

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 7th 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 7th 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 7th 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 7th 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 1st.

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 10th 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 15th. We would have to follow-up with a full grant application that is due February 15th. 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 CCCCCFF planning grant funds for the 1100 E 10th 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 15th 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.