

**AGENDA  
CITY COUNCIL MEETING  
April 15, 2014**

**1. [Approval of Minutes – April 1, 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. [Proclamations: National Library Week  
Arbor Day](#)**

**4. [Action to Consider the Request of Dave Headley to Vacate the Half Block Alley between Lots 9 and 10, Block 24 of the Original Town of Wayne](#)**

**Background:** This is a zoning compliance issue and not an alley issue. Zoning applies to only the uses of properties and not to the owners of the properties. The area in question is zoned R-1 Residential. In this zoning area, the code requires a lot to have a residence as the primary building on a lot and any accessory buildings secondary in size and use. The lots on each side of this alley have the same owner. The owners reside in the home on the lot north of the alley. The house on the lot on the south side of the alley is the front and primary structure on the lot and has been converted in use and appearance over time to a non-conforming woodworking shop. Sewer and water were disconnected and the windows were covered. Although the conversion was not permitted by zoning, no complaints were received from the neighbors. The city building official and city staff were aware of this transition as it occurred in the 1990s.

In March 2014, the non-conforming building was mostly destroyed by fire and its status at the time was “not permitted and non-conforming.” Our current code requires the burned building to be: 1) Demolished, or 2) Rebuilt to legal status of an occupiable residence in R-1, or 3) Relocated to the rear of the lot to make room for a future conforming primary residence, or 4) For the lot to abut another lot with a conforming residence on it, or 5) Have the area re-zoned.

Joel can't issue a building permit to rebuild the burned out building unless it meets zoning requirements. The owners plan to rebuild the shop and has asked for Option #4. This requires the alley to be permanently vacated and combined with the lots so the lot with the woodworking shop and the lot with the residence abut each other.

**Recommendation:** The recommendation of Lowell Johnson, City Administrator, is to not vacate the alley for the following reasons: 1) A prior application wasn't made to make this transition approved. The majority of people support zoning rules because they keep order and protect property values. Many other people dislike our many rules and look for ways to get around the cost or the approval process and

they watch how we treat properties in compliance issues – it’s human nature. When the city staff or Council accommodates an un-permitted slow transition of use in R-1, it could make it attractive for future gradual conversions of other low value Wayne residences into non-compliant uses with the hope of favorable consideration from the Council. This is the messy part of setting future precedence through council action. 2) The current owners have kept both properties very attractive and quiet and very enjoyable to the neighbors. Action in Option #4 goes with the property and not the owner. The next owner may operate with less regard for the neighborhood. There is a reason zoning doesn’t allow people to build shops on open lots in residential areas around town. 3) A consideration to include if you choose Option #4 is to require Ordinance to Vacate to mandate that the south lot must always be sold and owned by the owner of the north lot and a stipulation attached to the title so it can’t be transferred separately and recreate a new zoning non-compliance. For legal and fairness reasons, the Devil is Always in the Details.

5. Action on Recommendation from the LB840 Sales Tax Advisory Committee on a Request by GCSR, LLC d/b/a Dollar Plus (Gurkan Ozenci) for a \$125,000 loan for 5 years at 0% interest to start a dollar type store in the old Dollar General store. (The applicant had requested \$25,000 of this loan be performance based.)

**Recommendation:** The recommendation of the Citizen’s Advisory Committee is to approve the change in the loan structure.

6. Action on Recommendation from the LB840 Sales Tax Advisory Committee on a Re-application by Ken Jorgensen for a \$250,000 Loan to Build “The 4<sup>th</sup> Jug Sports Bar and The Jug Store, with \$125,000 being performance based and forgiven over 15 years provided 20 FTE’s are employed by Mr. Jorgensen, and a \$125,000 loan for 15 years at 3% interest. (This application was previously approved by the Council as a \$250,000 loan and Mr. Jorgensen came back through the process to request that it be broken into a \$125,000 performance based loan and a \$125,000 interest free loan.)

**Background:** This addition of a new retail business in downtown Wayne represents a major event counter to the general trend of small town Central Business Districts and a major commitment to the community by the owner and the lender.

**Recommendation:** The recommendation of the Citizen’s Advisory Committee is to approve the loan request.

7. Public Hearing: CDBG Comprehensive Investment and Stabilization Phase II, Year One Funds of which \$30,000 will be for clearance/demolition of six structures, \$80,000 for the construction of a tornado shelter/public restrooms, \$75,000 for single-family owner-occupied rehabilitation of three houses, \$6,000 for housing management, \$4,500 for risk assessment/testing, and \$19,500 for general administration of the grant. Local matching funds of \$130,400 will be provided by the City to make street and water improvements. The total project cost is \$345,400 (Advertised Time: 5:30 p.m.)

**Background:** This application is the first of potentially three funding opportunities made available to the southeast quadrant of Wayne after the results of the 2010 US Census. This application comes fast on the heels of the survey of southeast Wayne, and the recent public hearing when Wayne submitted an application to be considered eligible for federal assistance. Significant funding is available for street, park, clean-up, tornado shelter and other improvements in southeast Wayne. Wayne is required to match 25% of the \$345,400 with cash or projects. Our match will be water main replacement, street paving and repairs on Valley Drive and 4<sup>th</sup> Street, park improvements at East Park and the Summer Sports Complex, and cleanup at various areas in southeast Wayne that we will be doing anyway.

8. [Resolution 2014-33: Authorizing Chief Elected Official to Sign an Application for CDBG Comprehensive Investment and Stabilization Phase II, Year One Funds](#)

**Recommendation:** The recommendation of Nancy Braden, Finance Director, and Lowell Johnson, City Administrator, is to submit the application for federal funding.

9. [Resolution 2014-34: Accepting Bid and Awarding Contract on the Installation of a Sprinkler System at the Softball Complex — Claussen & Sons Irrigation for \\$7,200](#)

**Background:** This is for labor only to install irrigation in the relocated softball/baseball fields. A local turf irrigation contractor is supplying all the materials at cost directly to the city. This is the only bid we received.

**Recommendation:** The recommendation of Alex Koch, Recreation and Leisure Services Director, and Lowell Johnson, City Administrator, is to approve the bid.

10. [Ordinance 2014-8: Amending Wayne Municipal Code Sec. 2-232 Establishing Annual Salary for Mayor and Councilmembers \(Third and Final Reading\)](#)

11. [Ordinance 2014-11: Amending Wayne Municipal Code Chapter 26 Civil Service, Section 26-81 Created and Section 26-89 Quorum \(Second Reading\)](#)

12. Adjourn

APPROVED AS TO FORM AND CONTENT:

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Mayor

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City Administrator

April 1, 2014

The Wayne City Council met in regular session in the north meeting room of the City Auditorium on Tuesday, April 1, 2014, at 5:30 o'clock P.M. Mayor Ken Chamberlain called the meeting to order with the following in attendance: Councilmembers Cale Giese, Rod Greve, Jon Haase, Jennifer Sievers, Nick Muir, Kaki Ley, Matt Eischeid and Jill Brodersen; City Attorney Amy Miller; City Administrator Lowell Johnson; and City Clerk Betty McGuire.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on March 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 Sievers made a motion, which was seconded by Councilmember Haase, whereas, the Clerk has prepared copies of the Minutes of the meeting of March 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, the Mayor declared the motion carried and the Minutes approved.

The following claims were presented to Council for their approval:

**VARIOUS FUNDS:** AMAZON.COM, SU, 580.96; AMERITAS, SE, 1886.86; APPEARA, SE, 148.08; AS CENTRAL SERVICES, SE, 448.00; BANK FIRST, FE, 120.00; BLACK HILLS ENERGY, SE, 1101.18; BOMGAARS, SU, 398.10; CITY EMPLOYEE, RE, 145.02; BROWN SUPPLY, SU, 1317.48; BW PLUS GRAND ISLAND INN, SE, 340.00; CENTURYLINK, SE, 352.26; CHILD SUPPORT, RE, 100.00; CITY OF NORFOLK, SE, 43.05; CITY OF WAYNE, RE, 850.00; CITY OF WAYNE, RE, 125.00; CITY OF WAYNE, PY, 58706.41; COMMUNITY HEALTH, RE, 4.00; CUMMINS CENTRAL POWER, SU, 3784.20; DANKO EMERGENCY EQUIPMENT, SU, 1704.75; DE LAGE LANDEN FINANCIAL, SE, 77.00; DEARBORN NATIONAL LIFE, SE, 92.88; DISCOUNT FURNITURE, SU, 199.95;

ECHO GROUP, SU, 18.82; EMPLOYERS MUTUAL CASUALTY, RE, 363.21; ENVIRONMENTAL SYSTEM, SE, 1400.00; FIREMEN, RE, 400.00; FIRST CONCORD GROUP, RE, 3271.64; FLOOR MAINTENANCE, SU, 53.15; CITY EMPLOYEE, RE, 99.84; GEMPLER'S, SU, 70.00; GROSSENBURG IMPLEMENT, SU, 302.27; CITY EMPLOYEE, RE, 150.00; ICMA, RE, 6769.64; IRS, TX, 21798.26; JOHNSTONE SUPPLY, SU, 42.08; JULIE OSNES, SU, 47.80; KELLY MEYER, SU, 475.00; KIRKHAM MICHAEL, SE, 7475.00; MARRIOTT HOTELS, SE, 773.00; MELYSSA DECK, SE, 70.00; NNEDD, SE, 585.00; CITY EMPLOYEE, RE, 111.57; NE DEPT OF REVENUE, TX, 3133.41; NE EXPRESSWAYS, SE, 883.44; NE PUBLIC HEALTH, SE, 842.00; NO SWEET FENCING, SU, 77599.00; N.E. NE AMERICAN RED CROSS, RE, 29.62; NORTHWEST ELECTRIC, SU, 524.99; OVERDRIVE, INC., SU, 1024.36; OVERHEAD DOOR, SU 153.70; PROFORMA, SU, 471.48; PUSH-PEDAL-PULL, SU, 182.64; QUILL, SU, 795.16; SOOLAND BOBCAT, SU, 31.62; THE PENDER TIMES, SU, 38.75; TYLER TECHNOLOGIES, SE, 200.00; UNITED WAY, RE, 6.20; US BANK, SU, 3876.24; VERIZON, SE, 123.66; VIAERO, SE, 250.69; VOSS LIGHTING, SU, 114.00; WATERLINE ENVIROTECH, SU, 362.58; WAYNE COUNTRY CLUB, RE, 1597.80; WAYNE HERALD, SU, 48.00; WESCO, SU, 351.45; WISNER WEST, SU, 217.20; AMERICAN BROADBAND, SE, ,528.88; APPEARA, SE, 68.83; BARRACUDA NETWORKS, SE, 140.00; BLACK HILLS ENERGY, SE, 132.88; BROWN SUPPLY, SU, 81.20; CARHART LUMBER, SU, 608.13; CITY OF WAYNE, RE, 500.00; CITY OF WAYNE, RE, 1022.00; CITY OF WAYNE, RE, 216.33; CLEAN TO A T, SE, 1300.00; COUNTRY NURSERY, SE, 52.00; EASYPERMIT POSTAGE, SU, 1990.04; ECHO GROUP, SU, 449.52; FLOOR MAINTENANCE, SU, 175.13; GILL HAULING, SE, 155.00; JEO CONSULTING GROUP, SE, 160.00; MILO MEYER CONSTRUCTION, SE, 1780.00; NATL LEAGUE OF CITIES, FE, 1117.00; NE NEB INS AGENCY, SE, 70236.00; NNPPD, SE, 4277.00; OLSSON ASSOCIATES, SE, 5919.92; PIEPER & MILLER, SE, 1673.00; QUILL, SU, 506.17; SCHMADER ELECTRIC, SE, 110655.00; SIMPLEXGRINNELL, SU, 128.22; SKARSHAUG TESTING LAB, SE, 142.90; STADIUM SPORTING GOODS, SU, 1434.00; TRANS-IOWA EQUIPMENT, SU, 147848.00; VERIZON WIRELESS SERVICES, SE, 102.10; WAYNE BASEBALL ASSOCIATION, SU, 100.00; WISNER WEST, SU, 160.19

Councilmember Sievers made a motion, which was seconded by Councilmember Ley, to approve the claims. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, 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 City Auditorium 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.

Discussion again took place on a request by the Wayne County Agricultural Society for financial assistance on two past due bills totaling \$2,263.83 for the fairgrounds. They have an underground water leak that has not yet been fixed. The water has been shut off. Because they are a commercial sewer user, their sewer is based off of what goes through the water meter. The Ag Society pays double water and sewer rates because they are outside city limits.

Dave Jaeger and Kevin Davis, representing the Wayne County Agricultural Society, were present to answer questions. They would like the double rates reduced to the single rate for these two bills. When the sewer pit was checked, it was dry, which leads them to believe that the water is not going down the sewer.

The City will be contacting the Nebraska Rural Water Association to do leak detection throughout the City and will include checking the fairgrounds at that time.

Councilmember Eischeid again stated that this would set precedence if they reduce the bill to the Ag Society. Councilmember Sievers agreed.

Councilmember Brodersen disagreed.

Councilmember Giese stated if the Council was concerned about setting a precedence, then consideration could be given to waiving only the sewer charges, because the sewer line was dry.

After discussion, a motion was made by Councilmember Giese, and seconded by Councilmember Brodersen, directing staff to forgive the sewer bill for the Wayne County Ag Society on their current months (October 1<sup>st</sup> and November 1<sup>st</sup> bills - \$1,649.18).

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

Attorney Mike Bacon of Gothenburg gave a presentation on Tax Increment Financing.

Councilmember Sievers introduced Ordinance 2014-6, and moved for approval of the third and final reading thereof; Councilmember Haase 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 (INDUSTRIAL PARK AREA).

Mayor Chamberlain stated the motion, and the result of roll call being five Nays (Giese, Greve, Ley, Eischeid and Brodersen) and three Yeas (Haase, Sievers and Muir), the Mayor declared the motion failed.

Councilmember Eischeid then introduced Ordinance 2014-6, and moved for approval of the third and final reading thereof, but to exclude the property formerly known as Pacific Coast Feather; Councilmember Brodersen 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 (INDUSTRIAL PARK AREA).

Mayor Chamberlain stated the motion, and the result of roll call being six Yeas (Giese, Greve, Muir, Ley, Eischeid and Brodersen) and two Nays (Haase and Sievers), the Mayor declared the motion carried.

Councilmember Sievers introduced Ordinance 2014-7, and moved for approval of the third and final reading thereof; Councilmember Eischeid 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 (HERMAN COMMERCIAL SUBDIVISION).

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

Councilmember Ley introduced Ordinance 2014-8, and moved for approval of the second reading thereof; Councilmember Eischeid seconded.

ORDINANCE NO. 2014-8

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

Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried. The third and final reading will take place at the next meeting.

Mayor Chamberlain declared the time was at hand for the public hearing on the Application for Community Development Block Grant Funds on behalf of Ken Jorgensen in the amount of \$300,000 for the construction of a sports bar/restaurant to be located at 1007 E. 7<sup>th</sup> Street.

This application is for a loan from the original Wayne Revolving Loan fund. The sources of the original dollars in that revolving loan fund were previous economic development block grant funds given to the City of Wayne from the Nebraska Department of Economic Development for the Timpfe Trailer, Dairy Farm and other

former projects. The City of Wayne loaned the CDBG grant funds to those new businesses, which then paid those loans back to the city's revolving loan fund over time. Since then, Wayne Industries and the City of Wayne have been re-lending those original funds back out to other local business start-ups and expansions. In 2012, the Nebraska Department of Economic Development gave notice to Wayne and all other Nebraska towns that they either wanted their CDBG funds back, or we could transfer control of our revolving loan fund to Northeast Nebraska Economic Development District (NNEDD). We would then have to make application to NNEDD to access those funds. Wayne currently has an unused revolving loan fund balance with NNEDD of about \$500,000. The City Council is required to approve this loan application before they can access any of those funds. This project has \$260,000 in TIF funds proposed, but not yet approved, and a \$250,000, fifteen year LB840 Economic Development loan that has been approved. The total project cost is estimated to be about \$2 million.

Tom Higginbotham, representing Northeast Nebraska Economic Development District, was present to answer questions. The District has approved this loan, with the terms being for ten years at 4.5% interest. These monies are used to fill the "gap."

Ken Jorgensen was present to answer questions.

Wes Blecke spoke and stated that any way we can get these monies into the hands of NNEDD is much better than just letting it sit in the City's coffers, and taking the risk of the State taking it back.

City Clerk McGuire had not received any comments, for or against, this public hearing.

There being no further comments, Mayor Chamberlain closed the public hearing.

Councilmember Giese introduced Resolution No. 2014-31 and moved for its approval; Councilmember Haase seconded.

RESOLUTION NO. 2014-31

A RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.

Councilmember Eischeid stated he did not like the pressure the Council gets from those applying for these grants that the projects will not happen if the Council doesn't approve these grants.

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

Mayor Chamberlain declared the time was at hand for the public hearing on the Application for the Nebraska Affordable Housing Program Grant for Angel Village.

Alyssa Silhacek, Community Planner for the NNEDD, stated this grant will be for \$603,100, of which \$120,000 will be used for acquisition of vacant land, \$391,200 for housing rental/new construction of six units, \$51,100 for housing management, and \$40,800 for general administration. The total project cost is \$3,799,800, with local matching funds of \$3,196,700 provided by the Developer and the City. The City is the applicant on behalf of Lou Benscoter. Mr. Benscoter is the sub-recipient.

Lou Benscoter was present to answer questions.

Councilmember Eischeid questioned the timeframe allowed for constructing the project and whether or not it is doable.

It was noted that the grant period is 36 months. The timeframe for constructing the project (20 units) will be less than that because of the red tape that has to be gone through.

Mayor Chamberlain responded that he thought the grant funds would be prorated if that happens – for example, if only 60% of the project is completed within the timeframe, then 40% of the funds need to be returned.

Mr. Bencoter stated that they just completed a house in 90 days and he is not worried about meeting the deadline.

City Clerk McGuire had not received any comments, for or against, this public hearing.

There being no further comments, Mayor Chamberlain closed the public hearing.

Councilmember Brodersen introduced Resolution No. 2014-32 and moved for its approval; Councilmember Sievers seconded.

#### RESOLUTION NO. 2014-32

A RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR NEBRASKA AFFORDABLE HOUSING PROGRAM FUNDS.

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

Mayor Chamberlain stated the following ordinance will amend sections of the code regarding the Civil Service Commission. He is proposing to increase the number of commission members from three to five.

Councilmember Eischeid introduced Ordinance 2014-11, and moved for its approval thereof; Councilmember Ley seconded.

ORDINANCE NO. 2014-11

AN ORDINANCE AMENDING WAYNE MUNICIPAL CODE CHAPTER 26 CIVIL SERVICE, ARTICLE III CIVIL SERVICE COMMISSION, SECTION 26-81 CREATED AND SECTION 26-89 QUORUM; 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, the Mayor declared the motion carried. The second reading will take place at the next meeting.

Nancy Braden, Finance Director, reviewed the Investment Policy and the changes and/or revisions that have taken place over the past several years thereto. This request came from the Council retreat in January.

In regard to the improvements being made at the softball complex, Alex Koch, Recreation Director, and the Recreation & Leisure Services Commission have requested that the Council consider allocating monies out of the Electric Fund to complete the lighting of all four fields (\$137,822) and the remainder of the cost to relocate the fields, install an irrigation system and add double fencing from the Sales Tax Capital Projects Fund (\$138,000). Insurance and contributions will pay most, but not all, of the cost of rebuilding the complex. Having all four fields lit will provide the opportunity to hold state tournaments.

Mayor Chamberlain concurred with their recommendation and thought this was a good use of the funds.

Alex Koch, Recreation Director, and Doug Carroll were present to answer questions.

Councilmember Sievers made a motion, which was seconded by Councilmember Ley, to allocate monies from the electric fund to pay for the softball complex lighting, with the remainder of the funds needed coming from the capital projects fund. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Mayor Chamberlain stated that, at the direction of Council at the last meeting, staff contacted several first class cities to find out the time frame they use for updating their comprehensive plans. The majority update them every ten years. This step is not hiring a firm to do this, but just soliciting proposals.

Councilmember Ley made a motion, which was seconded by Councilmember Muir, directing staff to work with the Planning Commission to solicit consultants to revise the City's Comprehensive Plan. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Eischeid who voted Nay, the Mayor declared the motion carried.

Discussion took place in regard to having the Rugby Team clean out Logan Creek in exchange for storing their equipment in the new building that will be built at the sports complex.

Mayor Chamberlain stated the County had offered assistance with this. Administrator Johnson stated he has not yet talked with Darrin Barner about this.

Councilmember Brodersen made a motion, which was seconded by Councilmember Eischeid, directing staff to make an offer to the Rugby Team to clean Logan Creek. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, 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, the Mayor declared the motion carried and the meeting adjourned at 8:11 p.m.

## CLAIMS LISTING APRIL 15, 2014

AMERITAS LIFE INSURANCE	POLICE RETIREMENT	1,901.80
APPEARA	LINEN & MAT SERVICE	160.54
ARDENT LIGHTING GROUP LLC	BASEBALL PARK REPAIRS	6,694.00
ARNIE'S FORD-MERCURY INC	VEHICLE REPAIRS	2,927.40
BANK FIRST	FRATERNAL ORDER OF POLICE DUES	120.00
BROWN SUPPLY CO	STROBE LIGHT	112.22
BSN SPORTS, INC	SOCCER BALLS	999.97
CHAPMAN METERING LLC	METER TESTING	1,926.50
CHARTWELLS	SENIOR CITIZEN MEALS	5,704.10
CHILD SUPPORT	PAYROLL DEDUCTION	100.00
CITY OF WAYNE	PAYROL	58,281.78
CITY OF WAYNE	UTILITY REFUNDS	712.70
COMMUNITY HEALTH	PAYROLL DEDUCTIONS	4.00
COPY WRITE PUBLISHING	SUPPLIES/SHIPPING CHARGES	440.44
DE LAGE LANDEN FINANCIAL	COPIER EQUIPMENT LEASE BUYOUT	684.14
DEMCO INC	BOOK/JACKET COVERS/DVD ALBUM	192.80
DUTTON-LAINSON COMPANY	STREET LIGHT BULB	555.93
ECHO GROUP INC JESCO	PHOTO EYE SWIVEL/FIELD LIGHTS	723.33
ED. M FELD EQUIPMENT CO	FOAM	151.00
EMPLOYERS MUTUAL CASUALTY	WORK COMP	167.36
FASTENAL CO	BOLTS/SCREWS	39.83
FLOOR MAINTENANCE	GLOVES/NAPKINS/PLATES	169.33
FREDRICKSON OIL CO	TIRE TUBES	50.05
GAYLORD BROS	JACKET COVERS/SURGE PROTECTOR	112.86
GEMPLER'S INC	SHIRTS	24.00
GUILD CRAFT ARTS & CRAFTS	PROMO SUPPLIES	32.34
HARDING & SHULTZ P.C.	ATTORNEY FEES	848.00
HAWKINS, INC	TUBING	127.20
HD SUPPLY WATERWORKS, LTD	3" WATER METER	1,240.61
HEIKES AUTOMOTIVE LLC	TOWING	69.23
HEWLETT-PACKARD	HARD DRIVE	451.87
HYDRAULIC EQUIPMENT	REPAIR PEDESTAL FITTING	237.19
HYPERION	QUARTERLY MONITORING FEE	79.88
ICMA RETIREMENT TRUST-457	ICMA RETIREMENT	6,766.49
IIMC	MEMBERSHIP FEE	145.00
INGRAM BOOK COMPANY	BOOKS	81.66
INNOVATIVE PROTECTIVES,	RUGBY GOALPOST PADS	1,600.00
IPMA	POLICE OFFICER TESTING	201.00
IRS	FEDERAL WITHHOLDING	21,871.72
CITY EMPLOYEE	HEALTH REIMBURSEMENT	2,223.32
CITY EMPLOYEE	MILEAGE REIMBURSEMENT	162.36
KEPCO ENGRAVING	SHIPPING ON NAMEPLATES	3.52
KRIZ-DAVIS COMPANY	BOLTS/NUTS/TAPE/BRACKETS/SCREWS	833.37
KTCH AM/FM RADIO	RADIO ADS	705.00
LEAGUE OF NEBRASKA	NCMA REGISTRATION- L JOHNSON	170.00
LUKAS RIX	ENERGY INCENTIVE	384.00
LUTT OIL	GASOLINE	5,681.93
MIDWEST LABORATORIES, INC	BOD TESTING	258.35
MSC INDUSTRIAL	PISTON	711.28
NE DEPT OF ENVIRONMENTAL	WASTEWATER OP RENEWAL	150.00
NE DEPT OF REVENUE	STATE WITHHOLDING	3,172.24
NE HARVESTORE	STROBE LIGHT	97.35
NE SAFETY COUNCIL	SAFETY MEETING	159.21
NORTHEAST NE PUBLIC POWER	WHEELING CHARGES	13,185.52
NORTHEAST NEBRASKA NEWS	LAUREL ADVOCATE SUBSCRIPTION	29.50

ONE CALL CONCEPTS, INC	DIGGERS HOTLINE	39.40
PAC N SAVE	AFTERSCHOOL/READING SUPPLIES	131.04
PARTS ENGINEERING CO	GASKET KIT	213.96
QUALITY FOODS	WATER JUGS	.90
RANDOM HOUSE	AUDIO BOOKS	116.25
ROB HENNRICH	LED MOUNT/HOUSING	232.13
SHOPKO	BATTERIES/DISENFECTANT	57.25
SPARKLING KLEAN	JANITORIAL CLEANING/SUPPLIES	1,708.80
STADIUM SPORTING GOODS	EMBROIDERY	14.00
STATE NEBRASKA BANK	ACH FEES/DEPOSIT SLIPS	107.06
STATE NEBRASKA BANK	PETTY CASH	602.53
T & R SERVICE	DISPOSAL OF TRANSFORMERS	1,377.99
T & S TRUCKING	TRANSPORT ROCK	446.08
TAK, INC	POLICE UNIFORM CLEANING	60.00
THE MAX AGAIN	FIREMEN APPRECIATION DINNER	1,214.75
TOM'S BODY & PAINT SHOP	DOOR TRIM PAD	28.75
TONI HYTREK	LIB/SR CENTER CLEAN UP	700.00
VOSS LIGHTING	LIGHTS/ELECTRIC PANEL POWER SAVER	611.64
WAYNE AUTO PARTS	FILTERS/STRUTS/BRAKES/BEARINGS ETC	470.84
WAYNE COUNTY CLERK	FILING FEES	182.00
WAYNE HERALD	ADS AND NOTICES	2,456.77
WAYNE VETERINARY CLINIC	DOG & CAT IMPOUNDS	112.00
WESCO DISTRIBUTION INC	LEVER BYPASS/METERING	830.70
WESTERN AREA POWER ADMIN	ELECTRICITY	33,262.41
WIGMAN COMPANY	RUBBER TOILET WASHER	24.82
WISNER WEST	FD GASOLINE	103.17
ZACH HEATING & COOLING	CAPS/ELBOWS/PIPE	59.70

CITY OF WAYNE  
OFFICE OF THE MAYOR

# Proclamation

**WHEREAS**, libraries help lives change in their communities, campuses and schools; and

**WHEREAS**, librarians work to meet the changing needs of their communities, including providing resources for everyone and bringing services outside of library walls; and

**WHEREAS**, libraries and librarians bring together community members to enrich and shape the community and address local issues; and

**WHEREAS**, librarians are trained, tech-savvy professionals, providing technology training and access to downloadable content; and

**WHEREAS**, libraries offer youth and adult programs to meet community needs and provide a wide range of services; and

**WHEREAS**, libraries continuously grow and evolve in how they provide for the needs of every member of their communities; and

**WHEREAS**, libraries, librarians, library workers and supporters across America are celebrating National Library Week.

**NOW, THEREFORE**, be it resolved that I, Ken Chamberlain, Mayor, proclaim National Library Week, April 13-19, 2014, and I encourage all residents to visit the library this week to take advantage of the wonderful library resources available at your library.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and caused to be affixed the great seal of the City of Wayne this 15<sup>th</sup> day of April, 2014.

THE CITY OF WAYNE, NEBRASKA,

By \_\_\_\_\_  
Ken Chamberlain, Mayor

ATTEST:

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

CITY OF WAYNE  
OFFICE OF THE MAYOR

**Proclamation**

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, Wayne has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting ways,

NOW, THEREFORE, I, Ken Chamberlain, Mayor of the City of Wayne, Nebraska, do hereby proclaim

*April 25, 2014, as ARBOR DAY*

in the City of Wayne, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and to support our City's urban forestry program.

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED this 15<sup>th</sup> day of April, 2014.

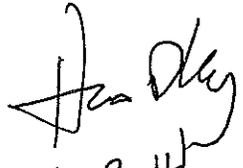
THE CITY OF WAYNE, NEBRASKA,

By \_\_\_\_\_  
Ken Chamberlain, Mayor

ATTEST:

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

I request the  
City of Wayne vacate  
the 1/2 block alley between  
Lots ~~10~~ 9+10, Block 24 of  
the Original Town of Wayne, NE.

For   
4-3-14

-Z→

Sherman

Douglas

114

110





**Economic Development  
Chamber ■ Main Street**

April 11, 2014

Lowell Johnson  
City Administrator  
306 Pearl Street  
Wayne, NE 68787

RE: Sales Tax Advisory Committee – recommendations for GCSR LLC dba Dollar Plus (\$125,000) and Ken Jorgensen (\$250,000)

Dear Lowell,

The Sales Tax Advisory Committee met on April 10 and reviewed two applications to Wayne's Economic Development Program fund.

The committee recommended approving a request by GCSR LLC dba Dollar Plus (Gurkan Ozenci) for a \$125,000 loan to start a dollar type store in the old Dollar General. The applicant had requested \$25,000 of this loan to be performance based. With 5 members of the Committee present, the vote to recommend a \$125,000 loan for 5 years at 0% interest was unanimous.

Using its "LB 840 Application Review" matrix, the committee scored the project with the following: *Doesn't Meet* scored 4; *Doesn't Meet/Somewhat Meets* scored 6; *Somewhat Meets* scored 14; *Somewhat Meets/Meets* scored 12; and *Meets* scored 20. This scoring is used for deliberation only. The committee does not use a raw number threshold to recommend projects to the City Council.

The committee also recommended approving a request by Ken Jorgensen (4<sup>th</sup> Jug Sports Bar and The Jug Store) for a \$250,000 loan to build sports bar and bottle shop, with \$125,000 being performance-based and forgiven over 15 years provided 20 FTEs are employed by Jorgensen and \$125,000 loan for 15 years at 3% interest. The committee also recommends that this loan not be transferable. With 5 members of the Committee present, the vote to recommend these terms was 4-1 in favor.

Using its "LB 840 Application Review" matrix, the committee scored the project with the following: *Doesn't Meet* scored 9; *Doesn't Meet/Somewhat Meets* scored 0; *Somewhat Meets* scored 4; *Somewhat Meets/Meets* scored 2; and *Meets* scored 42. This scoring is used for deliberation only. The committee does not use a raw number threshold to recommend projects to the City Council.

Please convey this recommendation to the members of the City Council so necessary steps can be taken to complete the application process. Feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Wes Blecke".

