

**AGENDA  
CITY COUNCIL MEETING  
March 18, 2014**

**1. [Approval of Minutes – March 4, 2014](#)**

**2. [Approval of Claims](#)**

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

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

**3. [Ordinance 2014-6: Annexing Certain Real Estate to the City of Wayne and Extending the Corporate Limits in the Northeast Quadrant of the City of Wayne to Include said Real Estate – Industrial Park Area \(Second Reading\)](#)**

**4. [Ordinance 2014-7: Annexing Herman Commercial Subdivision \(Second Reading\)](#)**

**5. [Ordinance 2014-8: Amending Wayne Municipal Code Sec. 2-232 Establishing Annual Salary for Mayor and Councilmembers](#)**

**Background:** This discussion is carried from the last meeting

**6. [Action to Consider Selling the Street Department's Tree Tub Grinder](#)**

**Background:** This grinder is a full-sized, converted hay grinder on a semi-truck chassis. It was purchased in the 1990's with recycling grant funds to grind up all the tree branches people dumped instead of burning them. A small amount of the shredded wood was used for tree planting and playground equipment bedding. We now get all of Northeast Nebraska Public Power District's chipped wood which is far superior to the shredded branches. When we grind a full branch pile by the softball complex, it takes two men running the grinder and the pay loader to move the wood and two days to grind the pile and the two machines use an enormous amount of diesel fuel. We use very little of the shredded wood any more, and when we started charging the farmers and landscapers for the shredded wood, the demand dropped, leaving a rotting pile of wet shredded wood. Maintenance of the grinder and semi-truck is also costly.

**Recommendation:** The recommendation of Lowell Heggemeyer and Todd Hoeman is to sell the grinder and continue burning the brush pile as needed. We have owned the grinder long enough that there isn't any recycling reimbursement required. We could use the sale proceeds from the grinder for better recycling projects. A Council decision doesn't need to be made at this meeting, but the Public Works Department wants you to have their recommendation.

**7. [Public Hearing: To Consider the Planning Commission's recommendation regarding an Application to Rezone Property from B-3](#)**

Neighborhood Commercial to B-1 Highway Commercial.  
The applicant is Todd Gehner and he wishes to rezone the  
area to allow for an automotive business (Advertised Time:  
5:30 p.m.)

8. Ordinance 2014-9: Amending the Zoning Map

**Recommendation:** The recommendation of the Planning Commission, after their public hearing, is to approve the ordinance.

9. Public Hearing: Application for Community Development Block Grant (CDBG) Comprehensive Investment and Stabilization Funds and the Submittal of the Planning Study to the Nebraska Department of Economic Development (Advertised Time: 5:30 p.m.)

**Background:** Nancy discovered these grant funds were available through competitive applications to Wayne to be used in the southeast quarter after the completion of the 2010 US Census. Nancy and I have been working with Northeast Nebraska Economic Development District to survey the residents in SE Wayne to find what their interests are for the use of up to \$250,000 in grant funds per year for 3 years. Alyssa Silhacek from NNEDD will present the survey results and a draft grant application based on the survey results and town hall meeting results.

Please note that a demolition and cleanup project will be added to the final report which Alyssa will bring with her Tuesday evening.

10. Resolution 2014-25: Approving the Target Area 2014 Comprehensive Investment and Stabilization Needs/Assessment Strategy Prepared by Northeast Nebraska Economic Development District and Funded by CDBG #13-CIS-006

**Recommendation:** Council action based on the survey results, town hall meetings and testimony at this hearing is required to submit this application for grant funds for SE Wayne.

11. Resolution 2014-26: Identifying City of Wayne Goals

**Background:** This Resolution includes a non-prioritized list of the goals brought forth at the 2014 Mayor and Council Retreat. Nancy and I base the 2104-2015 operating and capital projects budget off Council action on this Resolution.

12. Resolution 2014-27: Accepting Proposal of Beehive Industries for On-Line GIS Services

**Background:** This software integrates the aerial photos and recorded utility and public works GIS information and makes it compatible with Wayne County GIS information. Joel Hansen and Brian Kesting have worked closely with Wayne County on two software proposals and selected this proposal as the best option and the least cost for our needs.

**Recommendation:** The recommendation of Joel and Brian is to approve the Resolution.

13. [Resolution 2014-28: Approving Agreement between Wayne Area Economic Development and the City of Wayne](#)

**Background:** Nebraska Statutes require cities to document services or products received for city funds expended. This document formalizes our agreement with WAED and documents the services provided in return for city expenditures.

**Recommendation:** The recommendation of Lowell Johnson, City Administrator, and Nancy Braden, Finance Director, is to approve the agreement.

14. [Resolution 2014-29: Approving Specifications and authorizing the Purchase of two new Police Cruisers through the State Bid System from Arnie's Ford](#)

**Background:** We have budgeted for the purchase of two replacement police cruisers and equipment in the 2013-2014 budget. The State of Nebraska bids out the purchase of law enforcement vehicles that are appropriately equipped each year. The State allows cities, counties and schools to purchase State bid vehicles through the State bid process. The State bid for police cars this year is with Ford, and Marlen wants to stay with Ford police cruisers. The price of the cruisers is pre-bid so we can buy them through any Ford dealer, and this meets the bidding requirements.

**Recommendation:** The recommendation of Marlen Chinn, Chief of Police, is to purchase the two cruisers from Arnie's Ford through the State bid process.

15. [Action to Direct Staff to Work with the Planning Commission to Solicit Consultants to Revise the City's Comprehensive Plan](#)

**Background:** One of the Council retreat goals is to review the current zoning map and regulations. Communities usually review and renew their Comprehensive Plans every ten years. The current Comprehensive Plan that our zoning regulations are based on is about six years old, but the community has obviously gone through an unusual amount of changes in the past few years. This action would direct city staff and the Planning Commission to interview professional planning consultants to guide the process of rewriting the Comprehensive Plan and revising the zoning map and regulations to match. A citizens' committee is appointed by the Mayor and approved by the Council to review land uses, hold town hall meetings, and prepare a new draft Comprehensive Plan to the Planning Commission. The Planning Commission holds at least one public hearing on the proposed new Comprehensive Plan before recommending it to the City Council for a second public hearing before final action is taken. The estimated cost of a new Comprehensive Plan and revision of the zoning regulations is \$35,000.

**Recommendation:** The decision to direct city staff and the Planning Commission to solicit and interview consultants to develop a new Comprehensive Plan and Zoning Regulation is that of the elected officials. The final action on any contract for services is by action of the City Council.

16. [Action on Request of Wayne County Ag Society for Consideration on Water/Sewer Utility Bill](#)

**Background:** The Wayne County Fair Board requested a waiver of part of their recent water and sewer bills for the fairground. The fairground is outside the city limits, but served by the Wayne water and wastewater utilities. They pay double rates to be connected, as are all users outside the city limits. The city donates \$5,000 per year of water and sewer to the fairground. A water leak has developed somewhere in the fairgrounds that has used a large amount of water this fall and winter. The total bill is \$2,263.83, with about \$582 for water and about \$1682 for sewer. It is unknown about how much of the water leaked through building fixtures into the sewer and how much leaked into the ground.

The Fair Board has sent a letter to us asking to waive all or part of the bill because the water is from a leak. Since the water leaked on the fairground side of the water meter, we, as staff, have no authority to waive any portion of a metered bill to a customer. That legal authority lies with the City Council.

**Recommendation:** The decision to waive is that of the elected officials, so if you choose to do that, my suggestion to you and the Fair Board is that since the sewer amount is not metered and is an unknown amount, a reasonable number would be \$800 - \$1000 of the total bill.

17. [Action on the Water/Wastewater Plant Operator I Job Description](#)

**Recommendation:** We are required to have a written job description for each employee. We don't very often hire new employees, but when we do, we review and update the job description for that job. Job descriptions are approved by the City Council and carried out by staff. We are currently advertising to fill this position, and attached is our staff recommendation for this job description.

18. [Discussion and Action to make offer to Rugby Team to Clean Logan Creek](#)

**Background:** The October 4<sup>th</sup> tornado left a lot of debris in Logan Creek. The landowners along Logan Creek are responsible for the cleanup to the center of the stream. Most of the creek north of the Hwy 35 bridge is owned by the City of Wayne. We have a need to clean up the debris in a timely manner. The WSC Rugby Club lost all of their storage space and equipment in the tornado and would like to have some storage space in the new storage building that will be built at the Summer Sports Complex. They would be expected to pay for their share of the cost of the building or pay rent.

**Recommendation:** My suggestion is to offer them credit toward space in the new storage building in return for cleaning up the City's portion of the creek. That credit could be a fixed amount or based after the fact on the amount of time needed to clean up the creek.

19. [Resolution 2014-30: Authorizing the Sale of Lot 1, Giese Second Addition, located in the Northwest Quarter of Section 18, Township 26 North, Range 4 East of the 6<sup>th</sup> P.M., in the City of Wayne, Wayne County, Nebraska, to Mid Plains Grain, LLC, for the sum of \\$47,200](#)

**Background: The offer to purchase this property by Breck Giese, on behalf of Mid Plains Grain, is attached. The Council may go into closed session to discuss the same.**

20. Ordinance 2014-10: Directing the Sale of Lot 1, Giese Second Addition, located in the Northwest Quarter of Section 18, Township 26 North, Range 4 East of the 6<sup>th</sup> P.M., in the City of Wayne, Wayne County, Nebraska, to Mid Plains Grain, LLC, for the sum of \$47,200

21. Adjourn

APPROVED AS TO FORM AND CONTENT:

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Mayor

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City Administrator

March 4, 2014

The Wayne City Council met in regular session at City Hall on Tuesday, March 4, 2014, at 5:30 o'clock P.M. Mayor Ken Chamberlain called the meeting to order with the following in attendance: Councilmembers Rod Greve, Jon Haase, Jennifer Sievers, Nick Muir, Matt Eischeid and Jill Brodersen; City Attorney Eric Knutsen; City Administrator Lowell Johnson; and City Clerk Betty McGuire. Absent: Councilmembers Cale Giese and Kaki Ley.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on February 20, 2014, and a copy of the meeting notice and agenda were simultaneously given to the Mayor and all members of the City Council. All proceedings hereafter shown were taken while the Council convened in open session.

Councilmember Haase made a motion, which was seconded by Councilmember Sievers, whereas, the Clerk has prepared copies of the Minutes of the meeting of February 18, 2014, and that each Councilmember has had an opportunity to read and study the same, and that the reading of the Minutes be waived and declared approved. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Giese and Ley who was absent, the Mayor declared the motion carried and the Minutes approved.

The following claims were presented to Council for their approval:

**VARIOUS FUNDS:** AMERICAN BROADBAND, SE, 2327.59; AMERITAS, SE, 2125.71; APPEARA, SE, 213.20; AS CENTRAL SERVICES, SE, 448.00; BANK FIRST, SE, 120.00; BARNES & NOBLE, SU, 15.19; BLACK HILLS ENERGY, SE, 2111.50; BLUE DEVIL BOOSTER CLUB, SE, 50.00; BOMGAARS, SU, 834.44; CENTURYLINK, SE, 313.49; CHEMQUEST, SU, 3245.00; CHILD SUPPORT, RE, 100.00; CITY OF WAYNE, RE, 5.00; CITY OF WAYNE, PY, 69963.74; CLEAN TO A T, SE, 1300.00; COMMUNITY HEALTH, RE, 4.00; COOPORTUNITY HEALTH, SE, 30942.44; DE LAGE LANDEN FINANCIAL, SE, 77.00; DEARBORN NATIONAL

LIFE, SE, 92.88; DEMCO, SU, 106.96; DGR & ASSOCIATES, SE, 178.00; DUTTON-LAINSON, SU, 138.99; CITY EMPLOYEE, RE, 39.44; FIRST CONCORD GROUP, SE, 3863.94; FLOOR MAINTENANCE, SU, 131.55; GEMPLER'S, SU, 103.30; H.K. SCHOLZ, SE, 4170.36; HEWLETT-PACKARD, SU, 2724.52; HILLYARD/SIOUX FALLS, SU; 165.62; HOLIDAY INN OF KEARNEY, SE, 99.72; HOMETOWN LEASING, SE, 73.51; HTM SALES, SE, 1567.87; ICMA, SE, 7292.49; IRS, TX, 25702.79; JEO CONSULTING GROUP, SE, 1225.00; CITY EMPLOYEE, RE, 77.40; KRIZ-DAVIS, SU, 1582.36; MIRIAN AGUIRRE, SE, 150.00; MSC INDUSTRIAL, SU, 364.29; CITY EMPLOYEE, RE, 218.27; NE AIR FILTER, SU, 220.48; NE DEPT OF HEALTH, FE, 80.00; NE DEPT OF REVENUE, TX, 3632.76; NE PUBLIC HEALTH, SE, 1042.00; NPPD, SE, 303796.97; NORFOLK WINNELSON, SU, 105.20; NOVELTY MACHINE & SUPPLY, SU, 73.15; OVERDRIVE, SU, 225.79; OVERHEAD DOOR COMPANY, SE, 311.10; CITY EMPLOYEE, RE, 1281.20; QUILL, SU, 236.16; SINCLAIR/DAYLIGHT DONUT, SU, 344.80; STATE FARM INSURANCE, FE, 563.00; STATE NEBRASKA BANK, RE, 98.15; TASTE OF HOME, SU, 31.98; THE GLASS EDGE, SE, 6007.00; TYLER TECHNOLOGIES, SE, 200.00; UTILITIES SECTION, FE, 225.00; VERIZON, SE, 287.06; VIAERO, SE, 244.97; WAYNE AIRPORT, RE, 24710.00; WAED, RE, 5070.00; WAYNE COMMUNITY SCHOOLS, RE, 2608.25; WESCO, SU, 313.12; WISNER WEST, SU, 104.50; ADVANCED CONSULTING, SE, 1123.75; BACKFLOW APPARATUS, SU, 923.20; BIG T ENTERPRISES, SU, 151.65; CHAPMAN METERING, SE, 3238.75; CITY OF WAYNE, RE, 35.00; CITY OF WAYNE, SE, 180.00; CITY OF WAYNE, RE, 241.68; EASYPERMIT POSTAGE, SU, 767.78; ECHO GROUP, SU, 56.19; ED. M FELD EQUIPMENT, SE, 427.00; GILL HAULING, SE, 155.00; GROSSENBURG IMPLEMENT, SU, 586.45; JOHNNY P LEMPKE, SE, 40.00; KELLY SUPPLY, SU, 446.25; KEN PROKOP, SE, 30.00; MIRIAN AGUIRRE, SE, 100.00; NEBRASKA DEPARTMENT OF AG, FE, 90.00; NNPPD, SE, 5651.00; O'REILLY AUTOMOTIVE STORE, SU, 21.99; ONE CALL CONCEPTS, SE, 15.15; CITY EMPLOYEE, RE, 3.35; PETERSON INDUSTRIAL ENGINE, SE, 3247.50; PIEPER & MILLER, SE, 6999.00; PLUNKETT'S PEST CONTROL, SE, 43.26; PRESTO X, SE, 56.65; QUILL, SU, 13.94; SOOLAND BOBCAT, SU, 194.37; VERIZON, SE, 102.10; WAYNE COUNTY CLERK, SE, 84.00; WAYNE HERALD, SE, 1457.00; WESCO, SU, 239.63; WISNER WEST, SU, 30.25

Councilmember Sievers made a motion, which was seconded by Councilmember Haase, to approve the claims. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Giese and Ley who were absent, the Mayor declared the motion carried.

Mayor Chamberlain advised the public that a copy of the Open Meetings Act was located on the south wall of the Council Chambers and was available for public

inspection. In addition, he advised the public that the Council may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

Councilmember Giese arrived at 5:31 p.m.

Mayor Chamberlain proclaimed March as “Problem Gambling Awareness Month.”

Alex Koch, Recreation Services Director, advised the Council that he received only one bid on the “Summer Sports Complex Field Relocation Project.” The lone bid was from Odeys of Omaha, NE, in the amount of \$71,500. The south two fields will be completed by May, with the two north fields being completed by June 1<sup>st</sup>.

Councilmember Eischeid introduced Resolution 2014-22 and moved for its approval; Councilmember Brodersen seconded.

#### RESOLUTION NO. 2014-22

#### A RESOLUTION ACCEPTING BID AND AWARDING CONTRACT ON THE “SUMMER SPORTS COMPLEX FIELD RELOCATION PROJECT.”

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Alex Koch, Recreation Services Director, then updated the Council on the Summer Sports Complex Project. The intent is to light all four fields at this time.

Discussion took place regarding two change orders submitted by Robert Woehler & Sons Construction regarding the Chief’s Way Sanitary Sewer Project. Change Order No. 2 in the amount of \$3,723.50 was for expenses incurred due to the engineer using

four year old locate information to design the project. The old locate information did not pick up the high pressure gas main underneath Logan Creek on the south side of the highway. Therefore, anyone who bid on the plans did not include anything for potholing to find this line. The gas company knew where the line was, but did not know how deep it was. Olsson & Associates has denied that there was anything wrong, and that this was a legitimate cost of the project. The Woehlers' position is that this should have been noted on the plans so that all of the bidders could have acknowledged that cost. We are bypassing the engineer's recommendation, at the recommendation of the City Attorney, to avoid the cost of arbitration. Administrator Johnson stated he and staff would determine some amount to subtract from the next bill received from Olsson & Associates to recover some of the cost of this error.

A policy change being made is to have a pre-bid conference with all utilities and the engineer being present to review and approve the plans.

Administrator Johnson noted for Council that a cost that was not in their packet is that of the Woehlers' which amounted to approximately \$1,200. Johnson was going to ask the Council to at least consider this amount at the next council meeting because that is a cost the City would have had either way. He had asked Mr. Woehler to list that out so that the City has the full disclosure of all the costs that were involved in that Change Order.

BJ Woehler was present to answer questions.

Councilmember Muir made a motion, which was seconded by Councilmember Giese approving Change Order No. 2 in the amount of \$3,723.50 to Robert Woehler & Sons' Construction for the Chief's Way Sanitary Sewer Project. Mayor Chamberlain

stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Change Order No. 3 in the amount of \$2,710.05 was for potholing incurred by Horizontal Boring (\$2,031) and delay time incurred by Robert Woehler & Sons' Construction (\$679.05) to find the American Broadband fiber lines that were not on the plans. American Broadband is willing to help cover some of the costs of this Change Order.

The cost for the delay time that was incurred by the Woehlers shows the total picture of what we're negotiating. Council can so choose whether or not they want to pay that additional amount, but that was part of the total costs out there.

Councilmember Muir made a motion, which was seconded by Councilmember Brodersen approving Change Order No. 3 in the amount of \$2,710.05 to Robert Woehler & Sons' Construction for the Chief's Way Sanitary Sewer Project. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Wes Blecke, Director of Wayne Area Economic Development, was present and advised the Council that the LB840 Sales Tax Advisory Committee met to review and make recommendations on two LB840 requests. On the first application, the Committee reviewed the request by Ken Jorgensen for a \$125,000, 0% interest loan and a \$125,000 performance based loan (total \$250,000) to build a sports bar and bottle shop. After review and discussion, the Committee recommended a \$250,000 loan for 15 years at 0% interest. The total project cost is estimated to be \$1,800,000.

Ken Jorgensen was present to answer questions. He advised the Council he would have a minimum of 20 full-time equivalent employees. He did not have any objection to the recommendation of the LB840 Sales Tax Advisory Committee.

Councilmembers Brodersen and Muir thought the \$250,000, 0% interest loan was generous.

Councilmember Eischeid had concerns about picking and choosing who receives 0% interest and who receives 3% interest loans.

Councilmember Sievers made a motion, which was seconded by Councilmember Haase, approving a \$125,000 performance based grant (20 full-time equivalent employees for 15 years) and a \$125,000, 0% interest loan for 10 years for a total of \$250,000 for Ken Jorgensen to be used to build a sports bar and bottle shop.

Councilmember Brodersen opined her position was not to make a decision that is different than the Sales Tax Advisory Committee, and thought the Council should take their recommendation rather than going above and beyond and using the taxpayer's money in a way that, for some reason, the Committee did not see fit.

Councilmember Giese stated he was uncomfortable at this point and time setting the performance based grant without any input from the Sales Tax Advisory Committee, to which Councilmember Muir agreed.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, and Councilmembers Giese, Muir and Brodersen who voted Nay, the Mayor declared the motion failed.

Councilmember Brodersen then made a motion, which was seconded by Councilmember Giese approving the recommendation of the LB840 Sales Tax Advisory

Committee to approve a \$250,000, 0% loan for 15 years for Ken Jorgensen to build a sports bar and bottle shop. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent and Councilmember Haase who voted Nay, the Mayor declared the motion carried.

On the second application, the Committee reviewed a request by Pat Garvin (Innovative Protectives, Inc.) for a \$40,000 loan to rebuild a shop and storage building destroyed by the tornado. With five members of the Committee present, they recommended a \$40,000 loan for 15 years at 0% interest.

Pat Garvin was present to answer questions.

Councilmember Giese made a motion, which was seconded by Councilmember Brodersen, approving the recommendation of the LB840 Sales Tax Advisory Committee to approve a \$40,000, 0% interest loan for 15 years for Pat Garvin (Innovative Protectives, Inc.) to rebuild a shop and storage building destroyed by the tornado. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Councilmember Brodersen made a motion, which was seconded by Councilmember Sievers, to adjourn as Mayor and City Council and reconvene as the Board of Equalization. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

The Mayor declared that in accordance with published notice, it was now time to conduct the public hearing relative to the levy of special assessments in Street Improvement District No. 2013-1 (Milo Drive) and declared the public hearing open.

Administrator Johnson reviewed the assessment process for the Council. Johnson recommended that Line 33X in the amount of \$5,805, one-half thereof or \$2,902.50 only be assessed to the property owners because it was created by a failure of the engineer to include in the drawings the wyes that come off the sewer line. Olsson & Associates agreed to pay the mobilization cost of bringing the contractor back to install the wyes. This amount will be deducted from the final payment to Olsson & Associates.

Joel Hansen, Street Superintendent, stated that the original plan showed two wyes. Meyer/Pick then asked for two additional wyes, so he thought there was a little bit of a change that would have been a cost to the developers. A lot of this was a timing issue. Originally, the City hired Olsson & Associates to do the project because Tipton Holdings, who was building the Dollar General Store, advised us that they were having Olsson & Associates do their site plan. Our thought was we were going to avoid the issue we had with Bomgaars – which was to have one engineer design the whole project. Halfway through, Tipton Holdings, without telling the City, decided to no longer work with Olsson's, but to hire their own architect in Kansas City. That is where we lost the communication we were hoping for. The plans were then ready to approve at the Council meeting. Mr. Meyer looked at the plans about two hours before the meeting and noticed that something was not right with the elevation. Olsson's frantically worked to get us something before 5:00 that day, and that is where we lost site of the fact that Olsson's, when they changed the elevation, had taken those stubs out and didn't put them back in.

Councilmember Brodersen opined she was surprised that the contractors didn't notice the wyes were missing. She receives calls from contractors all the time, and this just surprised her.

The Mayor then asked if there were any persons present who wished to be heard concerning the proposed assessments in said District. There were none.

The assessments will be set at 3.5% interest for 15 years.

City Clerk McGuire had not received any written objections to these assessments.

There being no other persons wishing to be heard concerning the improvements and the proposed levy of special assessments within Street Improvement District No. 2013-1, the Mayor declared the hearing closed.

Councilmember Brodersen introduced Resolution 2014-20 and moved for its approval, with the exception of Line 33X to reduce the total \$5,805 allocation down to \$2,902.50 to the property owners for the extra construction work; Councilmember Eischeid seconded.

#### RESOLUTION NO. 2014-20

A RESOLUTION MAKING ASSESSMENTS IN STREET IMPROVEMENT DISTRICT NO. 2013-1 (MILO DRIVE).

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Councilmember Brodersen made a motion, which was seconded by Councilmember Sievers, to adjourn as the Board of Equalization and reconvene as Mayor and City Council. Mayor Chamberlain stated the motion, and the result of roll call being

all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Joel Hansen, Street Superintendent, stated three bids were received on the “Highway 15 & 10<sup>th</sup> Street Intersection Project.” The engineer has reviewed the bids and recommends that the project be awarded to the lowest bidder, Robert Woehler & Sons Construction, Inc., of Wayne, NE, in the amount of \$73,760.00. The high bid was \$96,754.10. The engineer’s estimate was \$76,000.00. Approval of the same must be conditioned upon the project being approved by the Nebraska Department of Roads.

Councilmember Eischeid, while not questioning their work, questioned the experience of the contractor that got the bid on this project (their business is a utility contractor – water & sewer) and the differentiation of prices between his cost and the other bidders. To him, if the City is going to be spending the money, we need to put the money towards a company that paves roads – that is their job. He wouldn’t hire a finished carpenter to pour concrete for him.

Mr. Woehler stated that they put different money in different places. Different kinds of contractors (utility/paving, etc.) all do this type of work. It just happens to be that this is such a small project that none of the big contractors wanted it. He was trying to give the City a low and fair number because he figured the contractors were going to be coming in pretty high. This is not out of their scope – they do this type of work all the time. His company does not pave blocks, but they do pave streets.

Councilmember Giese stated there must be an art to bidding because going through these bids, logically, they don’t make any sense. The rates, etc., between the three companies are so far off on every single item.

Councilmember Sievers liked the fact that a local contractor was the low bidder.

Councilmember Brodersen introduced Resolution No. 2014-21 and moved for its approval subject to the project being approved by the Nebraska Department of Roads; Councilmember Sievers seconded.

#### RESOLUTION NO. 2014-21

A RESOLUTION ACCEPTING BID AND AWARDING CONTRACT ON THE "HIGHWAY 15 & 10<sup>TH</sup> STREET INTERSECTION PROJECT."

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent and Councilmember Eischeid who voted Nay, the Mayor declared the motion carried.

Administrator Johnson stated the following Resolution provides the legal descriptions to sell the property to Mid Plains Grain, LLC, for the expansion of the elevator site. Johnson had a commercial appraisal done on the property so that the City would have a value to go by. The next step will be to get a purchase agreement prepared between the City and Mid Plains Grain to sell the property.

Councilmember Sievers introduced Resolution 2014-11, and moved for its approval; Councilmember Greve seconded.

#### RESOLUTION NO. 2014-11

A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT FOR THE GIESE SECOND ADDITION.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, and Councilmember Giese who abstained, the Mayor declared the motion carried.

Councilmember Giese introduced Ordinance 2014-5, and moved for approval of the second reading thereof; Councilmember Brodersen seconded.

ORDINANCE NO. 2014-5

AN ORDINANCE AMENDING ORDINANCE NO. 2014-3 BY CHANGING THE AGENCY KNOWN AS THE "COMMUNITY DEVELOPMENT AGENCY" TO THE "COMMUNITY REDEVELOPMENT AUTHORITY" AND PROVIDING FOR THE FUNCTIONING AND POWERS OF SUCH AGENCY.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Councilmember Sievers made a motion and Councilmember Muir seconded to suspend the statutory rules requiring ordinances to be read by title on three different days. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Councilmember Sievers made a motion and Councilmember Brodersen seconded to move for final approval of Ordinance No. 2014-5. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Councilmember Muir brought Ordinance No. 2013-50 back for reconsideration. This is the ordinance that would annex the Williams Form, Woehler, Airport and Pacific Coast properties. The motion to approve the third and final reading failed at the last meeting with a 4-1 vote.

Councilmember Muir introduced Ordinance 2014-6, and moved for approval thereof; Councilmember Sievers seconded.

ORDINANCE NO. 2014-6

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WAYNE AND EXTENDING THE CORPORATE LIMITS IN THE NORTHEAST QUADRANT OF THE CITY OF WAYNE TO INCLUDE SAID REAL ESTATE.

Councilmember Eischeid opined again that he thought the Pacific Coast property should be omitted from the ordinance to give the potential buyer(s) options.

Councilmember Muir stated he would agree with that if there wasn't about \$50,000 worth of work laying on that piece of property (removal of the septic systems and the concrete). He wants a potential buyer to be able to have another tool in their pocket to be able to clean that up if they are interested in it.

In response to Councilmember Eischeid's question, Joel Hansen responded that he did not know whether or not the DEQ had a timeline for removing the septic systems; however, he did share that he had a gentlemen in his office who was going to bid on removing the concrete out there.

Councilmember Eischeid thought the Council was rushing into potential problems that we don't really need to deal with right now.

Administrator Johnson stated the building is now gone off the Pacific Coast site, and we have a blight study hanging out there. There are people who want to take the concrete and soon. If someone comes in and removes the concrete, then there is not much blight left out there, which then takes away the ability for tax increment financing. This is what happened with Kelby Herman's commercial subdivision. In his need to get people into business, he cleaned up the property before the blight study was started, and

he did not realize what he did to himself. If the Council is so inclined to want to take the Pacific Coast property out and reintroduce a different ordinance, you are setting a whole new set of time clocks.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, and Councilmembers Eischeid and Brodersen who voted Nay, the Mayor declared the motion carried. The second reading will take place at the next meeting.

The following Ordinance would annex the Herman Commercial Subdivision.

Councilmember Muir introduced Ordinance 2014-7, and moved for approval thereof; Councilmember Sievers seconded.

#### ORDINANCE NO. 2014-7

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WAYNE AND EXTENDING THE CORPORATE LIMITS IN THE NORTHEAST QUADRANT OF THE CITY OF WAYNE TO INCLUDE SAID REAL ESTATE.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried. The second reading will take place at the next meeting.

Mayor Chamberlain presented a couple of proposals to increasing the salaries for the Mayor and Councilmembers. One proposal was to keep the salary the same and then be paid on a per diem basis (\$25/hr with a maximum of 3 hours per day) for attending meetings outside the normal council meetings, retreat, budget sessions, etc., or to just increase the base, or a combination of both. This did not need to be acted upon tonight. Any changes cannot take effect until after the next general election.

Councilmember Sievers was not in favor of the per diem proposal and suggested or recommended increasing the base of each by \$1,500. Councilmember Brodersen agreed.

City Clerk McGuire stated the last time the Mayor and Council salaries were increased was 2006. The Mayor was at \$3,000 and then increased to \$4,500; the Council was at \$2,000 and then increased to \$3,000.

BJ Woehler spoke in favor of increasing the salaries for both the Mayor and Council, because he noted that if all of their salaries were combined, it still wouldn't equal the salary of one County Commissioner.

Councilmember Sievers made a motion to table action on Ordinance No. 2014-8 until the next meeting and Councilmember Brodersen seconded and to get a comparison of salaries similar to what we do with the city employees. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

No action was taken on Resolution 2013-129 – making findings and declaring portions of the City of Wayne to be blighted and substandard pursuant to the Nebraska Community Development Act – Industrial Drive East Area, or on Resolution 2014-5 approving Memorandum of Understanding with Robert Woehler & Sons, Inc., to enter into a tax increment financing agreement for site preparation and new construction.

Councilmember Eischeid introduced Ordinance 2014-2 and moved for approval of the third and final reading thereof; Councilmember Giese seconded.

ORDINANCE NO. 2014-2

AN ORDINANCE TO AMEND THE FOLLOWING SECTIONS OF CHAPTER 78, ARTICLE III OF THE WAYNE MUNICIPAL CODE: SECTION 78-126 RELATING TO PARKING; PROHIBITED PARKING; NORTHEAST QUADRANT OF THE CITY; SECTION 78-128 RELATING TO PARKING; PROHIBITED PARKING; NORTHWEST QUADRANT OF THE CITY; SECTION 78-130 PROHIBITED PARKING; SOUTHEAST QUADRANT OF THE CITY; AND SECTION 78-132 PROHIBITED PARKING, SOUTHWEST QUADRANT OF THE CITY; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Administrator Johnson stated the following Resolution would approve a Memorandum of Understanding with Southwest Renewable Resources, and the cities of Wakefield and South Sioux City and Northeast Nebraska Public Power District and authorize him to negotiate a contract for production and delivery of power from a 25 MW renewable fuel plant to be constructed in Dakota County. We reserved the option, in the Big Rivers' contract, to purchase up to 15% of our wholesale power each year from a renewable source.

Southwest has asked us to sign the MOU to indicate interest by the elected officials and not just the staff before they retain engineering services to develop details of the proposal. The purpose of the MOU is to find out who is interested in moving forward in the discovery process, but is not binding and does not create a cost obligation for the City of Wayne.

When the Big Rivers' contract ends in 2026, we will be able to contract for any amount of renewables or other power source we want, without restriction, while using our power plant as a backup.

Councilmember Giese introduced Resolution No. 2014-23 and moved for its approval; Councilmember Sievers seconded.

#### RESOLUTION NO. 2014-23

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITIES OF WAYNE, WAKEFIELD, SOUTH SIOUX CITY, AND NORTHEAST NEBRASKA PUBLIC POWER DISTRICT AND SOUTHWEST RENEWABLE RESOURCES.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Administrator Johnson stated he is working with Todd Hegwer on a power purchase agreement with a 25-year fixed guarantee with NextEra out of Tulsa, Oklahoma. NextEra generates wind turbine power. This wind power plant is being built right now. The proposed price range is better than both NPPD and the Big Rivers' current pricing and can still be locked in for 25 years. Further negotiations will likely require us to sign a non-disclosure agreement to proceed and also an agreement with Mr. Hegwer for his professional services to evaluate the contract on our behalf.

Councilmember Giese made a motion, which was seconded by Councilmember Sievers authorizing the City Administrator to negotiate a 25-year power purchase agreement for production and delivery of wind power. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Administrator Johnson stated the following Resolution would approve a memorandum of Understanding with Pollina Corporate Real Estate, Inc., to solicit investors for the development of the renewable fuel plant to be constructed in Dakota County.

Councilmember Eischeid introduced Resolution No. 2014-24 and moved for its approval; Councilmember Sievers seconded.

#### RESOLUTION NO. 2014-24

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITIES OF WAYNE, WAKEFIELD AND SOUTH SIOUX CITY AND POLLINA CORPORATE REAL ESTATE, INC., AN ILLINOIS CORPORATION.

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried.

Councilmember Giese made a motion, which was seconded by Councilmember Sievers, to adjourn the meeting. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Ley who was absent, the Mayor declared the motion carried and the meeting adjourned at 7:45 p.m.

[Back to Top](#)

## CLAIMS LISTING MARCH 18, 2014

AMERICAN BACKFLOW	DUES-J BRADY	75.00
AMERITAS LIFE INSURANCE	POLICE RETIREMENT	1,931.62
APPEARA	LINEN/MAT SERVICE	159.88
BAKER & TAYLOR BOOKS	BOOKS	575.37
BANK FIRST	FRATERNAL ORDER OF POLICE DUES	120.00
BARONE SECURITY SYSTEMS	FIRE INSPECTION/SPRINKLER MONITORING	138.00
BERENS-TATE CONSULTING	PROFESSIONAL SERVICES	3,000.00
BRENT L. PICK	LB840 LOAN	50,000.00
BROWN SUPPLY CO	SILT FENCE	490.58
CARHART LUMBER COMPANY	FILTERS/BATTERIES/TAPE/DOWL ETC	307.31
CENTURYLINK	TELEPHONE CHARGES	148.71
CHARTWELLS	SENIOR CITIZEN MEALS	6,250.52
CHILD SUPPORT	PAYROLL DEDUCTION	100.00
CITY OF WAYNE	BUILDING PERMIT DEPOSIT REFUNDS	1,650.00
CITY OF WAYNE	PAYROLL	60,574.81
CITY OF WAYNE	UTILITY REFUNDS	268.02
COMMUNITY HEALTH	PAYROLL DEDUCTIONS	4.00
COOPORTUNITY HEALTH	HEALTH INSURANCE PREMIUMS	29,179.02
COPY WRITE PUBLISHING	SUPPLIES/SHIPPING CHARGES	133.25
CITY EMPLOYEE	HEALTH REIMBURSEMENT	222.39
DE LAGE LANDEN FINANCIAL	COPIER EQUIPMENT LEASE	394.00
DECO ENGINEERING PRODUCTS	PACKING PUMP & MOTOR	8,982.65
EAKES OFFICE PLUS	CAC COPY CHARGES	181.50
ECHO GROUP INC JESCO	LED EMERGENCY LIGHTS	56.19
ELECTRONIC ENGINEERING CO	REPROGRAM SIREN FUNCTIONS	585.00
FREDRICKSON OIL CO	TIRE REPAIR	36.05
GERHOLD CONCRETE CO INC.	SAND/GRAVEL	28.16
GROSSENBURG IMPLEMENT INC	PLOW LIGHTS/FILTERS/BOLTS/WASHERS	757.81
H.K. SCHOLZ COMPANY	COOLING TOWER	10,092.50
HAWKINS, INC	HYDROFLUOSILICIC ACID/VALVE	899.79
HOCKENBERGS	TRASH CANS/COFFEE BRUSH	129.32
ICC	MEMBERSHIP DUES	125.00
ICMA RETIREMENT TRUST-457	ICMA RETIREMENT	25,896.33
INGRAM BOOK COMPANY	BOOKS	880.74
INTERSTATE ALL BATTERY	BATTERIES	253.65
IRS	FEDERAL WITHHOLDING	26,200.82
JOHNSTONE SUPPLY	RATCHET BENDER/CLAMP METER	477.63
KEPCO ENGRAVING	NAMEPLATES	26.50
KTCH AM/FM RADIO	RADIO ADS	1,073.00
LEAGUE OF NEBRASKA	MIDWINTER CONFERENCE	1,932.00
LUNDAHL, EARL	WELL SITE RENTAL	350.00
LUTT OIL	GASOLINE	4,960.70
MAIN STREET AUTO CARE	TOWING CHARGE	90.00
MARRIOTT HOTELS	LODGING-LEAGUE CONF	595.00
MARY PARK	ENERGY INCENTIVE	500.00

MIDWEST LABORATORIES, INC	BOD TESTING	258.35
MIRIAN AGUIRRE	TRANSLATION	50.00
CITY EMPLOYEE	HEALTH REIMBURSEMENT	184.90
NE DEPT OF REVENUE	STATE WITHHOLDING	3,415.53
NE RURAL WATER	REGISTRATION-S LISTON	375.00
NE SAFETY COUNCIL	SAFETY VIDEO SHIPPING	8.89
NEBR PUBLIC POWER DIST	ELECTRICITY	299,625.29
NORFOLK DAILY NEWS	POLICE OFFICER ADS	133.17
N.E.NE AMERICAN RED CROSS	PAYROLL DEDUCTION	59.24
O'REILLY AUTOMOTIVE STORE	PAINT	5.79
OMAHA WORLD-HERALD	POLICE OFFICER ADS	1,085.34
PAC N SAVE	CONCESSION SUPPLIES/TAPE/KLEENEX	153.68
CITY EMPLOYEE	HEALTH REIMBURSEMENT	26.22
PRESTO X COMPANY	PEST CONTROL	48.63
PUSH-PEDAL-PULL	AC POWER BOX	1,945.00
RANDOM HOUSE	CD'S	1,941.75
ROBERT WOehler & SONS	POTHOLING UTILITIES/DOWNTIME ABB	6,433.55
SIOUX CITY JOURNAL	POLICE OFFICER ADS	837.65
SPARKLING KLEAN	JANITORIAL SERVICES	2,254.59
STATE NEBRASKA BANK	SERIES 2011 INTEREST/ACH FEES	2,969.26
STEFFEN INC.	V PLOW BLADE EDGE	504.62
THE JOURNAL OF LIGHT	2 YR SUBSCRIPTION RENEWAL	64.95
UNITED STATES PLASTIC	FUNNEL/CUTTING BOARD	137.42
UNITED WAY	PAYROLL DEDUCTIONS	12.40
US BANK	REGISTRATIONS/MEAL/AIRFARE/BOOKS ETC	6,486.35
WAYNE AUTO PARTS	TERMINAL/LUBE/OIL/FILTERS/SWITCH	322.06
WAYNE BASEBALL ASSOCIATION	FINANCIAL ASSISTANCE	90.00
WAYNE COUNTRY CLUB	2014 GOLF COURSE MEMBERSHIPS	6,385.00
WAYNE HERALD	ADS AND NOTICES	1,542.44
WAYNE STATE COLLEGE	REC CENTER RENTAL	80.00
WAYNE STATER	TORNADO THANK YOU	150.00
WESTERN AREA POWER ADMIN	ELECTRICITY	32,973.17
WISNER WEST	FD-GASOLINE	26.35
WSC FOUNDATION	BIKE EVENT DONATION	50.00

**ORDINANCE NO. 2014-6**

**AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WAYNE AND EXTENDING THE CORPORATE LIMITS IN THE NORTHEAST QUADRANT OF THE CITY OF WAYNE TO INCLUDE SAID REAL ESTATE.**

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

Section 1. The City of Wayne does hereby find and declare that the following described real estate:

The boundary for land proposed for annexation is described as: Commencing at the southwest corner of Lot 1 of Kardell Industrial Park No. 2 Subdivision; thence northerly along the west line of Lot 1 of Kardell Industrial Park No. 2 Subdivision to the north side of Summerfield Drive; thence easterly along the north side of Summerfield Drive to the northwest corner of Lot 2 of Kardell Industrial Park No. 2 Subdivision; thence easterly along the north line of Lot 2 of Kardell Industrial Park No. 2 Subdivision to the west line of Lot 3 of Kardell Industrial Park No. 2 Subdivision; thence northerly along the west line of Lot 3 of Kardell Industrial Park No. 2 Subdivision to the northwest corner of Lot 3 of Kardell Industrial Park No. 2 Subdivision; thence easterly along the north line of Lot 3 of Kardell Industrial Park No. 2 Subdivision to the centerline of the Logan Creek; thence northerly and easterly along the centerline of the Logan Creek to the north line of Section 8, T26N, R4E; thence easterly along the north line of Section 8, T26N, R4E, to the northeast corner of Section 8, T26N, R4E; thence southerly along the east line of Section 8, T26N, R4E to the northeast corner of Section 17, T26N, R4E; thence southerly along the east line of Section 17, T26N, R4E, to the south side of State Highway 35; thence westerly along the south side of State Highway 35 to a point perpendicular to the centerline of Highway 35 that is adjacent to the southeast corner of Tax Lot 14 in the SW $\frac{1}{4}$  of Section 8, T26N, R4E; thence northerly along the east side of Tax Lot 14 in the SW $\frac{1}{4}$  of Section 8, T26N, R4E, to the northeast corner of Tax Lot 14 in the SW $\frac{1}{4}$  of Section 8, T26N, R4E; thence northerly to the southeast corner of Tax Lot 11 in the SW $\frac{1}{4}$  of Section 8, T26N, R4E; thence northerly along the east side of Tax Lot 11 in the SW $\frac{1}{4}$  of Section 8, T26N, R4E to the northeast corner of Tax Lot 11 in the SW $\frac{1}{4}$  of Section 8, T26N, R4E; thence northerly and westerly along the west side of Industrial Drive to the southeast corner of Lot 1 of 2<sup>nd</sup> Replat of Tompkins Industrial Tract #1 Subdivision; thence westerly along the south line of Lot 1 of 2<sup>nd</sup> Replat of Tompkins Industrial Tract #1 Subdivision to the southwest corner of Lot 1 of 2<sup>nd</sup> Replat of Tompkins Industrial Tract #1 Subdivision; thence northerly along the west line of Lot 1 of 2<sup>nd</sup> Replat of Tompkins Industrial Tract #1 Subdivision to the northwest corner of Lot 1 of 2<sup>nd</sup> Replat of Tompkins Industrial Tract #1 Subdivision; thence southerly along the east side of Lot 1 of Kardell Industrial Park No. 2 Subdivision to the southeast corner of Lot 1 of Kardell Industrial Park No. 2 Subdivision; thence westerly to the point of

beginning at the southwest corner of Lot 1 of Kardell Industrial Park No. 2 Subdivision.

is immediately adjoining and contiguous to the corporate limits of the City of Wayne, Nebraska.

Section 2. The above described real estate is annexed to the City of Wayne, Nebraska, and is declared to be within the corporate limits of the City of Wayne, Nebraska, pursuant to Section 19-916 (R.R.S. 1943).

Section 3. The corporate limits of the City of Wayne, Nebraska, are hereby extended to include said real estate.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2014.

THE CITY OF WAYNE, NEBRASKA

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

ATTEST:

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

**ORDINANCE NO. 2014-7**

**AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WAYNE AND EXTENDING THE CORPORATE LIMITS IN THE NORTHEAST QUADRANT OF THE CITY OF WAYNE TO INCLUDE SAID REAL ESTATE.**

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

Section 1. The City of Wayne does hereby find and declare that the following described real estate:

A tract of land located in the Southwest Quarter of the Southwest Quarter of Section 8, Township 26 North, Range 4 East of the 6<sup>th</sup> P.M., Wayne County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 8, T26N, R4E of the 6<sup>th</sup> P.M., Wayne County, Nebraska; thence N02°33'52"W on an assumed bearing on the West line of said Southwest Quarter, 100.00 feet to a point on the North right-of-way line of State of Nebraska Highway #35, said point being the Southwest corner of a tract of land surveyed by LaVern F. Schroeder, R.L.S. #312, dated October 13, 2000, and the Point of Beginning; thence N02°33'52"W on the West line of said surveyed tract, 309.63 feet (recorded as 310.60 feet – Deed) to the Northwest Corner of said surveyed tract, said point being on the South right-of-way line of the Chicago Northwestern Railway Company (now removed); thence N59°02'53"E on said South right-of-way line, 529.63 feet; thence S02°31'40"E on the East line of said surveyed tract, 569.62 feet to a point on said North right-of-way line of State of Nebraska Highway #35; thence S89°01'09"W on said right-of-way line, 237.27 feet; thence S87°50'28"W on said right-of-way line, 228.41 feet to the point of beginning, containing 4.70 acres, more or less, hereafter known as Lot 1, Lot 2, Lot 3, Lot 4, and Lot 5 of the Herman Commercial Subdivision,

is immediately adjoining and contiguous to the corporate limits of the City of Wayne, Nebraska.

Section 2. The above described real estate is annexed to the City of Wayne, Nebraska, and is declared to be within the corporate limits of the City of Wayne, Nebraska, pursuant to Section 19-916 (R.R.S. 1943).

Section 3. The corporate limits of the City of Wayne, Nebraska, are hereby extended to include said real estate.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

THE CITY OF WAYNE, NEBRASKA

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

ATTEST:

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

**ORDINANCE NO. 2014-8**

**AN ORDINANCE ESTABLISHING ANNUAL SALARY FOR  
MAYOR AND CITY COUNCILMEMBERS, REPEALING  
CONFLICTING ORDINANCES, AND ESTABLISHING AN  
EFFECTIVE DATE.**

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

Section 1. Pursuant to Section 2-232 of the Wayne Municipal Code the salary of the Mayor shall be \$\_\_\_\_\_ 4,500 per year and the salary of each Councilmember shall be \$\_\_\_\_\_ 3,000 per year, each respectively being payable in quarterly installments. The salaries herein fixed shall not preclude the additional payment of mileage and expenses, if and when claims are duly filed, authorized, and allowed therefore.

Section 2. That any ordinance or section passed and approved prior to the passage, approval, publication, and effective date of this ordinance and in conflict with its provisions, is hereby repealed.

Section 3. This ordinance should take effect and be in full force from and after December 3, 2014, only upon its passage, approval, and publication as required by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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

CITY OF WAYNE  
INTEROFFICE MEMORANDUM

DATE: March 4, 2014

TO: Mayor Chamberlain  
Wayne City Council

FROM: Wayne Planning Commission   
Joel Hansen, Staff Liaison

At their meeting held on March 3, 2014 the Wayne Planning Commission made a recommendation on the following public hearing; the result of that recommendation is as follows:

**Public Hearing: Amending Wayne Zoning Map from B-3 Neighborhood Commercial to B-1 Highway Commercial, Specifically 530 East 6<sup>th</sup> Street; Applicant being Todd Gehner**

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Sorensen and seconded by Commissioner Braun to forward a recommendation of approval to the City Council for the rezoning request to amend the zoning map from B-3 Neighborhood Commercial to B-1 Highway Business, specifically Lot 15 except West two feet and all of Lot 16, Block 1, East Addition, more particularly described as 530 East 6<sup>th</sup> Street, with the findings of fact being: consistency with the comprehensive plan, the current and future land use map, and staff's recommendation. Chair Melena stated the motion and second, and the result of roll call being all ayes, Chair Melena declared the motion carried.

JJH:cb

**ORDINANCE NO. 2014-9**

**AN ORDINANCE AMENDING THE ZONING MAP AND CHANGING THE ZONING OF LOT 15, EXCEPT THE WEST 2', AND ALL OF LOT 16, BLOCK 1, EAST ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, A/K/A 530 EAST 6<sup>TH</sup> STREET, FROM B-3 NEIGHBORHOOD COMMERCIAL TO B-1 HIGHWAY COMMERCIAL.**

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

Section 1. That the real estate area shown on the attached map be changed and rezoned to B-1 (Highway Commercial). The area being rezoned is legally described as Lot 15, except the West 2', and all of Lot 16, Block 1, East Addition to the City of Wayne, Wayne County, Nebraska.

Section 2. That the Planning Commission held a public hearing on March 3, 2014, regarding this rezoning request, and have recommended approval thereof subject to the following "Findings of Fact":

1. Staff recommendation; and
2. Consistency with the Comprehensive Plan and the current and future land use maps.

Section 3. The official zoning map shall be forthwith changed by the zoning officials to properly show the real estate hereinabove described as now in a B-1 (Highway Commercial District) zone.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby amended and repealed.

Section 5. This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

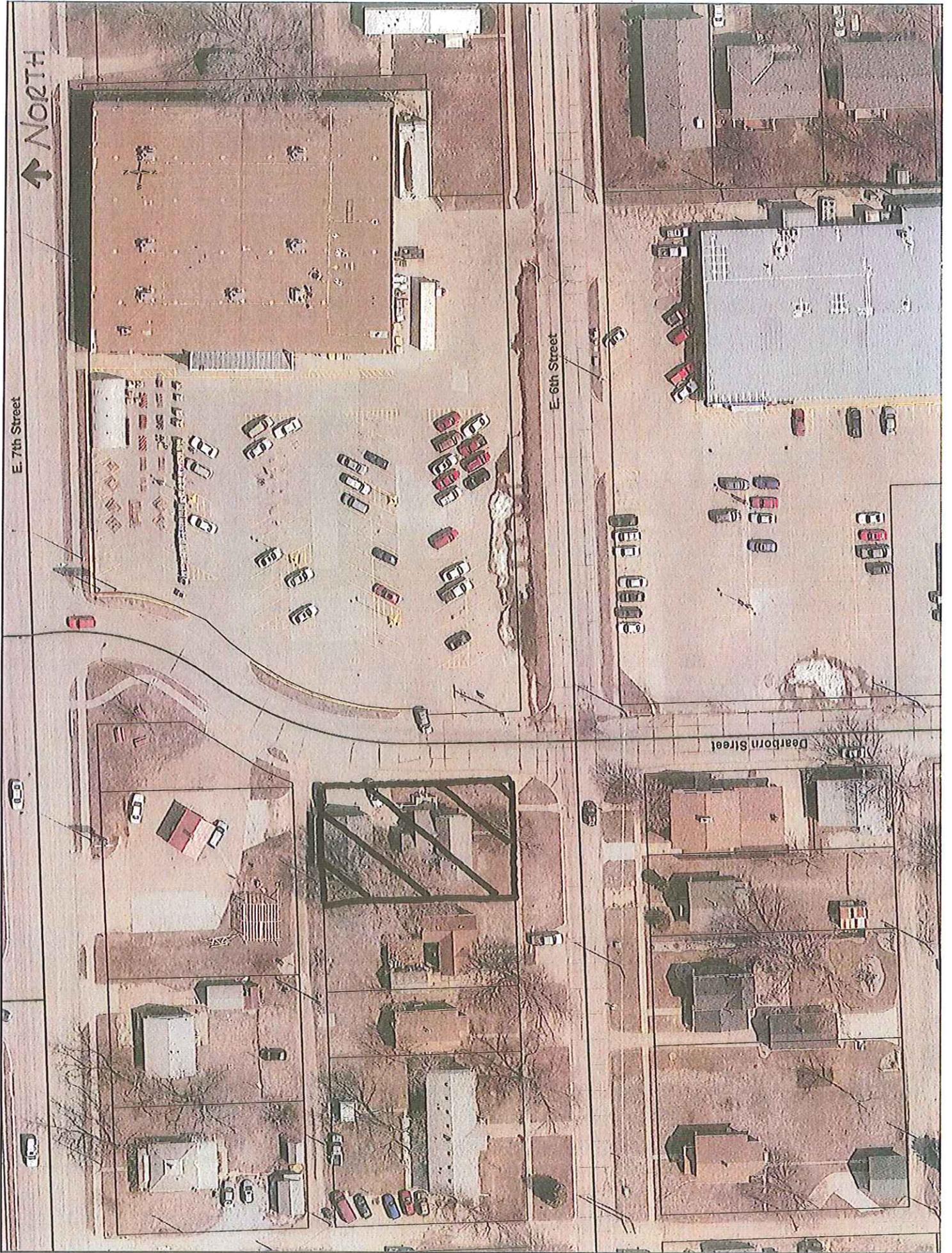
PASSED AND APPROVED this 18<sup>th</sup> day of March, 2014.

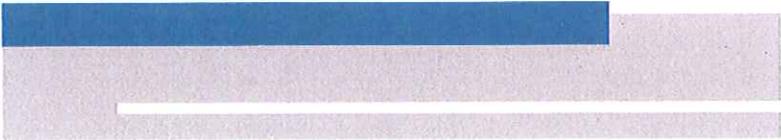
THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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





**Chapter 5**  
**Strategy/Work Plan/Budget**



Following a review of survey results and public meeting input, the City of Wayne prepared a three-year strategy for improvement within the target area. Because the combined survey results indicated that housing disrepair, abandoned or substandard houses, tornado shelters, and infrastructure projects are major target area priorities, the three-year strategy addresses each of these concerns.

Over the course of the three funding years of Phase II, the City of Wayne will make street, storm sewer, and water line improvements within the target area. Those streets identified for potential infrastructure improvement projects:

- Street, storm sewer, and water line improvements to East 4th Street
- Street, storm sewer, and water line improvements to Dearborn Street
- Street, storm sewer, and water line improvements to Valley Drive
- Street, storm sewer, and water line improvements to Wayside Lane
- Water line improvements to Nebraska Street

The exact locations of and extent of infrastructure improvements will be specified in the grant applications for Year 1, Year 2, and Year 3 funding. A map outlining the streets identified for improvements is available (Appendix #1).

The target area will also receive owner-occupied and renter occupied rehabilitation assistance to improve low-to-moderate income homes. Specifically, 9 LMI households will benefit from owner-occupied rehabilitation assistance, and 6 LMI households will benefit from single family housing rental rehabilitation activities. In addition, one tornado shelter (which will also function as a public restroom) will also be constructed in the target area.

The timeline to complete the major tasks for the CIS program is as follows:

### **Phase II, Year 1:**

Provide owner-occupied rehabilitation assistance to 3 single family housing units. Construct a tornado shelter. Local matching funds will be utilized to make infrastructure improvements to target area streets and water lines.

- June 2014 - June 2015 (12 months)

### **Phase II, Year 2:**

Provide owner-occupied rehabilitation assistance to 3 single family housing units and rental rehabilitation assistance to 3 single family housing units. Local matching funds will be utilized to make infrastructure improvements to target area streets and water lines.

- September 2015 – September 2016 (12 months)

### **Phase II, Year 3:**

Provide owner-occupied rehabilitation assistance to 3 single family housing units and rental rehabilitation assistance to 3 single family housing units. Local matching funds will be utilized to make infrastructure improvements to target area streets and water lines.

- August 2016 - August 2017 (12 months)

**PHASE II, YEAR 1**

**Goals:**

- To rehabilitate three owner-occupied, single-family housing units in the target area
- To construct a tornado shelter/public restroom in a target area recreational space
- To complete infrastructure improvements to the following target area streets and water lines:
  - Street and water line improvements to East 4th Street
  - Street and water line improvements to Dearborn Street
  - Street and water line improvements to Valley Drive
  - Street and water line improvements to Wayside Lane
  - Water line improvements to Nebraska Street

Exact locations of infrastructure improvements will be specified in subsequent applications. Any street projects, depending on preliminary designs, may also incorporate storm sewers and sidewalks.

**Activities and Tasks:** Phase II, Year 1 will be completed in three steps:

Step 1) Owner-occupied Rehabilitation

- Identify eligible homeowner
- Identify rehabilitation needs
- Hire contractor
- Improvements are made

Step 2) Tornado Shelter

- Select facility design
- City lets bids and selects contractor to construct the shelter
- Construction begins and is completed on selected site

Step 3) Infrastructure Improvements

- City lets bids and selects contractor for street and water line reconstruction
- Construction begins and is completed on selected streets

**Product or Outcomes:** Three owner-occupied, single-family housing units will be rehabilitated, and one tornado shelter will be constructed; the shelter will also be utilized as a public restroom at the target area soft-ball complex will be constructed. Street and water main improvements will be completed. All activities will be completed in the target area.

**Key Parties:** City of Wayne, engineers, contractors, clients, and NENEDD.

**City of Wayne- Phase II, Year 1 Total Costs**

Code	Activity	CDBG	City of Wayne	TOTAL
0070	Public Facilities (Tornado Shelter)	80,000	-	80,000
0230	Streets/Bridges	-	55,200	55,200
0300	Water/Sewer	-	55,200	55,200
0530	SF Housing Rehab (3 @ \$25,000)	75,000	-	75,000
0580	Housing Management (8%)	6,000	-	6,000
0580a	Risk Assessment/Testing (3 @ \$1,500/ each)	4,500	-	4,500
<b>TOTAL NON-ADMIN</b>		<b>165,500</b>	<b>110,400</b>	<b>275,900</b>
0181	General Administration (10%)	16,500	-	16,500
<b>TOTAL PROGRAM COSTS</b>		<b>\$ 182,000</b>	<b>\$ 110,400</b>	<b>\$ 292,400</b>

**PHASE II, YEAR 2**

**Goals:**

- To rehabilitate three owner-occupied, single-family housing units in the target area
- To rehabilitate three single-family rental units in the target area
- To complete infrastructure improvements to the following target area streets and water lines:
  - Street and water line improvements to East 4th Street
  - Street and water line improvements to Dearborn Street
  - Street and water line improvements to Valley Drive
  - Street and water line improvements to Wayside Lane
  - Water line improvements to Nebraska Street

Exact locations of infrastructure improvements will be specified in subsequent applications. Any street projects, depending on preliminary designs, may also incorporate storm sewers and sidewalks.

**Activities and Tasks:** Phase II, Year 2 will be completed in three steps:

Step 1) Owner-occupied Rehabilitation

- Identify eligible homeowner
- Identify rehabilitation needs
- Hire contractor
- Improvements are made

Step 2) Housing Rental Rehabilitation

- Identify eligible homeowner and tenant
- Identify rehabilitation needs
- Hire contractor
- Improvements are made

Step 3) Infrastructure Improvements

- City lets bids and selects contractor for street and water line reconstruction
- Construction begins and is completed on selected streets

**Product or Outcomes:** Three owner-occupied, single-family housing units and three single family housing rental units will be rehabilitated. Target area infrastructure improvement projects will be completed. All activities will be completed in the target area.

**Key Parties:** City of Wayne, contractors, clients, and NENEDD.

**City of Wayne - Phase II, Year 2 Total Costs**

Code	Activity	CDBG	City of Wayne	TOTAL
0230	Streets/Bridges	-	57,000	57,000
0300	Water/Sewer	-	57,000	57,000
0530	SF Housing Rehab (3 @ \$25,000)	75,000	-	75,000
0541	SF Housing Rental Rehab (3 @ \$25,000)	75,000	-	75,000
0580	Housing Management (8%)	12,000	-	12,000
0580a	Risk Assessment/Testing (6 @ \$1,500/each)	9,000	-	9,000
<b>TOTAL NON-ADMIN</b>		<b>171,000</b>	<b>114,000</b>	<b>285,000</b>
0181	General Administration (10%)	17,100	-	17,100
<b>TOTAL PROGRAM COSTS</b>		<b>\$ 188,100</b>	<b>\$ 114,000</b>	<b>\$ 302,100</b>

**PHASE II, YEAR 3**

**Goals:**

- To rehabilitate three owner-occupied, single-family housing units in the target area
- To rehabilitate three single-family rental units in the target area
- To complete infrastructure improvements to the following target area streets and water lines:
  - Street and water line improvements to East 4th Street
  - Street and water line improvements to Dearborn Street
  - Street and water line improvements to Valley Drive
  - Street and water line improvements to Wayside Lane
  - Water line improvements to Nebraska Street

Exact locations of infrastructure improvements will be specified in subsequent applications. Any street projects, depending on preliminary designs, may also incorporate storm sewers and sidewalks.

**Activities and Tasks:** Phase II, Year 3 will be completed in three steps:

- Step 1) Owner-occupied Rehabilitation
  - Identify eligible homeowner
  - Identify rehabilitation needs
  - Hire contractor
  - Improvements are made
- Step 2) Housing Rental Rehabilitation
  - Identify eligible homeowner and tenant
  - Identify rehabilitation needs
  - Hire contractor
  - Improvements are made
- Step 3) Infrastructure Improvements
  - City lets bids and selects contractor for street and water line reconstruction
  - Construction begins and is completed on selected streets

**Product or Outcomes:** Three owner-occupied, single-family housing units and three single family housing rental units will be rehabilitated. Target area infrastructure improvement projects will be completed. All activities will be completed in the target area.

**Key Parties:** City of Wayne, contractors, clients, and NENEDD.

**City of Wayne - Phase II, Year 3 Total Costs**

Code	Activity	CDBG	City of Wayne	TOTAL
0230	Streets/Bridges	-	57,000	57,000
0300	Water/Sewer	-	57,000	57,000
0530	SF Housing Rehab (3 @ \$25,000)	75,000	-	75,000
0541	SF Housing Rental Rehab (3 @ \$25,000)	75,000	-	75,000
0580	Housing Management (8%)	12,000	-	12,000
0580a	Risk Assessment/Testing (6 @ \$1,500/each)	9,000	-	9,000
<b>TOTAL NON-ADMIN</b>		<b>171,000</b>	<b>114,000</b>	<b>285,000</b>
0181	General Administration (10%)	17,100	-	17,100
<b>TOTAL PROGRAM COSTS</b>		<b>\$ 188,100</b>	<b>\$ 114,000</b>	<b>\$ 302,100</b>

**Total Project Costs of All Three Years**

Code	Activity	CDBG	City of Wayne	TOTAL
0070	Public Facilities	80,000	-	80,000
0230	Streets/Bridges	-	169,200	169,200
0300	Water/Sewer	-	169,200	169,200
0530	SF Housing Rehab (9 @ \$25,000)	225,000	-	225,000
0541	SF Housing Rental Rehab (6 @ \$25,000)	150,000	-	150,000
0580	Housing Management (8% of hard costs)	30,000	-	30,000
0580a	Risk Assessment/Testing (15 @ \$1,500)	22,500	-	22,500
<b>TOTAL NON-ADMIN</b>		<b>507,500</b>	<b>338,400</b>	<b>845,900</b>
0181	General Administration (10% of total)	50,700	-	50,700
<b>TOTAL PROGRAM COSTS</b>		<b>\$ 558,200</b>	<b>\$ 338,400</b>	<b>\$ 896,600</b>

<b>WORK PLAN PHASE II, YEAR 1</b>	<b>MILESTONES / EVALUATION</b>	<b>DATE</b>
Tornado Shelter <ul style="list-style-type: none"> <li>Select facility design</li> <li>City lets bids and selects contractor to construct the shelter</li> <li>Construction begins and is completed on selected site</li> </ul>	LMI families will benefit from the construction of a tornado shelter in the target area.	June 2015
Owner-occupied Rehabilitation <ul style="list-style-type: none"> <li>Identify eligible homeowner</li> <li>Identify rehabilitation needs</li> <li>Hire contractor</li> <li>Improvements are made</li> </ul>	Three LMI households will benefit from housing rehabilitation activities	June 2015
City of Wayne <ul style="list-style-type: none"> <li>Infrastructure improvement projects are completed</li> </ul>	LMI families will benefit from infrastructure improvements in the target area.	June 2015

<b>WORK PLAN PHASE II, YEAR 2</b>	<b>MILESTONES / EVALUATION</b>	<b>DATE</b>
Owner-Occupied Rehabilitation <ul style="list-style-type: none"> <li>• Identify eligible homeowner</li> <li>• Identify rehabilitation needs</li> <li>• Hire contractor</li> <li>• Improvements are made</li> </ul>	Three LMI households will benefit from housing rehabilitation activities	September 2016
Rental-Occupied Rehabilitation <ul style="list-style-type: none"> <li>• Identify eligible homeowner and tenant</li> <li>• Identify rehabilitation needs</li> <li>• Hire contractor</li> <li>• Improvements are made</li> </ul>	Three LMI households will benefit from housing rehabilitation activities	September 2016
City of Wayne <ul style="list-style-type: none"> <li>• Infrastructure improvement projects are completed</li> </ul>	LMI families will benefit from infrastructure improvements in the target area.	September 2016

<b>WORK PLAN PHASE II, YEAR 3</b>	<b>MILESTONES / EVALUATION</b>	<b>DATE</b>
Owner-Occupied Rehabilitation <ul style="list-style-type: none"> <li>• Identify eligible homeowner</li> <li>• Identify rehabilitation needs</li> <li>• Hire contractor</li> <li>• Improvements are made</li> </ul>	Three LMI households will benefit from housing rehabilitation activities	August 2017
Rental-Occupied Rehabilitation <ul style="list-style-type: none"> <li>• Identify eligible homeowner and tenant</li> <li>• Identify rehabilitation needs</li> <li>• Hire contractor</li> <li>• Improvements are made</li> </ul>	Three LMI households will benefit from housing rehabilitation activities	August 2017
City of Wayne <ul style="list-style-type: none"> <li>• Infrastructure improvement projects are completed</li> </ul>	LMI families will benefit from infrastructure improvements in the target area.	August 2017

Note: The City will review the needs assessment/strategy prior to each Phase II funding year. Should a project be deemed unsuitable or target area needs change, the City will revise its strategy/work plan to pursue projects more suitable for the target area. Alternative projects might include the addition of playground equipment and public restrooms at East Park, which is a neighborhood park located within the target area. Such a project would be appropriate given that neighborhood parks were identified as major target area priorities.

**RESOLUTION 2014-25**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WAYNE, NEBRASKA, TO APPROVE THE TARGET AREA 2014 COMPREHENSIVE INVESTMENT & STABILIZATION NEEDS ASSESSMENT/STRATEGY PREPARED BY THE NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT AND FUNDED BY COMMUNITY DEVELOPMENT BLOCK GRANT #13-CIS-006.**

WHEREAS, the City of Wayne, Nebraska, received \$10,000 in Community Development Block Grant Funds for 2013 Phase I Comprehensive Investment & Stabilization activities, which includes \$9,000 to develop a three-year target area comprehensive development strategy benefiting low-and-moderate income persons and \$1,000 for general administration of the grant; and

WHEREAS, the Northeast Nebraska Economic Development District has completed the comprehensive development strategy; and

WHEREAS, the Council of the City of Wayne, Nebraska, must approve the study before submitting the project to the Nebraska Department of Economic Development; and

WHEREAS, the Nebraska Department of Economic Development must review and approve the study in order for the City of Wayne to be eligible for Comprehensive Investment & Stabilization Phase II funding.

NOW, THEREFORE, BE IT RESOLVED BY the Mayor and City Council of the City of Wayne, Nebraska, that the City approve the 2014 Comprehensive Investment & Stabilization Needs Assessment/Strategy.

PASSED AND APPROVED this 18<sup>th</sup> day of March, 2014.

THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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

## RESOLUTION NO. 2014-26

### A RESOLUTION IDENTIFYING CITY OF WAYNE GOALS.

WHEREAS, the Mayor and City Council met in open session on February 7<sup>th</sup> and 8<sup>th</sup>, 2014, with the express purpose of identifying and developing goals for the City; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Wayne, Nebraska, as follows:

- Hold a “State of the City Address” before the election and include an opportunity for Mayor and Council candidates to tell about themselves and why they are running for election to the Council.
- Establish a City of Wayne/WSC Night Lights Pilot Program one Friday night per month at the Community Activity Center with student athletes to offer babysitting for parents to go out.
- Select a swimming pool option to rebuild or replace.
- Rebuild the Summer Sports Complex with improvements.
- Annex the Williams Form, Woehler, Wayne Airport and other city parcels, but not the Pacific Coast property.
- Complete the Phase II Trail Project.
- Build new park equipment in one more park.
- Promote available properties around Wayne for future business development.
- Work closely with the newly reorganized Community Redevelopment Authority to incent private business development on available properties.
- Review the City Employee Group Health Plan.
- Review the City Investment Policy for cash reserves.
- Consider options for emergency back-up power for radio station as a part of our civil defense notification.

- Review compensation for future Mayor and Councilmembers after the election.
- Cooperate with Wayne State College in future campus expansion projects for potential student housing.
- Review of tax increment financing projects.

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

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

PASSED AND APPROVED this 18<sup>th</sup> day of March, 2014.

THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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

**RESOLUTION NO. 2014-27**

**A RESOLUTION APPROVING PROPOSAL OF BEEHIVE INDUSTRIES FOR ON-LINE GLOBAL INFORMATION SYSTEM (GIS) SERVICES.**

WHEREAS, a proposal was received from Beehive Industries for on-line global information system (GIS) services; and

WHEREAS, the proposal has been reviewed by city staff; and

WHEREAS, city staff is recommending that the proposal of Beehive Industries in the amount of \$7,200 for the first year and \$3,600 per subsequent year be accepted.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Wayne, Nebraska, that they find and declare that the proposal or agreement for GIS services, as submitted, is reasonable and responsive, and the same is hereby accepted.

BE IT FURTHER RESOLVED, that the proposal or agreement, as set forth and filed with the City Clerk, be and the same, is hereby accepted.

BE IT FURTHER RESOLVED, that the Mayor be, and he is hereby instructed and authorized to enter into an agreement with Beehive Industries on behalf of the City of Wayne, Nebraska, for the above project.

PASSED AND APPROVED this 18th day of March, 2014.

THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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



Beehive Industries  
151 North 8<sup>th</sup> Street  
Suite 300  
Lincoln, Nebraska 68508

March 3, 2014

City of Wayne  
Mr. Joel J. Hansen  
306 Pearl Street  
Wayne, NE 68787

Dear Joel,

Thank you again for the conversations that we have had up to this point to clarify this project for you. We are very excited to get our Homebase Public Portal up and running for the City of Wayne. I believe that this is a great opportunity for the City of Wayne to become more proactive in engaging the citizens of Wayne.

As per our conversations, we are proposing the Homebase Public Portal platform. Homebase is a product, that at it's core, is a excellent delivery method of data both as an internal staff tool and a public access portal. Homebase is the perfect tool to disseminate all of the City's GIS data, for example City Council Wards, Voting Precincts, Parcel data, etc. As well as imagery data like current and historical aerial imagey, Pictometry oblique images, etc.

Through discussions that we have had with City staff, here are the initial data sets that Beehive will load into the City of Wayne's Homebase Portal:

- City Council Wards
- County Commissioner Districts
- Areas of Redevelopment
- Zoning Districts
- City Limits
- City Streets and County Roads
- Sanitary Sewer
- Water System
- Storm Sewer
- Parcel data from Wayne County

Beehive will also obtain other publically available data for use in Homebase, such as Floodplain information.

These GIS based data sets can be updated at any time by City staff using the Beehive provided ArcGIS desktop plug-in tools. These tools allow City staff to have full control over the updating of the data. These tool sets are unique to the Beehive platform and also work to update data in other Beehive applications should the City of Wayne move that direction at a later date.

Beehive will also include loading in aerial imagery. The following is list of images that we have discussed with City staff:

- 2013 Post Tornado
- 2013 Pre Tornado
- 2007
- 2003
- 1994

We have also had discussions with staff about additional historical imagery that the City is working to prepare for upload into Homebase. Once we have these images, they will also be uploaded. Here is a list of years we have discussed:

- 1986
- 1964
- 1957
- 1941

Once all data has been uploaded into the Homebase product, Beehive will work with City staff to finalize the configuration of the Homebase application. These configurations will include attribute data that is displayed on the application, links to external data sources (Wayne County MIPS Site, etc.) and data displayed on the District Information Page.

Beehive will charge the City of Wayne \$7,200 for the first year of the Homebase product. This cost includes all upfront configuration, set-up, and data upload costs as well as the first year of the hosting and maintenance. After the first year, the Annual Maintenance fee is \$3,600. Included in the annual maintenance fee is:

- Licensure
- Hosting
- Software monitoring
- Software maintenance
- Unlimited Support
- Training

Please reference the Quote on the following page for additional pricing information. If you have any additional questions, please feel free to contact me either by phone at 402-875-5581 x345 or by email at [mschwab@beehiveindustries.com](mailto:mschwab@beehiveindustries.com)

Everyone at Beehive is looking forward to working with you and your team.

Thank you,

A handwritten signature in blue ink, appearing to read "Mike Schwab". The signature is fluid and cursive, with the first name "Mike" and last name "Schwab" clearly distinguishable.

Mike Schwab

Beehive Industries

402-875-5581 x345

[mschwab@beehiveindustries.com](mailto:mschwab@beehiveindustries.com)



**Quote #2058**

**From:**  
 Beehive Industries LLC  
 151 N 8<sup>th</sup> Street  
 Suite 300  
 Lincoln NE 68508

**To:**  
 City of Wayne  
 Joel J. Hansen  
 306 Pearl Street  
 Wayne, NE 68787

<i>Beehive Price Quotation</i>		
Includes	Pricing	
	Rates	Amount
<b>Software License</b>		
Beehive Integrated System		INCLUDED
Dynamic Software Updates		INCLUDED
Modules		
HomeBase (Public Portal)	\$3,600	
		<b>\$3,600</b>
<b>Service Package</b>		
Web Hosting (Cloud Package)		INCLUDED
Phone, Email and Online Customer Support		INCLUDED
Training (Web Only)		INCLUDED
		<b>INCLUDED</b>
<b>Deployment</b>		
Import existing data		\$3,600
		<b>\$3,600</b>
<b>TOTAL PRICE</b>	<b>Year One</b>	<b>\$7,200</b>
	<b>Subsequent Years</b>	<b>\$3,600</b>

**Renewal**

Customer account will renew automatically at the end of the agreement's term. Renewal terms will be for the same duration and pricing as this contract. Beehive Industries is responsible for invoicing the Accounting/Billing information listed – approximately 30 days prior to the renewal date. In the event of contract or pricing changes, Beehive Industries or the City of Wayne will be responsible for communicating desired changes 60 days prior to the renewal date.

**Cancellation**

Customer may cancel with written notice to Beehive Industries up until 30 days prior to the renewal of the agreement.

**Payment Terms**

Customer will be invoiced for each module following the completion of the module's deployment. Invoice terms are Net 30 and payment is accepted by check.

**Questions**

For questions, please contact: Mike Schwab at (402)875-5581 or [mschwab@beehiveindustries.com](mailto:mschwab@beehiveindustries.com)

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**Quote Date: March 3, 2014**

**Quote: #2058**

**To approve this quote, please sign and date this instrument.**

Print Name Here: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**RESOLUTION NO. 2014-28**

**A RESOLUTION APPROVING AGREEMENT BETWEEN THE CITY OF WAYNE AND WAYNE AREA ECONOMIC DEVELOPMENT.**

WHEREAS, the City of Wayne is desirous of entering into an Agreement with Wayne Area Economic Development which shall provide for the annual funding for WAED for undertaking the efforts to fulfill its mission of enhancing the economic wellbeing and quality of life in the Wayne area; and

WHEREAS, a copy of the proposed Agreement is attached hereto and incorporated herein by reference.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of the City of Wayne, Nebraska, that the Agreement between the City of Wayne and Wayne Area Economic Development is hereby approved, and the Mayor is hereby authorized to execute the same.

PASSED AND APPROVED this 18<sup>th</sup> day of March, 2014.

THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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

**AGREEMENT**

THIS AGREEMENT MADE AND ENTERED AS OF THE DATES INDICATED BELOW, by and between the Wayne Area Economic Development, hereinafter referred to as "WAED" and the City of Wayne, Nebraska, a Municipal Corporation of the State of Nebraska, hereinafter referred to as "CITY."

WHEREAS, WAED works to promote business development and jobs creation in the greater Wayne area; and

WHEREAS, CITY does not have sufficient staff to undertake the recruitment and retention efforts necessary to provide a vibrant community and must rely on organizations better equipped for such efforts; and

WHEREAS, CITY has long been a partner with WAED in the efforts to recruit business and workers to the area to provide for the ongoing and continued growth of the community and the quality of life for the citizens residing therein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

Section 1. WAED will continue to fulfill its mission of enhancing the economic wellbeing and quality of life in the Wayne area.

Section 2. CITY will contribute toward the undertaking of the efforts noted in Section 1 on an annual basis at the rate of \$76,600 per fiscal year.

Section 3. This agreement will remain in effect until such time as either party wishes to amend, expand, or terminate the same and only done by written mutual consent of both parties.

Executed by the Wayne Area Economic Development this \_\_\_\_\_ day of March, 2014.

By:

Witness:

\_\_\_\_\_  
Name/Title

\_\_\_\_\_

Executed by the City of Wayne, Nebraska, this 18<sup>th</sup> day of March, 2014.

By:

Attest:

\_\_\_\_\_  
Mayor

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

Approved as to Form:

\_\_\_\_\_  
City Attorney

**RESOLUTION NO. 2014-29**

**A RESOLUTION APPROVING THE SPECIFICATIONS AND AUTHORIZING THE PURCHASE OF TWO POLICE CRUISERS THROUGH THE STATE BID SYSTEM AS PER THE BID PROPOSAL RECEIVED FROM ARNIE'S FORD.**

WHEREAS, the Police Chief has prepared specifications for new police cruisers and related equipment; and

WHEREAS, the Police Chief's recommendation is to go through the State Bid system and purchase said vehicles from Arnie's Ford for the sum of \$26,200 each, which is considered the base bid and includes all items called for in the specifications, unless otherwise noted.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Wayne, Nebraska, as follows:

1. That the specifications for the police cruisers and related equipment be and the same are hereby approved.
2. That the cost for said police cruisers and related equipment be and the same are hereby approved.

PASSED AND APPROVED this 18<sup>th</sup> day of March, 2014.

THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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

# ARNIE'S FORD

119 East 3rd St. P.O. Box 390 Wayne, NE 68787  
March 6, 2014 402-375-3780 • Fax 402-375-1212 • 800-467-3780

## Bid Proposal

TO BETTY MCGUIRE, CITY CLERK

CITY OF WAYNE, NEBRASKA

The Arnie's Ford of Wayne, NE, states that we are a franchise dealer and distributor for the FORD MOTOR Company, manufacturer of Police Sedans. We further affirm that we have read the STATE OF NEBRASKA specifications and conditions pertaining to a Police Sedan Interceptor for the City of Wayne, Nebraska

We propose to offer to the City of Wayne Nebraska two (2) 2014 Police Sedan Interceptor for the sum of Twenty-Six Thousand, Two Hundred Dollars (\$26,200.00), which is considered the base bid and includes all the items called for in the specifications, unless otherwise noted.

Delivery Date:

Proposed delivery date: As Soon As Possible

Exception, if any:

Vehicle has additions of Back Up Camera, Reverse Sensors and Full Face Wheel Covers

Sincerely,



Ken Kwapnioski  
Arnie's Ford

Specifications per State of Nebraska Contract Awards

2014 Ford Sedan Police Interceptor

3.5L V6 FFV

6 Speed Automatic Transmission

All-Wheel Drive

Cloth Buckets Rear Vinyl - Black

Standard Paint – White

Vinyl Floor Covering

\*Driver Side Spotlight

\*Courtesy Lamp Inoperable

\*2 Clear/White LED Modules mounted on either side of rear license plate bracket for (2) lightheads.

\*Rear Trunk Communications Tray

\*100 Watt Siren Speaker

\*Rear Deck LED Lenses- 1 Red/1 Blue

\*Alternating Headlight Flashers (Wig-Wag)

\*Back-up Camera

\*Back-up Sensors

\*Full Face Wheel Covers

[Back to Top](#)

12-890775-00

2,263.83



11/12/2013

2,263.83

10/28/2013

11/12/2013

DTATTATDTDFFTDDDDTATDTTTDDFFDFFADTDADADFA

AUTO CRRT B001

WAYNE COUNTY AG SOCIETY  
PO BOX 133  
WAYNE NE 68787-0133

100 PHEASANT RUN RD NORTH

LAST BILL

1,256.54

PAYMENTS AS OF 03/04/2014

0.00

PAST DUE AMOUNT

1,256.54

SERVICE	CURRENT READING	PREVIOUS READING	USAGE	TOTAL
WATER	19435	18822	61300	267.38
SEWER				687.39
SALES TAX				52.52

CURRENT BILL

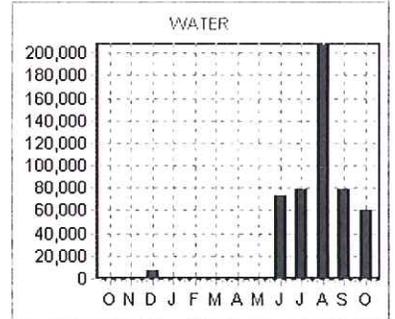
\$1,007.29

AMOUNT DUE

\$2,263.83

AMOUNT DUE AFTER 11/12/2013

\$2,263.83



12-890775-00

2,263.83

11/12/2013

2,263.83

WAYNE COUNTY AG SOCIETY

DTATTATDTDFFTDDDDTATDTTTDDFFDFFADTDADADFA

AUTO CRRT B001

WAYNE COUNTY AG SOCIETY  
PO BOX 133  
WAYNE NE 68787-0133

100 PHEASANT RUN RD NORTH



12-890775-00

1,256.54

10/10/2013

1,256.54

09/26/2013

10/10/2013

TDAAAATTFFFTTDDTTTAFATFTDFADTAFTFTAATTA

AUTO CRRT B001  
WAYNE COUNTY AG SOCIETY  
PO BOX 133  
WAYNE NE 68787-0133

100 PHEASANT RUN RD NORTH

LAST BILL

3,005.35

PAYMENTS AS OF 09/26/2013

3,005.35 -

SERVICE	CURRENT PREVIOUS		USAGE	TOTAL
	READING	READING		
WATER	18822	18025	79700	315.22
SEWER				875.81
SALES TAX				65.51

CURRENT BILL

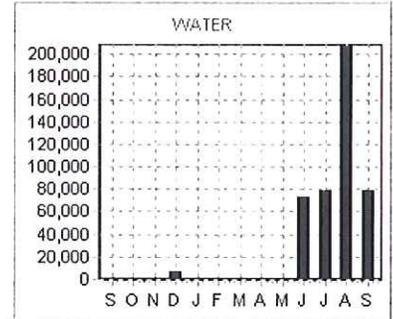
\$1,256.54

AMOUNT DUE

\$1,256.54

AMOUNT DUE AFTER 10/10/2013

\$1,256.54



12-890775-00

1,256.54

10/10/2013

1,256.54

WAYNE COUNTY AG SOCIETY

TDAAAATTFFFTTDDTTTAFATFTDFADTAFTFTAATTA

AUTO CRRT B001  
WAYNE COUNTY AG SOCIETY  
PO BOX 133  
WAYNE NE 68787-0133

## Water / Wastewater Plant Operator I

### Description of Work

Under direction of a supervisor, operates water pumping and distribution systems, and sewer collection system and wastewater treatment equipment.

### Examples of Work

Maintains and operates water pumping, treatment and distribution equipment; monitors instrument panel; monitors and adjusts pumps and other water plant machinery to ensure proper water pressure and flow; ensures proper water quality by monitoring and making adjustments to the treatment process, taking water samples and testing for fluoride, chlorine and other substances as appropriate; maintains required certifications, performs general maintenance and janitorial work at the water plant; performs preventive maintenance on water plant machinery and equipment; takes samples and tests water quality; repairs water meter system; responds to inquiries concerning water line locations; cleans and backwashes filters; answers telephone and two-way radio; checks wells for temperature, leaks, bearings, etc; performs related work as required.

Maintains and operates wastewater treatment plant and sludge storage and treatment system and equipment; monitors instrument panel; monitors and adjusts pumps and other wastewater plant machinery to ensure proper biological activity and flow; ensures proper aeration by monitoring and making adjustments to the treatment process, taking samples and testing for efficient operation and for NDEQ discharge permit compliance as appropriate; maintains required certifications, performs general maintenance and janitorial work at the wastewater plant; performs preventive maintenance on wastewater plant machinery and equipment; takes samples and tests discharge effluent and sludge quality; responds to inquiries concerning sewer collection system and manhole locations; cleans and backwashes filters; answers telephone and two-way radio; checks system treatment system for temperature, leaks, bearings, etc; performs related work as directed.

[Back to Top](#)

## **Betty McGuire - Fwd: Land purchase offer.**

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**From:** Lowell Johnson  
**To:** Breck Giese; Joel Hansen; Ken Chamberlain  
**Date:** 03/12/2014 5:29 PM  
**Subject:** Fwd: Land purchase offer.  
**CC:** Betty McGuire; Jill Brodersen; Lowell Johnson; Nancy Braden

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Breck

I got your offer. We will discuss this with Mayor Chamberlain tomorrow.  
thx

Lowell D. Johnson  
City Administrator  
City of Wayne  
office 402-375-1733  
fax 402-375-1619

>>> Breck Giese <breckgiese@hotmail.com> 3/12/2014 5:27 PM >>>

Mid Plains Grain comes to offer the city of Wayne, Nebraska a purchase contract for the following property. Lot 1 of the Giese second addition, located in the NW1/4 of section 18, T26N, R4E of the sixth P.M., in the City of Wayne, Wayne County, Nebraska .

The offer on the property described above is for \$10,000 per acre on a total of 4.72 acres for a total of \$47,200. We agree to the attached survey and will be willing to work with the City of Wayne with snow removal and parking around Hank Overin Field until expansion of the business prohibits this activity.  
Sent from my iPhone

**RESOLUTION NO. 2014-30**

**A RESOLUTION AUTHORIZING THE SALE OF LOT 1, GIESE SECOND ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4, EAST OF THE 6<sup>TH</sup> P.M., IN THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA.**

**WHEREAS**, the City of Wayne is the owner of the following described property, to-wit:

Lot 1, Giese Second Addition, located in the Northwest Quarter of Section 18, Township 26 North, Range 4, East of the 6<sup>th</sup> P.M., in the City of Wayne, Wayne County, Nebraska; and

**WHEREAS**, there are no current delinquent real estate taxes or special assessments payable to Wayne County, Nebraska.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and the Council of the City of Wayne, Nebraska, that the City Attorney is directed to prepare an ordinance directing the sale of a tract of land legally described as follows:

Lot 1, Giese Second Addition, located in the Northwest Quarter of Section 18, Township 26 North, Range 4, East of the 6<sup>th</sup> P.M., in the City of Wayne, Wayne County, Nebraska,

to Mid Plains Grain, LLC, for the sum of \$47,200.00 and other valuable consideration.

PASSED AND APPROVED this 17<sup>th</sup> day of December, 2013.

THE CITY OF WAYNE, NEBRASKA

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

ATTEST:

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

**ORDINANCE NO. 2014-10**

**AN ORDINANCE DIRECTING THE SALE OF LOT 1, GIESE SECOND ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4, EAST OF THE 6<sup>TH</sup> P.M., IN THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA.**

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

Section 1. The Mayor and City Council are directed to convey by Warranty Deed to Mid Plains Grain, LLC, property owned by the City and legally described as:

Lot 1, Giese Second Addition, located in the Northwest Quarter of Section 18, Township 26 North, Range 4, East of the 6<sup>th</sup> P.M., in the City of Wayne, Wayne County, Nebraska,

for the sum of \$47,200.00 and other valuable consideration.

Section 2. Notice of the sale and the terms contained in Section 1 shall be published for three consecutive weeks in the Wayne Herald, provided that if a remonstrance against said sale signed by legal electors thereof equal in number to 30% of the electors of the City voting at the last regular municipal election held therein, be filed with the governing body within thirty days of the passage and publication of this ordinance, said property shall not then, nor within one year thereafter, be sold.

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

PASSED AND APPROVED this 18<sup>th</sup> day of day of March, 2014.

THE CITY OF WAYNE, NEBRASKA

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

ATTEST:

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