 15) sidewalks and curb project**

- New home for the Library
- Start planning for a larger salt shed either at the same location or a new location;
- Old City Hall - Pursue all options – (e.g. keep the basement for the communication equipment; this could be a possible location for the Wayne transit; **it could also be a possible location for library storage and/or the reread event**; possibly rent/lease out space; or give to the CRA). Consensus was to table the discussion until June or whenever the building is empty.
- Auditorium (apartment renovation)
- FNBO – Consensus was to not sell the building; include the Park and Rec Board if/when the City would pursue a new sales tax. Staff was directed to reach out to community partners to gain their interest in collaborating with the City in exploring a new CAC/wellness center. Council thought the communication/promotion should be handled differently with the next sales tax, and more time should be taken to educate the public.

The Council shall regularly evaluate the progress toward achieving the aforesaid goals.

The Mayor and Council shall consider the annual restatement and expansion of goals as a matter of policy.

PASSED AND APPROVED this 21st day of July, 2025.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk