

**AGENDA**  
**CITY COUNCIL MEETING COUNCIL**  
**CHAMBERS – CITY HALL**  
**513 MAIN STREET**  
**January 20, 2026**

1. Call the Meeting to Order – 5:30 p.m.
2. Pledge of Allegiance
3. Mayoral Announcements

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

4. [Approval of Minutes – January 5, 2026](#)
5. [Approval of Claims](#)
6. [Action on the request of Lucas Munter to consider reducing his sewer bill/usage as a result of a water line/pipe break inside his property at 206 S Douglas Street \(water did not go down sewer drain\)](#)
7. [Action on the request to waive the City Auditorium rental fee \(\\$150\) for the Kiwanis Pancake Feed Fundraiser on February 17, 2026 — Dustin Ankeny](#)
8. [Public Hearing: Redevelopment Plan for the “Bright Fox Properties Redevelopment Project” \(Advertised Time: 5:30 p.m.\)](#)

**Background:** Bright Fox Properties Redevelopment Project (TIF) is a small redevelopment of the old mortuary/life insurance/dentist office at 4th and Main Streets. R J Liska, the developer, purchased this commercial building and 2 houses. He has already torn down the middle house and has sold the east one (to be remodeled and flipped). Liska seeks the issuance of a tax increment revenue bond in the amount of \$30,000, the proceeds of which will be granted to reimburse a portion of the costs of site acquisition.

9. [Resolution 2026-3: Approving the Redevelopment Plan for the “Bright Fox Properties Redevelopment Project”](#)
10. [Public Hearing: Acquisition of Real Property from Pinnacle Management, LLC \(Marion Arneson and Randy Pedersen\) – West 60’ of Lot 7, Pace Addition to the City of Wayne, Wayne County, Nebraska \(1.65 acres\) for \\$30,000](#)

**Background:** Staff is requesting Council to purchase 1.65 acres of land for \$30,000 just east of Prairie Park (old rugby field area) owned by Pinnacle Management, LLC. Staff believes

this will lend much flexibility in the future for parking additions to the park, after the three new ballfields go in. This also makes room for the new southeast field to be graded to a full scale softball field size (200 ft. fence) if at some point in the future a Council/recreation staff determines the need to make this more of a competition field. The Facilities Committee (Brodersen, Dorey, and Eischeid) discussed this positively at its last meeting.

11. Resolution 2026-4: Approving the Acquisition of Real Property from Pinnacle Management, LLC (Marion Arneson and Randy Pedersen) — West 60' of Lot 7, Pace Addition to the City of Wayne, Wayne County, Nebraska (1.65 acres) for \$30,000
12. Resolution 2026-5: Accepting bid and awarding contract on the “Furnishing of Major Materials – Northeast/Centennial Road Substation Project” for the City of Wayne, Nebraska

**Background:**

**Bid No. 1 – GOAB Switches** — There were four (4) responsive bids received ranging in price from \$36,615.00 to \$48,522.00. The apparent low bidder was Irby Utilities of Rapid City, SD, who provided a bid for a total purchase price of \$36,615.00 for switches manufactured by Cleaveland/Price. DGR is familiar with Cleaveland/Price switches and see no reason why they should not be awarded the contract. DGR recommends that Irby Utilities be awarded the contract for the GOAB Switches for the purchase price amount of \$36,615.00.

**Bid No. 2 – Capacitor Voltage Transformers (CVT's)** — There were two (2) responsive bids received ranging in price from \$33,870.00 to \$35,589.30. The apparent low bidder was WESCO of Sioux City, IA, who provided a bid for a total purchase price of \$33,870.00 for CVT's manufactured by Ritz. DGR is familiar with Ritz CVT's and see no reason why they should not be awarded the contract. DGR recommends that WESCO be awarded the contract for the Capacitor Voltage Transformers for the purchase price amount of \$33,870.00.

**Bid No. 3 – Structural Steel** — There were four (4) responsive bids received ranging in price from \$76,642.00 to \$217,616.60. The apparent low bidder was Galvanizers, Inc. of West Fargo, ND, who provided a bid for a total purchase price of \$76,642.00 for steel manufactured by Galvanizers. DGR is familiar with Galvanizers steel and see no reason why they should not be awarded the contract. DGR recommends that Galvanizers, Inc., be awarded the contract for the Structural Steel for the purchase price amount of \$76,642.00.

The total value of all the contracts is \$147,127.00.

13. Resolution 2026-6: Acceptance of Water, Sewer and Street Improvements in the Vintage Hill Fourth Addition Subdivision

**Background:** The water, sewer and street improvements are complete in the Vintage Hill Fourth Addition Subdivision (Arrowhead Development). The amount paid by the City to the Developer for water, sewer and engineering was \$463,590. This action will formally approve and accept the water, sewer and street improvements in said subdivision.

14. Resolution 2026-7: Directing the City Clerk to certify mowing costs to the Wayne County Clerk and Wayne County Treasurer to become a lien on 121 W 11<sup>th</sup> Street – Zachary Mildenstein - \$3,000

15. Resolution 2026-8: Directing the City Clerk to certify razing costs to the Wayne County Clerk and Wayne County Treasurer to become a lien on 121 W 11<sup>th</sup> Street – Zachary Mildenstein - \$23,459
16. Resolution 2026-9: Approving/Adopting Policy for Façade Improvement Grant Program Guidelines

**Background:** This policy pertains to the \$25,000 that Council approved in the budget this year for façade improvements. Each grant would be up to \$5,000 and be reimbursed on a 1:1 match. At this time, the applications would be taken by the Wayne America office, reviewed by the Architectural Review Committee, and then approved by the Wayne America Board of Directors. The Council would not be directly involved in these grant awards, only the annual allocation to the program.

17. Adjourn

**MINUTES  
CITY COUNCIL MEETING  
January 5, 2026**

The Wayne City Council met in regular session at City Hall on January 5, 2026, at 5:30 o'clock P.M.

Mayor Jill Brodersen 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, Joe Whitt, Jason Karsky, Dallas Dorey and Matt Eischeid; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller.

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

Mayor Brodersen advised the public that a copy of the Open Meetings Act was located on the west wall of the Council Chambers, as well as on the City of Wayne website and was available for public inspection. In addition, she 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 Spieker made a motion, which was seconded by Councilmember Houser, to approve the minutes of the meeting of December 15, 2025, and to waive the reading thereof. Mayor Brodersen stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried and the Minutes approved.

The following claims were presented to Council for their approval:

**VARIOUS FUNDS:** ACES, SE, 1,196.23; AMERITAS, SE, 200.23; AMERITAS, SE, 35.00; AMERITAS, SE, 5,348.16; AMERITAS, SE, 72.00; APPEARA, SE, 86.08; BEIERMANN ELECTRIC, SE, 205.00; BIG RED PRINTING, SU, 1,019.90; BIG RIVERS ELECTRIC CORPORATION, SE, 152,874.59; BLUE 360

MEDIA, SU, 588.69; BLUE CROSS BLUE SHIELD, SE, 57,807.97; BOMGAARS, SU, 2,095.39; BUILDERS RESOURCE, SU, 214.97; BUILDERS RESOURCE, SU, 18,691.35; CENGAGE LEARNING, SU, 211.17; CERTIFIED TESTING SERVICES, SE, 537.00; CINTAS, SU, 107.27; CIRBA SOLUTIONS SERVICES, SU, 533.50; CITY EMPLOYEE, RE, 175.00; CITY EMPLOYEE, RE, 96.71; CITY EMPLOYEE, RE, 25.53; CITY EMPLOYEE, RE, 1,627.52; CITY EMPLOYEE, RE, 61.00; CITY EMPLOYEE, RE, 22.71; CITY EMPLOYEE, RE, 280.00; CITY EMPLOYEE, RE, 654.28; CITY EMPLOYEE, RE, 576.18; CITY OF WAYNE, PY, 129,186.15; CITY OF WAYNE, RE, 3,983.38; CIVICPLUS, SE, 9,693.89; DAS STATE ACCTG-CENTRAL FINANCE, SE, 537.60; DEARBORN LIFE INSURANCE COMPANY, SE, 75.68; DEMCO, SU, 845.05; DOOSAN BOBCAT NORTH AMERICA, SU, 15,565.00; ENVIRONMENTAL SERVICES, SE, 654.00; EPC SERVICES COMPANY, SE, 50,572.50; FASTWYRE BROADBAND, SE, 856.65; FASTWYRE BROADBAND, SE, 930.02; FIRST CONCORD GROUP, SE, 400.00; FLOOR MAINTENANCE, SU, 504.10; GUARDIAN, SE, 812.40; H.K. SCHOLZ COMPANY, SE, 5,948.96; HAWKINS, SU, 88.00; HILAND DAIRY, SE, 100.28; HILAND DAIRY, SE, 238.62; HILAND DAIRY, SE, 78.53; ICMA, SE, 270.84; ICMA, SE, 369.23; ICMA, SE, 158.98; ICMA, SE, 623.47; ICMA, SE, 148.60; ICMA, SE, 1,324.36; ICMA, SE, 584.44; ICMA, SE, 272.00; ICMA, SE, 11,244.12; ICMA, SE, 214.81; ICMA, SE, 43.40; IRS, TX, 164.56; IRS, TX, 703.50; IRS, TX, 229.40; IRS MEDICARE WITHHOLDING, TX, 5,057.38; IRS, TX, 21,624.84; IRS, TX, 14,520.36; JACK'S UNIFORMS, SU, 1,431.34; JEO CONSULTING GROUP, SE, 4,665.68; JEO CONSULTING GROUP, SE, 1,539.00; JOHN'S WELDING AND TOOL, SU, 6.72; MARCO, SE, 184.50; MATT PARROTT, SU, 508.18; MIDWEST TAPE, SU, 157.68; MILLER LAW, SE, 6,470.62; MOTOROLA SOLUTIONS, SE, 28,617.16; MUNICIPAL SUPPLY, SU, 965.45; N.E. NEB CLERKS ASSOCIATION, FE, 20.00; NE DEPT OF REVENUE, TX, 167.24; NE DEPT OF REVENUE, TX, 6,343.02; NE HARVESTORE, SU, 1,249.03; NE PUBLIC HEALTH ENVIRONMENTAL LAB, SE, 254.00; NORTHEAST NE INS AGENCY, SE, 38.00; NORTHEAST POWER, SE, 5,298.00; NORTHEAST POWER, SE, 30,397.86; OLSSON, SE, 10,400.00; ONE OFFICE SOLUTION, SU, 440.00; O'REILLY AUTOMOTIVE STORES, SU, 90.64; OVERHEAD DOOR, SU, 180.00; OVERHEAD DOOR, SU, 129.05; PCAN, FE, 200.00; PLUMBING & HEATING WHOLESALE, SU, 1,328.80; QUALITY 1 GRAPHIC, SE, 100.00; RESCO, SU, 23,466.17; SILVER SILO DESIGN, SU, 172.81; STADIUM SPORTING GOODS, SE, 84.00; STATE NEBRASKA BANK-PETTY CASH, RE, 110.81; THRASHER, RE, 1,000.00; TYLER TECHNOLOGIES, SE, 360.00; USA BLUE BOOK, SU, 253.47; VERIZON, SE, 639.86; WAVELIKE DANCE CENTRE, RE, 250.00; WAYNE COUNTY TREASURER, FE, 3,696.01; WESCO, SU, 1,420.43; Y & Y LAWN SERVICE, SE, 60.00; APPEARA, SE, 356.05; APX, INC -9551, SU, 1,046.26; CARHART LUMBER COMPANY, SU, 351.62; CITY EMPLOYEE, RE, 224.50; FAST PIK, SU, 5,426.81; FLOOR MAINTENANCE, SU, 339.15; GLOBAL PAYMENTS INTEGRATED, SE, 1,390.13; HOMETOWN LEASING, SE, 375.26; MARCO, SE, 198.02; MIDWEST TAPE, SU, 104.91; NPPD, SE, 184.00; OPTK NETWORKS, SE, 531.54; O'REILLY AUTOMOTIVE STORES, SU, 319.70; PAC N SAVE, SU, 808.03; PAC N SAVE, SU, 905.79; QUADIANT LEASING USA, SE, 774.27; RESCO, SU, 1,225.97; STAPLES, SU, 477.67; TRI-STATE COMMUNICATIONS, SU, 306.00; WASTE CONNECTIONS, SE, 46.50; WAYNE AMERICA, RE, 200.00; WAYNE COUNTY COURT, RE, 150.00; WESCO, SU, 1,032.55

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

Roger Protzman, representing JEO Consulting Group, Inc., presented Change Order No. 3 in the amount of \$6,505.48 to Gehring Construction and Ready Mix Co., Inc., for the "Wayne 7<sup>th</sup> Street Trail Project." This Change Order represents additional costs to adjust the manhole structure, staff requesting

cast iron rather than plastic truncated dome panels, and additional time to resolve utility conflicts on this project.

There was approximately \$800,000 set aside in the budget for this project. The City received a grant for \$450,000, and will incur approximately \$240,000 for the project. The extra money that was set aside for this project, but was not used, will be used for other projects.

Councilmember Eischeid made a motion, which was seconded by Councilmember Houser, approving Change Order No. 3 in the amount of \$6,505.48 to Gehring Construction and Ready Mix Co., Inc., for the “Wayne 7<sup>th</sup> Street Trail Project.” Mayor Brodersen stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Roger Protzman, representing JEO Consulting Group, Inc., presented Contractor’s Application for Payment No. 6 in the amount of \$97,631.86 to Gehring Construction and Ready Mix Co., Inc., for the “Wayne 7<sup>th</sup> Street Trail Project.”

Councilmember Houser made a motion, which was seconded by Councilmember Bolte, approving Contractor’s Application for Payment No. 6 in the amount of \$97,631.86 to Gehring Construction and Ready Mix Co., Inc., for the “Wayne 7<sup>th</sup> Street Trail Project.” Mayor Brodersen stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Roger Protzman, representing JEO Consulting Group, Inc., presented Contractor’s Application for Payment No. 2 in the amount of \$161,015.33 to Otte Construction for the “Well House and Municipal Well 2025-1 Project.” In addition, he updated the Council on the project.

Councilmember Houser made a motion, which was seconded by Councilmember Karsky, approving Contractor’s Application for Payment No. 2 in the amount of \$161,015.33 to Otte Construction for the “Well House and Municipal Well 2025-1 Project.” Mayor Brodersen stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Roger Protzman representing JEO Consulting Group, Inc., presented Contractor’s Application for Payment No. 3 in the amount of \$58,474.33 to Otte Construction for the “Well House and Municipal Well 2025-1 Project.” Mr. Protzman thought the well would be operational by June 1<sup>st</sup>.

Councilmember Houser made a motion, which was seconded by Councilmember Bolte, approving Contractor's Application for Payment No. 3 in the amount of \$58,474.33 to Otte Construction for the "Well House and Municipal Well 2025-1 Project." Mayor Brodersen stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Brett Kramer with Northeast Nebraska Insurance Agency presented the 2026 Property and Casualty Insurance Package.

After discussion, Councilmember Bolte made a motion, which was seconded by Councilmember Houser, approving the 2026 Property & Casualty Insurance Package for a total amount of \$704,954. Mayor Brodersen stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Administrator Blecke stated staff would like Council approval to submit a "Letter of Intent" to the State of Nebraska Department of Economic Development for a planning grant to be used to explore opportunities at the former FNBO building (1100 E 10<sup>th</sup> Street) (e.g. possible relocation of the CAC or other new amenities). This would commit the City to a maximum of \$15,000, as the grant is a 1:1 match (for a total planning budget up to \$30,000). This "Letter of Intent" is due January 15<sup>th</sup>. We would have to follow-up with a full grant application that is due February 15<sup>th</sup>. This grant would only be for planning purposes at this point. The award would be in March/April. This would be through the Community and Civic Center Financing Fund Program (CCCCFF).

It was noted a much better job would need to be done regarding communication and publicity with the public. Community input that is more controlled and obtained from different pockets of the community was suggested to obtain feedback from.

Councilmember Spieker spoke against applying for this planning grant.

Councilmember Houser made a motion, which was seconded by Councilmember Bolte, directing City staff to file the "Letter of Intent" to apply for CCCCFF planning grant funds for the 1100 E 10<sup>th</sup> Street property. Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Spieker who voted Nay, the Mayor declared the motion carried.

Administrator Blecke stated the City currently receives \$3,954.37 per month, with a 5% annual escalator in March each year from Verizon. This agreement will end in 2029. This summer, Verizon advised staff they needed to renegotiate the contract in order to realize cost savings with the company.

Since that time, staff has received four offers from Verizon:

1. \$2,375/month, with a 10% increase every 5 years or a \$570,000 lump sum payment for a 99 year lease (this was rejected);
2. Verizon then switched negotiators and sent an offer of \$2,750/month, with a 3% annual escalator, starting 3/1/26 or a \$650,000 lump sum payment for 99 years (this was rejected);
3. Verizon came back again with \$3,500/month, with a 3% annual escalator, but not starting until 3/1/29 (so we realize the current higher lease payment for another 3 years with the 5% increases) or a \$900,000 lump sum payment for 40 years (this was rejected); and
4. They finally came back with \$3,900/month, same 3% annual escalator and not starting until 2029 (the City will get the higher lease payment for another 3 years with the 5% increase until then).

Verizon also wants a first right of refusal should the City sell the tower.

The recommendation of the Finance Committee and staff is to accept the \$3,900 offer with the 3% annual increase starting in March, 2029.

Councilmember Webber introduced Resolution No. 2026-1 and moved for its approval; Councilmember Houser seconded.

#### RESOLUTION NO. 2026-1

A RESOLUTION APPROVING NINTH AMENDMENT TO COMMUNICATION TOWER AND REAL ESTATE LEASE AGREEMENT WITH ALLTEL CORPORATION, D/B/A VERIZON WIRELESS - \$3,900 PER MONTH, STARTING MARCH 1, 2029.

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

The following Resolution would approve a lease agreement with Flyover Demographics (Jeremy Wynia). Jeremy's business will be on the first floor, so the City does not need to worry about ADA issues. It is a short-term lease, so the same can be renegotiated after 6 months to see how Mr. Wynia is doing. The \$50 per month payment will go towards utilities. The elevator and stairs will be blocked off.

Jeremy Wynia was present to answer questions.

Councilmember Bolte introduced Resolution No. 2026-2 and moved for its approval; Councilmember Spieker seconded.

#### RESOLUTION NO. 2026-2

A RESOLUTION APPROVING LEASE AGREEMENT WITH FLYOVER DEMOGRAPHICS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY - 306 PEARL STREET.

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

Mayor Brodersen requested Council consideration to the appointment of Dana Tompkins to the Wayne Airport Authority Board. He would replace Mark Putnam who has resigned.

Councilmember Webber made a motion, which was seconded by Councilmember Houser, approving the mayoral appointment of Dana Tompkins to the Wayne Airport Authority Board (replace Mark Putnam). Mayor Brodersen stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Discussion took place on the current investment policy.

Staff wanted Council to have a conversation about its intent with the current investment policy (last approved on November 3, 2025). After the RFP discussion on December 15<sup>th</sup> regarding the City's checking account, staff wanted direction on how to handle the investments going forward – do they only consider the best rates (as the policy states), or does the policy need additional criteria from Council on where to invest funds in “local” institution(s)? Since staff reinvests regularly with these funds, this should be determined soon.

After discussion, Council direction to staff was not to deviate from what they have been previously doing as far as placing the money with the entity that has the highest rate of return (per the current Investment Policy guidelines).

There being no further business to come before the meeting, Mayor Brodersen declared the meeting adjourned at 6:50 p.m.



City of Wayne, NE

# Council Approval Listing

Payment Date Range: 01/06/2026 - 01/15/2026

**Council Approved 1/5/26**

Vendor	Payable Description	Payment Total
OTTE CONSTRUCTION COMPANY	WELL HOUSE/MUNICIPAL WELL	219,489.66
ALLO COMMUNICATIONS	TELEPHONE CHARGES/FIBER LINE LEASE	1,573.81
AMERITAS LIFE INSURANCE	POLICE RETIREMENT 457 AMOUNT	72.00
AMERITAS LIFE INSURANCE	AMERITAS ROTH	247.43
AMERITAS LIFE INSURANCE	AMERITAS ROTH	35.00
AMERITAS LIFE INSURANCE	POLICE RETIREMENT	5,991.72
AMGL	AUDIT OF FINANCIAL STATEMENTS	17,670.00
APPEARA	LINEN & MAT SERVICE	223.45
ASCAP	RADIO LICENSE FEE	458.00
BIG RIVERS ELECTRIC CORPORATION	ELECTRICITY	182,261.38
BLACK HILLS ENERGY	GAS BILLS	4,325.08
BRUNS, KIM	FREEDOM PARK DEPOSIT REFUND	50.00
BUILDERS RESOURCE	PVC/OSB	99.88
CARHART LUMBER COMPANY	WOOD/PLYWOOD FOR WALL FRAMING	6,374.25
CARPENTER PAPER COMPANY	PAPER TOWELS	907.92
CASEY SCHROEDER	PARK/REC -WIRE OFFICE	10,183.27
CERTIFIED TESTING SERVICES INC	7TH ST TRAIL COMPRESSIVE STRENGTH TESTING	64.00
CHASE PAYMENTECH	CREDIT CARD TRANSACTION FEES	5,619.77
CHASE PAYMENTECH	CREDIT CARD TRANSACTION FEES	459.69
CHASE PAYMENTECH	BLDG CREDIT CARD TRANSACTION FEE	40.81
CHESTERMAN CO	CAC POP	45.91
CINTAS	FIRST AID SUPPLIES	70.71
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	539.26
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	3,730.92
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	874.70
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	1,189.55
CITY EMPLOYEE	VISION REIMBURSEMENT	192.43
CITY EMPLOYEE	MEDICAL/VISION REIMBURSEMENT	1,315.90
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	15.83
CITY EMPLOYEE	VISION REIMBURSEMENT	120.90
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	3,404.57
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	321.78
CITY OF WAYNE	REDLG PROGRAM	62,500.00
CITY OF WAYNE	PAYROLL	135,787.20
CITY OF WAYNE	UTILITY REFUNDS	2,087.31
COTTONWOOD WIND PROJECT, LLC	WIND ENERGY	15,091.22
DAS STATE ACCTG-CENTRAL FINANCE	INTERNET POLE CHARGES/DISPATCH CONSOLE FEE	119.73
EAKES OFFICE PLUS	COPY CHARGES/EGOLDFAX CHARGES	1,655.66
ELLIS HOME SERVICES	AUDITORIUM LEAK REPAIR	125.00
EMBASSY SUITE	LODGING-UTILITIES/PUBLIC WORK CONFERENCE	616.00

FAITH REGIONAL PHYSICIAN SERV.	PRE-EMPLOYMENT/RANDOM TESTING	145.00
FASTWYRE BROADBAND	TELEPHONE CHARGES	856.60
FASTWYRE BROADBAND	FIBER LINE LEASE	930.02
FIRST CONCORD GROUP LLC	FLEX FEES	4,960.44
GEHRING CONSTRUCTION & READY MIX CO INC	7TH ST TRAIL	97,631.86
HEITHOLD, MARY	FREEDOM PARK DEPOSIT REFUND	150.00
HILAND DAIRY	SENIOR CENTER FOOD SERVICE	328.42
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	PAYROLL RETIREMENT	44.70
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	PAYROLL RETIREMENT	221.23
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	PAYROLL RETIREMENT	280.16
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	PAYROLL RETIREMENT	601.92
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	PAYROLL RETIREMENT	12,148.81
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ROTH IRA -ICMA	153.04
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ICMA RETIREMENT	1,350.60
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ROTH IRA - ICMA	369.23
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ROTH ICMA	245.66
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ROTH ICMA	649.31
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	ROTH IRA-ICMA	284.67
IRS	FICA WITHHOLDING	22,911.46
IRS	FEDERAL WITHHOLDING	15,809.01
IRS	MEDICARE WITHHOLDING	5,358.32
KTCH AM/FM RADIO	CAC RADIO ADS	175.00
LOBERG, AUDREY	FREEDOM PARK DEPOSIT REFUND	150.00
MADISON CO COURT	BONDS	250.00
MAIN STREET GARAGE, LLC	TIRES/MOUNT AND BALANCE/TOWING CHARGES	1,328.10
MCCORKINDALE, BRAYDN	MEN'S BASKETBALL REF	160.00
MIDWEST LABORATORIES, INC	WASTEWATER ANALYSIS	192.57
MISSION MATTERS LLC	STRATEGIC PLANNING	3,200.00
MORRIS, MUFFIN	ENERGY INCENTIVE	277.50
NE DEPT OF REVENUE	STATE WITHHOLDING	6,921.24
NE DEPT OF REVENUE	2025 LODGING TAX	733.88
NE DEPT OF REVENUE-CHARITABLE GAMING DIVISION	KENO LOTTERY TAX	1,768.00
NEBRASKA PUBLIC POWER DIST	TRANSMISSION SUBSTATION CHARGES	7,984.08
NORFOLK DAILY NEWS	LIBRARY SUBSCRIPTION	288.00
NORTHEAST NE ECONOMIC DEV DIST	22-PW-008 NOV 25 SERVICES	807.50
NORTHEAST NE INS AGENCY INC	ECON DEVELOPMENT SPECIAL EVENTS POLICY	1,613.35
ONE CALL CONCEPTS, INC	DIGGERS HOTLINE	22.53
O'REILLY AUTOMOTIVE STORES, INC.	OIL FILTER	10.60
OSWALD, LAURIE	AWARDS SUPPER DESSERTS	155.00
PAC N SAVE	JANITORIAL SUPPLIES	6.36
PIERCE COUNTY COURT	BONDS	375.00
POLICE OFFICERS' ASSOCIATION OF NE	POAN MEMBERSHIP	270.00
POSTMASTER	UTILITY POSTAGE	1,310.30
POSTMASTER	PO BOX FEE	198.00
PROGRESSIVE PROPERTIES	TIF INTEREST	-1,935.02
PROGRESSIVE PROPERTIES	TIF INTEREST	-599.46
PROGRESSIVE PROPERTIES	TIF INTEREST	599.46
PROGRESSIVE PROPERTIES	TIF INTEREST	-1,697.74
PROGRESSIVE PROPERTIES	TIF INTEREST	1,935.02
PROGRESSIVE PROPERTIES	TIF INTEREST	1,697.74

QUADIENT LEASING USA, INC	FOLDER LEASE	3,397.26
QUALITY 1 GRAPHIC	TRUCK DECALS	100.00
QUALITY FOOD CENTER	COFFEE/TRASH BAGS	46.27
RETHWISCH, RICHARD	MEN'S BASKETBALL REF	160.00
RR DONNELLEY	POLICE CITATIONS	1,132.94
SCHLICKBERND, MIKE	ENERGY INCENTIVE	105.00
STATE NEBRASKA BANK & TRUST	MONTHLY ACH FEE	68.56
TYLER TECHNOLOGIES	INSITE TRANSACTION FEES	4,798.75
TYMCO, INC	TYMCO SWEEPER ON 2025 FREIGHTLINER	276,651.00
US FOODSERVICE, INC.	SENIOR CENTER NOON MEAL SUPPLIES	2,565.38
UTILITIES SECTION	UTILITES/PUBLIC WORK CONFERENCE	1,696.00
WAYNE AMERICA	LEADERSHIP CLASS-RAMIREZ	597.00
WAYNE AUTO PARTS	SUPPLIES	599.32
WAYNE COUNTY CLERK	FILING FEES	38.00
WAYNE COUNTY TREASURER	EL DIST TRAILER	1,092.31
WAYNE HERALD	CAC ADS	1,554.00
WAYNE HERALD	GREEN TEAM ADS	190.00
WESCO DISTRIBUTION INC	LIGHT FIXTURES	159.43
ZACH HEATING & COOLING	REGISTER	58.50
	<b>Grand Total:</b>	<b>1,173,278.59</b>



# 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 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: Lucas Munter

Address: 206 Birch Street (Home)

Attn: 206 South Douglas St

Telephone No.: 402-369-2399

Date of Request: 1-1-2026

Description of Requested Topic: I was charged for sewer after a pipe burst. I don't have a drain in the basement. I pumped all the water out myself. Would like an adjustment made to my Dec. bill.

Thanks

Lucas Munter

03-066000-02

\$2,498.04

1/12/2026

PAID BY DRAFT



206 S Douglas St

Lucas Munter  
206 Birch St  
Wayne, NE 68787-1664

Lucas Munter

206 S Douglas St

03-066000-02

Active

11/14/2025

12/15/2025

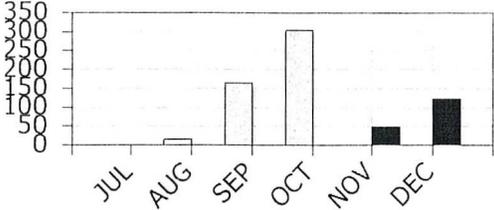
31

12/23/2025

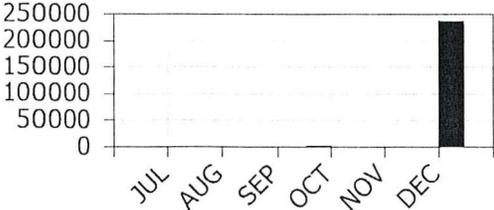
1/13/2026

1/12/2026

**ELECTRIC**



**WATER**



Prior   
  Current

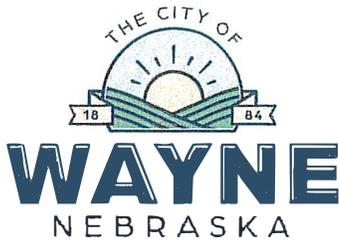
ELECTRIC  
 WATER  
 SEWER

	CURRENT READING	PREVIOUS READING	USAGE
ELECTRIC	51,249	51,127	122
WATER	9,438	7,066	237,200
SEWER			237,200

PREVIOUS BALANCE	\$145.99
PAYMENTS	\$145.99-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

ELECTRIC	33.81
WATER	510.76
SEWER	1,823.46
TOTAL TAX	\$130.01
CURRENT BILL	\$2,498.04
AMOUNT DUE	\$2,498.04

PAID BY DRAFT



# 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 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: Dustin Ankeny

Address: 57662 855th

Telephone No.: 402-360-0598

Date of Request: 1-12-2026

Description of Requested Topic: Requesting waiver of

Rental fee for auditorium 2/17/2026

for Kiwanis Pancake feed fundraiser

Kiwanis is a non-profit and has left

our security deposit on this long standing event

thank you!

**RESOLUTION NO. 2026-3**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WAYNE, NEBRASKA, APPROVING THE CITY OF WAYNE REDEVELOPMENT PLAN FOR THE “BRIGHT FOX PROPERTIES 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 Bright Fox Properties (the “Redeveloper”) for a grant from tax increment financing to assist in development of:

- **Demolition of the single-family home at 104 E 4<sup>th</sup> Street; and**
- **Rehabilitation of the building at 401 Main Street and the home at 108 E 4<sup>th</sup> Street.**

c. Pursuant to and in furtherance of the Act, the City of Wayne Redevelopment Plan for the Bright Fox Properties 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 and documents 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 is in a state of deterioration. As noted in the Redevelopment Plan, the primary building is more than 115 years old and requires substantial rehabilitation to prevent further deterioration and lower tax value. Further, the return on investment for rehabilitation of the property will not justify the investment to undertake the remodeling and is not otherwise financially feasible without assistance of tax increment financing.

2. 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.

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

4. 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 or 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.

5. 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.

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

PASSED AND APPROVED this 20<sup>th</sup> day of January, 2026.

THE CITY OF WAYNE, NEBRASKA,

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA**

East 50 feet of Lots 10, 11 and 12, Block 12, North Addition;  
East 36 ½ feet of the West 100 feet of Lots 10, 11 and 12, Block 12, North Addition; and  
West 63 ½ feet of Lots 10, 11 and 12, Block 12, North Addition,  
All in the city of Wayne, Wayne County, Nebraska

**CITY OF WAYNE  
REDEVELOPMENT PLAN FOR THE BRIGHT FOX PROPERTIES  
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 rehabilitation of the building at 401 Main Street, demolition of a single family residence at 104 East 4<sup>th</sup> street and updating the single family residence at 108 East 4<sup>th</sup> Street in Wayne.

The Assessors records show the buildings being constructed prior to 1920. Bright Fox Properties, LLC, (the “Redeveloper”) has the property under contract. The planned renovation of the commercial building will result in 2000 square feet of modern office space with two upscale 1000 square foot executive apartments. Tax increment financing is critical to making 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 Act provides that tax increment financing may be utilized for voluntary or compulsory renovation of existing structures. TIF eligible expenses are all those costs associated with the renovation, as well as site purchase and architectural and engineering costs.

The legal description of the Redevelopment Area is shown on Exhibit “A”. The Redevelopment Area was declared blighted and substandard by the Wayne City Council pursuant to the Act. The Redevelopment Area has been determined, through the blight and substandard resolution, to be in need of revitalization and strengthening to ensure that it will contribute to the economic and social wellbeing of the City.

To encourage private investment in the Redevelopment Area, this Plan has been prepared to set forth the **CITY OF WAYNE REDEVELOPMENT PLAN FOR THE BRIGHTFOX PROPERTIES 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 a commercial building with apartments and two single family homes. This use is shown on Exhibit “B”.

B. Existing Zoning. The Community Redevelopment Area is zoned B-3, Central Business District. Apartments are allowed in this district.

C. Existing Public Improvements. The Redevelopment Area abuts paved streets, potable water and sanitary sewer mains.

D. Existing Building Conditions. The Redevelopment Area was declared blighted and substandard as part of a larger area pursuant to the Act. Public records show that all buildings in the Redevelopment Area are more than 100 years old.

## 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 Area as it relates to Redevelopment Area will not change. Prior to January 1, 2026, the single-family home at 104 East 4<sup>th</sup> Street will be demolished. The building at 401 Main Street and the home 108 East 4<sup>th</sup> Street will be rehabilitated. After the substantial remodel, the commercial building will have 2 upscale apartments and a modern commercial space. The remaining single-family home will be updated and remain a rental.

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 Redevelopment 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 currently has an assessed value of 398,785. After demolition of one home the estimated assessed value for 2026 will be \$317,655. The project will result in an additional investment of \$340,000 over the purchase price.

C. Relationship to Local Objectives. The proposed Redevelopment Area lies within the boundary described on attached Exhibit “A”. 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 as so amended.

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

1. Population Density. There are two single family homes and two apartments in the Redevelopment Area. The population may slightly decrease consistent with the reduction in residential units.

2. Land Coverage and Building Density. This Plan will reduce land coverage and building intensity by 1,248 square feet.

3. General Environment. Provide for the redevelopment and rehabilitation of the remaining structures with onsite parking.

4. Building Heights and Massing. Building heights of existing structures will not be altered. Building massing will be altered with the demolition and removal of a single-family home.

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 undergo modernization and updating. 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 property currently contains apartments and is zoned to B-3 to allow continuation of the use as apartments. 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. Significant on-site demolition will be required for structure removal and interior demolition for the remaining structures.

5. Private Redevelopment, Improvements, Facilities and Rehabilitation. The private improvements anticipated within the Redevelopment Area include the building rehabilitation for apartments and the office space.

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, 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 "C".

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:

	TIF	Equity	Loan	Other	Total
Site purchase	\$ 30,000.00	\$ 50,000.00	\$ 117,000.00	\$ 43,000.00	\$ 240,000.00
Demolition			\$	\$ 50,000.00	\$ 50,000.00
Planning			\$	\$ 10,000.00	\$ 10,000.00
Construction			\$	\$ 250,000.00	\$ 250,000.00
Contingencies				\$ 30,000.00	\$ 30,000.00
<b>TOTALS</b>	<b>\$ 30,000.00</b>	<b>\$ 50,000.00</b>	<b>\$ 117,000.00</b>	<b>\$ 383,000.00</b>	<b>\$ 580,000.00</b>

The Redeveloper seeks the issuance of a tax increment revenue bond in the amount of \$30,000, the proceeds of which will be granted to the Redeveloper to reimburse a portion of the costs of site acquisition.

The public will fund as much of the above Eligible Improvements as needed to the extent necessary to meet the public purpose and community goals, policies and standards. The City will not fund improvements that exceed the amount of funds available from tax-increment financing indebtedness. The amount of the available proceeds for tax-increment financing from is estimated at approximately \$30,000. This assumes an increased valuation as a result of the project of approximately \$225,000 over time and or an increase in levy rates.

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 a lender's letter showing that the project would not be financed without the provision of TIF funding.

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.

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 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"

East 50 feet of Lots 10, 11 and 12, Block 12 North Addition

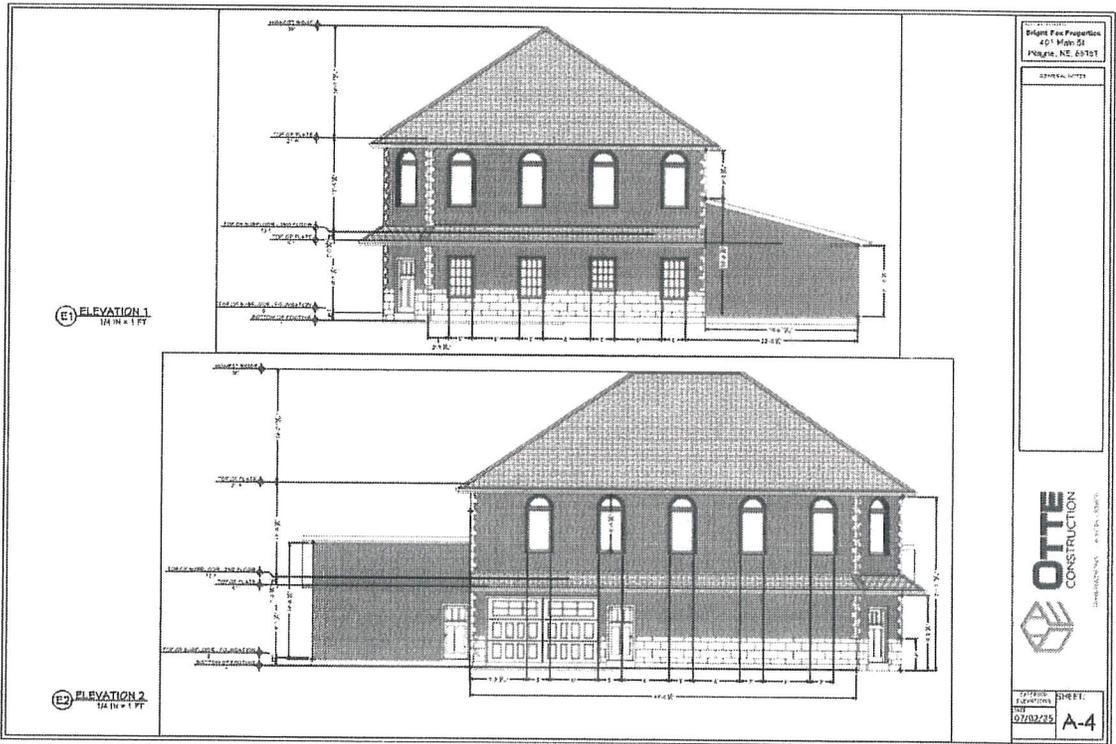
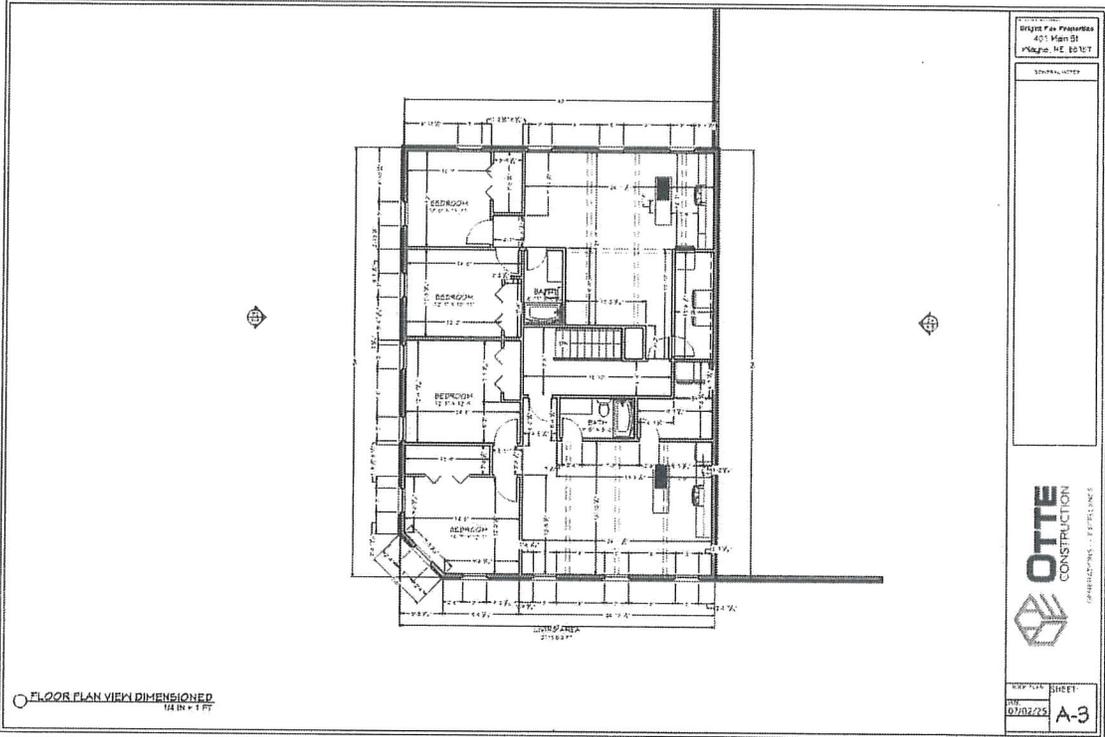
East 36 ½ feet of the West 100 feet of Lots 10, 11 and 12, Block 12 North Addition

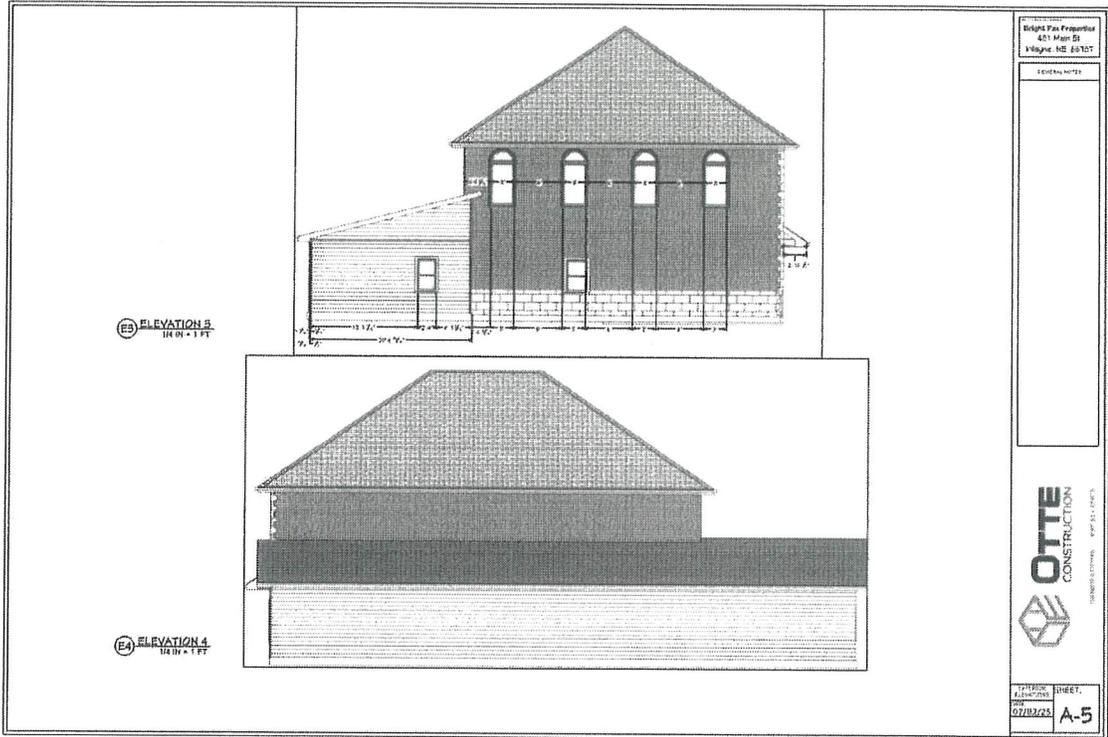
West 63 ½ feet of Lots 10, 11 and 12, Block 12 North Addition

All in the city of Wayne, Wayne County, Nebraska

Exhibit "B"  
Current and Future Land Use Map and Site Plan







**Attachment B:**

Current State: 401 Main Street



Exhibit “C”  
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 \$54,250 [\$30,000 in principal and \$24,250 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 \$550,000 in other investment and financing; an investment of \$10.13 for every dollar of tax increment financing.

**Tax Shifts.** The property to be redeveloped is anticipated to have a January 1, 2026, valuation of 317,655. Based on the 2024 levy of .016%, this would result in a real property tax of approximately \$5,082. It is anticipated that the assessed value will increase by \$225,000. This will result in an increase in overall tax of approximately \$3,600 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 2026 assessed value:	\$ 317,655
Estimated value after completion	\$ 542,655
Increment value	\$ 225,000
TIF bond issue	\$ 30,000

**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.** New employment within the Project Area is expected to increase minimally after construction.

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

**Other Impacts.** No other significant impacts are foreseen.

**Impacts on student populations.** A minor increase in student population may occur as a result of the redevelopment project.

**RESOLUTION NO. 2026-4**

**A RESOLUTION APPROVING THE ACQUISITION OF REAL ESTATE  
LOCATED IN WAYNE COUNTY, NEBRASKA, FROM PINNACLE  
MANAGEMENT, LLC.**

**WHEREAS**, City staff has concluded negotiations for the acquisition of land located in Wayne County, Nebraska, legally described as follows:

**LEGAL DESCRIPTION:**

The west 60 feet of Lot 7, Pace Addition to the City of Wayne,  
Wayne County, Nebraska,

from Pinnacle Management, LLC, for the sum of \$30,000.00 and other valuable consideration;  
and

**WHEREAS**, a public hearing was held on this date to entertain public comment regarding said acquisition; and

**WHEREAS**, the Mayor is hereby authorized to execute the necessary documents to carry out the acquisition thereof.

PASSED AND APPROVED this 20<sup>th</sup> day of January, 2026.

THE CITY OF WAYNE, NEBRASKA

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

RESOLUTION NO. 2026-5

A RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACTS ON THE FURNISHING OF MAJOR MATERIALS FOR THE “NORTHEAST/CENTENNIAL ROAD SUBSTATION PROJECT.”

WHEREAS, bids were received on January 7, 2026, for the furnishing of major materials for the “Northeast/Centennial Road Substation Project;” and

WHEREAS, the bids have been reviewed by the City’s Engineer on the project, DGR Engineering; and

WHEREAS, DGR Engineering is recommending that the bids, as outlined below, be accepted as recommended.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Wayne, Nebraska, that they find and declare that the bids for the furnishing of major materials for the “Northeast/Centennial Road Substation Project” as submitted by the following contractors:

<u>Bidder</u>	<u>Amount</u>
<b><u>Bid No. 1 – GOAB Switches:</u></b>	
Irby Utilities Rapid City, SD	\$36,615.00
<b><u>Bid No. 2 – Capacitor Voltage Transformers:</u></b>	
WESCO Sioux City, IA	\$33,870.00
<b><u>Bid No. 3 – Structural Steel:</u></b>	
Galvanizers, Inc. West Fargo, ND	\$76,642.00
<b><u>GRAND TOTAL:</u></b>	<b><u>\$147,127.00</u></b>

and filed with the City Clerk in accordance with the general terms calling for the proposals for the furnishing of labor, tools, materials, and equipment required for said project in the City of Wayne, Nebraska, be and the same are hereby accepted.

PASSED AND APPROVED this 20<sup>th</sup> day of January, 2026.

THE CITY OF WAYNE, NEBRASKA,

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



January 15, 2026

City of Wayne  
Attn: Wes Blecke, City Administrator  
513 Main Street  
Wayne, NE 68787

RE: **Recommendation of Award of Contract(s)  
Furnishing Major Materials – Northeast Substation**  
DGR Project No. 412307

Dear Wes:

We have completed our review of the bids received on January 7, 2026 for the miscellaneous substation electrical materials. A bid summary form of the bid results is enclosed. We have checked the bids for mathematical accuracy and compliance with the bid specifications. We are hereby prepared to offer the following recommendations.

**Bid No. 1 – GOAB Switches**

There were four (4) responsive bids received ranging in price from \$36,615.00 to \$48,522.00. The apparent low bidder was Irby Utilities of Rapid City, SD; who provided a bid for a total purchase price of \$36,615.00 for switches manufactured by Cleaveland/Price. We are familiar with Cleaveland/Price switches and see of no reason why they should not be awarded the contract. We recommend that Irby Utilities be awarded the contract for the GOAB Switches for the purchase price amount of **\$36,615.00**.

**Bid No. 2 – Capacitor Voltage Transformers (CVT's)**

There were two (2) responsive bids received ranging in price from \$33,870.00 to \$35,589.30. The apparent low bidder was WESCO of Sioux City, IA; who provided a bid for a total purchase price of \$33,870.00 for CVT's manufactured by Ritz. We are familiar with Ritz CVT's and see of no reason why they should not be awarded the contract. We recommend that WESCO be awarded the contract for the Capacitor Voltage Transformers for the purchase price amount of **\$33,870.00**.

**Bid No. 3 – Structural Steel**

There were four (4) responsive bids received ranging in price from \$76,642.00 to \$217,616.60. The apparent low bidder was Galvanizers, Inc. of West Fargo, ND, who provided a bid for a total

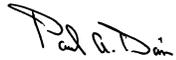
purchase price of \$76,642.00 for steel manufactured by Galvanizers. We are familiar with Galvanizers steel and see of no reason why they should not be awarded the contract. We recommend that Galvanizers, Inc. be awarded the contract for the Structural Steel for the purchase price amount of **\$76,642.00**.

The total value of all the contracts will be **\$147,127.00**.

Please review our recommendation and feel free to contact me with any questions you or the Council may have. Please let us know when an award has been made, and we will prepare the Contract Documents for signatures.

Best Regards,

DGR Engineering

A handwritten signature in black ink, appearing to read "Paul G. Davis".

Paul Davis, P.E.

Enclosure: Bid Summary  
PAD:ste

**BID SUMMARY**

**Furnishing Major Materials - Northeast Substation  
City of Wayne  
Wayne, Nebraska**



DGR Project No. 412307  
 Bid Letting: January 7, 2026 - 1:30 PM  
 City Office  
 Page 1 of 1

Bidder and Address	Bid Security	Bid No. 1 - GOAB Switches				Comments
		Bid Price	Manufacturer	Location	Guaranteed Delivery Date	
<b>Irby Utilities</b> 1575 B Samco Road Rapid City, SD 57702	5% Bid Bond	<b>\$36,615.00</b>	Cleaveland/Price	Trafford, PA	50-52 Weeks ARO	Firm Pricing
<b>RESCO</b> 1308 NW Laurel Street Elkhart, IA 50073	5% Bid Bond	\$39,625.00	Cleaveland/Price	Trafford, PA	50-52 Weeks ARO	Firm Pricing
<b>Border States</b> 681 East Cloverly Road Fremont, NE 68025	5% Bid Bond	\$45,868.53	SEECO	Charlotte, NC	20 Weeks ARO	Border States Terms & Conditions Firm Pricing
<b>WESCO</b> 2501 E 3rd Street Sioux City, IA 51101	5% Bid Bond	\$48,522.00	PASCOR	Forest Grove, OR	38-40 Weeks	WESCO Terms & Conditions Non-Firm Pricing

**BID SUMMARY**

**Furnishing Major Materials - Northeast Substation  
City of Wayne  
Wayne, Nebraska**



DGR Project No. 412307  
 Bid Letting: January 7, 2026 - 1:30 PM  
 City Office  
 Page 1 of 1

Bidder and Address	Bid Security	Bid No. 2 - Capacitor Voltage Transformers				Comments
		Bid Price	Manufacturer	Location	Guaranteed Delivery Date	
<b>WESCO</b> 2501 E 3rd Street Sioux City, IA 51101	5% Bid Bond	<b>\$33,870.00</b>	Ritz	Lavonia, GA	18-20 Weeks	WESCO Terms & Conditions Non-Firm Pricing
<b>Border States</b> 681 East Cloverly Road Fremont, NE 68025	5% Bid Bond	\$35,589.30	Ritz	Lavonia, GA	18-20 Weeks	Border States Terms & Conditions Firm Pricing
<b>Irby Utilities</b> 1575 B Samco Road Rapid City, SD 57702	5% Bid Bond	Insufficient Bid - Does Not Meet Specifications				
<b>RESCO</b> 1308 NW Laurel Street Elkhart, IA 50073	5% Bid Bond	Insufficient Bid - Does Not Meet Specifications				

**BID SUMMARY**

**Furnishing Major Materials - Northeast Substation  
City of Wayne  
Wayne, Nebraska**



DGR Project No. 412307  
 Bid Letting: January 7, 2026 - 1:30 PM  
 City Office  
 Page 1 of 1

Bidder and Address	Bid Security	Ack. Adden.	Bid No. 3 - Structural Steel				Comments
			Bid Price	Manufacturer	Location	Guaranteed Delivery Dates	
<b>Galvanizers, Inc.</b> 1202 7th Avenue NE West Fargo, ND 58078	5% Bid Bond	Yes	<b>\$76,642.00</b>	Galvanizers	West Fargo, ND	AB: 6/22/2026 SS: 12/1/2026	Exception Taken to Liquidated Damages Firm Pricing
<b>Klute, Inc.</b> 1313 Road G York, NE 68467	5% Bid Bond	Yes	\$91,612.84	Klute	York, NE	AB: 8 Wks ARO SS: 70 Wks WRO	Klute Terms & Conditions Firm Pricing
<b>WESCO</b> 2501 E 3rd Street Sioux City, IA 51101	5% Bid Bond	Yes	\$174,369.00	MICA	Eules, TX	AB: 6/22/2026 SS: 9/1/2026	WESCO Terms & Conditions Non-Firm Pricing
<b>Border States</b> 681 East Cloverly Road Fremont, NE 68025	5% Bid Bond	No	\$217,616.60	MICA	Eules, TX	AB: 6/22/2026 SS: 9/1/2026	Border States Terms & Conditions Non-Firm Pricing

**RESOLUTION NO. 2026-6**

**A RESOLUTION ACCEPTING THE WATER, SEWER AND STREET IMPROVEMENTS  
IN THE VINTAGE HILL FOURTH ADDITION SUBDIVISION.**

WHEREAS, the Developer/Subdivider, Arrowhead Development – Wayne, LLC, installed and constructed water and sewer lines to service their respective subdivision in the Vintage Hill Fourth Addition in accordance with the Subdivision Agreement dated November 5, 2024, and filed with the County Clerk on November 13, 2024, No. 202401085; and

WHEREAS, the Developer/Subdivider, Arrowhead Development – Wayne, LLC, paved all of the dedicated streets per the plat and in accordance with the requirements of Section 151.05 of the Wayne Municipal Code and in accordance with the Subdivision Agreement dated November 5, 2024, and filed with the County Clerk on November 13, 2024, No. 202401085; and

WHEREAS, the installation and construction of said water and sewer lines and dedicated streets are now complete, meet the construction standards of the City of Wayne, have been approved by Nebraska Health & Human Services, and are now ready for the City of Wayne to accept control thereof.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wayne, Nebraska, that the water and sewer lines and dedicated streets located in the Vintage Hill Fourth Addition Subdivision are hereby accepted and shall become the property of the City of Wayne upon the passage and approval of this Resolution.

PASSED AND APPROVED this 20<sup>th</sup> day of January, 2026.

THE CITY OF WAYNE, NEBRASKA

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**RESOLUTION NO. 2026-7**

**A RESOLUTION DIRECTING THE CITY CLERK TO CERTIFY MOWING COSTS TO THE WAYNE COUNTY CLERK AND THE WAYNE COUNTY TREASURER TO BECOME A LIEN ON THE WEST 50' OF LOTS 1, 2, 3, AND 4, BLOCK 23, COLLEGE HILL FIRST ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, MORE COMMONLY DESCRIBED AS 121 W. 11<sup>TH</sup> STREET, WAYNE, NEBRASKA.**

**WHEREAS**, the City of Wayne has incurred mowing costs associated with the property located at 121 W. 11<sup>th</sup> Street, Wayne, Nebraska, and legally described as the West 50' of Lots 1, 2, 3, and 4, Block 23, College Hill First Addition to the City of Wayne, Wayne County, Nebraska; and

**WHEREAS**, Section 95.40 of the Wayne Municipal Code requires each owner of any lot or parcel of land in the City of Wayne to cut and remove all weeds and other rank growth of vegetation on such property as close to the ground level as possible throughout the period of May 1<sup>st</sup> to October 15<sup>th</sup> of each year; and

**WHEREAS**, the City Administrator or his designee has caused to be published in the Wayne Herald the notice required under Section 95.40 specifying that said weeds and other rank growth vegetation shall be cut during the above-referenced period; and

**WHEREAS**, the City Administrator or his designee is authorized under said Section to notify in writing the owner of any property within the City to cut any such weeds found growing on such property by United States mail, postage prepaid, addressed to such owner at his or her last known address or served personally; and

**WHEREAS**, on the failure, neglect or refusal of any such owner to cut or destroy such weeds located upon such property within seven days after the mailing or personal service date of such notice, the City Administrator or his designee is authorized to pay for the cutting of such weeds or to order the removal by the City; and

**WHEREAS**, the cost of any such cutting, destroying, or removing such weeds shall be at the expense of the owner of such property; and

**WHEREAS**, if the costs of cutting, destroying or removing weeds and other rank growth of vegetation and costs of removing any refuse, debris, or other obstructions, to permit such cutting are unpaid for two months, pursuant to said Section 95.40, the City Clerk shall certify to the Wayne County Clerk and the Wayne County Treasurer the amount of such expense, and such expense shall become a lien on the property upon which the removal measures were taken as a special assessment levied on the date of such measures; and

**WHEREAS**, the City Administrator or his designate has notified Zachary Allen Mildenstein, the owner of 121 W. 11<sup>th</sup> Street, Wayne, Nebraska, and legally described as the West 50' of Lots 1, 2, 3, and 4, Block 23, College Hill First Addition to the City of Wayne, Wayne County, Nebraska, to cut, destroy, and remove any such weeds, grass or unhealthful growth located on such property by United States mail, postage prepaid, at the last known address of Zachary Allen Mildenstein or served personally; and

**WHEREAS**, upon the failure, neglect or refusal of Zachary Allen Mildenstein to cut, destroy, and remove such weeds from said property within seven days after the mailing or personal service date of such notice, the City Administrator or his designee did then undertake the removal of such weeds from said property, pursuant to Section 95.40 during the time period of May, 2025, through and including October, 2025; and

**WHEREAS**, the cost of such cutting, destroying or removal of such weeds in the total amount of \$3,000.00 has been sent to Zachary Allen Mildenstein for payment.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Wayne, Nebraska, that the Wayne City Clerk shall certify to the Wayne County Clerk and the Wayne County Treasurer the total amount of \$3,000.00 in expenses incurred by the City of Wayne in removing weeds and other rank growth of vegetation from the property owned by Zachary Allen Mildenstein and upon certification to the Wayne County Treasurer, such expense shall become a lien on the property described herein below, said property owned by Zachary Allen Mildenstein on which the removal measures were taken, as a special assessment levied on the date of such measures. The property is described to wit:

The West 50' of Lots 1, 2, 3, and 4, Block 23, College Hill First Addition to the City of Wayne, Wayne County, Nebraska.

BE IT FURTHER RESOLVED that pursuant to Section 95.40 of the Wayne Municipal Code, the Wayne County Treasurer shall add such expense to, and it shall become and form a part of the taxes on such property described herein and shall bear interest at the same rate as taxes.

PASSED AND APPROVED this 20<sup>th</sup> day of January, 2026.

THE CITY OF WAYNE, NEBRASKA

BY \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CERTIFICATE OF UNPAID COSTS TO BE LEVIED  
ON THE WEST 50' OF LOTS 1, 2, 3, AND 4, BLOCK 23, COLLEGE HILL FIRST ADDITION  
TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, MORE COMMONLY  
DESCRIBED AS 121 W. 11<sup>TH</sup> STREET, WAYNE, NEBRASKA**

STATE OF NEBRASKA        )  
  )  
COUNTY OF WAYNE        ) ss.  
  )  
CITY OF WAYNE             )

I, Betty A. McGuire, the undersigned duly qualified and acting City Clerk of the City of Wayne, Wayne County, Nebraska, by direction of the Mayor and Council of the City of Wayne, Nebraska, do hereby certify to the County Clerk/Register of Deeds and the Wayne County Treasurer for entry upon the real estate records the attached Resolution 2026-7, which was adopted on the 20<sup>th</sup> day of January, 2026.

WITNESS my hand and seal of office this 21<sup>st</sup> day of January, 2026.

\_\_\_\_\_  
City Clerk of the City of Wayne  
Wayne County, Nebraska

(SEAL)

**RESOLUTION NO. 2026-8**

**A RESOLUTION DIRECTING CITY CLERK TO CERTIFY RAZING COSTS TO THE WAYNE COUNTY CLERK AND THE WAYNE COUNTY TREASURER TO BECOME A LIEN ON THE WEST 50' OF LOTS 1, 2, 3, AND 4, BLOCK 23, COLLEGE HILL FIRST ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, MORE COMMONLY DESCRIBED AS 121 W. 11<sup>TH</sup> STREET, WAYNE, NEBRASKA.**

**WHEREAS**, the City of Wayne has incurred costs associated with the razing of the property located at 121 W. 11<sup>th</sup> Street, Wayne, and legally described as the West 50' of Lots 1, 2, 3, and 4, Block 23, College Hill First Addition to the City of Wayne, Wayne County, Nebraska; and

**WHEREAS**, Section 150.30 of the Wayne Municipal Code states that if any owner of any building or structure fails, neglects, or refuses to comply with notice by or on behalf of the City to repair, rehabilitate, or demolish and remove a building or structure which is unsafe, or a public nuisance, or is in violation of the 2006 International Property Maintenance Code as adopted by Wayne Municipal Code, Sec. 150.31, the City may proceed with the work specified in the notice to the property owner; and

**WHEREAS**, Section 150.30 of the Wayne Municipal Code further states that the Council may levy the cost as a special assessment against the lot or real estate upon which the building or structure is located; which special assessment shall be a lien on the real estate and shall be collected in the manner provided for special assessments; or collect the cost from the owner of the building or structure and enforce the collection by civil action in any court of competent jurisdiction.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and the Council of the City of Wayne, Nebraska, that the Wayne City Clerk shall certify to the Wayne County Clerk and the Wayne County Treasurer the total amount of \$23,459.00 in expenses incurred by the City of Wayne in the razing of the property referenced herein, and upon certification to the Wayne County Clerk and the Wayne County Treasurer, such expense shall become a lien on 121 W. 11<sup>th</sup> Street, Wayne, and legally described as the West 50' of Lots 1, 2, 3, and 4, Block 23, College Hill First Addition to the City of Wayne, Wayne County, Nebraska, as a special assessment tax levied on the date of such certification.

**BE IT FURTHER RESOLVED** that the Wayne County Treasurer shall add such expense to and it shall become and form a part of the taxes on such property described herein and shall bear interest at the same rate as taxes and to be collected as a special tax in the manner provided by law.

Passed and approved this 20<sup>th</sup> day of January, 2026.

THE CITY OF WAYNE, NEBRASKA

BY \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CERTIFICATE OF UNPAID COSTS TO BE LEVIED  
ON THE WEST 50' OF LOTS 1, 2, 3, AND 4, BLOCK 23, COLLEGE HILL FIRST ADDITION  
TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, MORE COMMONLY  
DESCRIBED AS 121 W. 11<sup>TH</sup> STREET, WAYNE, NEBRASKA.**

STATE OF NEBRASKA        )  
  )  
COUNTY OF WAYNE        ) ss.  
  )  
CITY OF WAYNE             )

I, Betty A. McGuire, the undersigned duly qualified and acting City Clerk of the City of Wayne, Wayne County, Nebraska, by direction of the Mayor and Council of the City of Wayne, Nebraska, do hereby certify to the County Clerk/Register of Deeds and the Wayne County Treasurer for entry upon the real estate records the attached Resolution 2026-8, which was adopted on the 20<sup>th</sup> day of January, 2026.

WITNESS my hand and seal of office this 21<sup>st</sup> day of January, 2026.

\_\_\_\_\_  
City Clerk of the City of Wayne  
Wayne County, Nebraska

(SEAL)

**RESOLUTION NO. 2026-9**

**A RESOLUTION ADOPTING CITY OF WAYNE FACADE IMPROVEMENT GRANT PROGRAM GUIDELINES.**

WHEREAS, the City of Wayne (City) has budgeted funds to provide assistance to commercial properties in Wayne to enhance the City of Wayne through building exterior/façade/storefront development or renovations; and

WHEREAS, the City is desirous to approve and adopt the “Façade Improvement Grant Program Guidelines” for this program.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Wayne, Nebraska, that the “Façade Improvement Grant Program Guidelines,” which is attached hereto and incorporated herein by reference, is hereby approved, and shall be effective upon the passage of this Resolution.

PASSED AND APPROVED this 20<sup>th</sup> day of January, 2026.

THE CITY OF WAYNE, NEBRASKA,

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

## **City of Wayne Façade Improvement Grant (FIG) Program Guidelines**

### **Primary Goals**

- To enhance the City of Wayne through building exterior/façade/storefront development or renovations.
- To stimulate the redevelopment of under-utilized/deteriorated commercial property in the City of Wayne.
- To improve the aesthetic appeal and valuation of commercial properties in the City of Wayne.
- To promote business retention and commercial property maintenance in the City of Wayne.

### **Program Criteria**

- The applicant's project must be in the City of Wayne.
- The applicant must provide a cash match of at least a 1:1 ratio relative to their request (i.e. \$5,000 request requires a \$5,000 cash match).
- FIG funds may be used for a variety of project costs related to building exterior, façade or storefront improvements, including but not limited to tuck-pointing, awnings, windows, doors, paint, signage, and murals.
- FIG funds cannot be used to pay off debt.

### **Application Procedures**

- Potential applicants may obtain program information and a FIG Application by contacting City of Wayne Staff or by visiting the City of Wayne website: [insert specific link].
- After submission of a FIG application, City of Wayne Staff and the applicant will review the application, ensure that the project meets the program criteria, and address application deficiencies. City of Wayne Staff may request additional information to ensure application completeness.
- Once an application is deemed complete, the applicant will present to the City's Architectural Review Committee. The Architectural Review Committee will make a formal recommendation to approve or deny the application.
- Upon receiving a recommendation from the City's Architectural Review Committee, the Wayne America Board of Directors (Board) will consider approval or denial of the application:
  - Final approval of all applications will be subject to a vote by the Board
  - If the Board votes to deny the FIG Application, the Board shall provide an explanation

- If the Board votes to approve the FIG Application, the Board shall notify the City of Wayne Finance Director
  - The Finance Director will distribute the funds as approved
  - Funds will be distributed on a reimbursement basis by the City of Wayne
  - FIG Recipients will be required to submit receipts or proof of purchase to claim reimbursement
- Funding to support the FIG Program will be subject to City Council allocations within their annual budget.
- The FIG approval process is expected to be 30-60 days after a complete FIG application is received. The City of Wayne Staff, the City's Architectural Review Committee, and the Wayne America Board of Directors will make a good faith effort to process and review all FIG applications in a timely manner. They reserve the right to utilize face-to-face, virtual, or electronic methods to review, recommend, and/or approve FIG applications.

Approved by Wayne City Council on this date \_\_\_\_\_, 2026