Wes Blecke  
Executive Director

# APPLICATION FOR WAYNE'S ECONOMIC DEVELOPMENT PROGRAM (WEDP) FUND

Application Number:
Date Received <i>4/7/14</i>

LB840 (form approved 073109)

## 2014

### PART I. GENERAL INFORMATION

*TYPE OR PRINT ALL INFORMATION*

<b>1. APPLICANT IDENTIFICATION</b>	<b>2. PERSON PREPARING APPLICATION</b>
Applicant Name <i>GCSR LLC dba Dollar Plus</i>	Name/Business <i>Gurkan Ozenci/Dollar Plus</i>
Mailing Address <i>1034 N. Main St.</i>	Address <i>121 Main St.</i>
<i>Wayne</i> <i>NE</i> <i>68787</i>	<i>Wayne</i> <i>NE</i> <i>68787</i>
(City)                  (State)                  (ZIP)	(City)                  (State)                  (Zip)
Telephone Number <i>402-833-5177</i>	Telephone Number <i>225-326-2366</i>
Fax Number	Federal Tax ID # / SS#
Federal Tax ID Number <i>46-5275499</i>	<i>46-527-5499</i>
Email Address <i>guozen01@yahoo.com</i>	Email Address <i>guozen01@yahoo.com</i>
<b>3. BUSINESS TYPE</b>	<b>5. FUNDING SOURCES</b>
<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other _____	WEDP Funds Requested      \$ <i>125,000.00</i>
<b>4. ASSISTANCE TYPE REQUESTED</b>	Matching Funds      \$
<input type="checkbox"/> Low interest loan <input type="checkbox"/> Interest buy down <input checked="" type="checkbox"/> Performance-based loan <input type="checkbox"/> Grant <input checked="" type="checkbox"/> Other <i>0% Interest Loan</i>	Other Funds      \$ <i>303,000.00</i>
	Total Project Funds      \$ <i>428,000.00</i>
	<i>(Round amounts to the nearest hundred dollars.)</i>

**6. PROGRAM SUMMARY:** Brief narrative description of the project for which WEDP funds are requested  
*Dollar Plus store (A store between Dollar General & Dollar Tree look with additional convenience store items) to be put at 121 Main Street, downtown Wayne*

**7. CERTIFYING OFFICIAL:** Chief Executive Officer or owner of applicant requesting WEDP funds.  
 To the best of my knowledge and belief, data and information in this application are true and correct, including any commitment of local or other resources This applicant will comply with all Federal, state, and local requirements governing the use of WEDP funds.

<i>G. Ozenci</i>	<i>Gurkan Ozenci/owner</i>	<i>4/7/2014</i>
Signature in Ink	Typed Name and Title	Date Signed
<i>[Signature]</i>	<i>Mrs Bleche / Director WAECD</i>	<i>4/7/14</i>
Attest	Typed Name and Title	Date Signed

**SUBMIT THE ORIGINAL AND ONE COPY (UNBOUND) OF THE ENTIRE APPLICATION TO:**  
 Wayne Area Economic Development  
 Wayne Economic Development Program Fund  
 108 W 3<sup>rd</sup> St  
 Wayne, NE 68787  
 (402) 375-2240 Fax (402) 375-2246

**PART II. FUNDING SUMMARY**

**(Round amounts to the nearest hundred dollars.)**

Eligible Activities	WEDP Funds	Matching Funds	Other Funds	Total Funds	Sources of Matching or Other Funds
The purchase of real estate, options for such purchases, the renewal or extension of such options, and public works improvements					
Payments for salaries and support of City staff to implement the Program or for contracting of an outside entity to implement any part of the Program.					
Expenses for business and industry recruitment activities to locate or relocate a qualifying business into the area and for equity investment in a qualifying business.					
The authority to issue bonds pursuant to the act subject to City Council approval.					
Grants or agreements for job training.					
Small business and microenterprise development including expansion of existing businesses.	\$125,000	—	\$303,000	\$428,000	Personal Equity Loans from family
Interest buy down agreements.					
Expand and promote Wayne through marketing, workforce attraction, and tourism related activities.					
Development of housing related programs to foster population growth.					
Activities to revitalize and encourage growth in the downtown area.					
May contribute to or create a revolving loan fund from which low interest or performance based loans will be made to qualifying entities on a match basis.					
Other approved activity					
<b>TOTAL PROGRAM COSTS</b>					

**APPLICANT CERTIFICATIONS**

- a. There are no legal actions underway or being contemplated that would significantly impact the capacity of this company to effectively proceed with the project; and to fulfill all WEDP requirements.

If benefiting business/organization is a proprietorship or partnership, sign below:

By: Gr. V. Ozenci Burkan Ozenci Date: 4/7/2014

If benefiting business/organization is a Corporation, sign below:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Attest

Typed Name/Title

Date

**GCSR LLC**

**DOLLAR PLUS**

121 Main Street  
Wayne, NE 68787

**Location:**

121 Main Street, Wayne NE 68787  
Former Dollar General Building in downtown Wayne

Dollar Plus will be in a familiar location to customers, in the heart of business area. It is on Hwy 15 and have good traffic count. Also it will be located in walking distance to many potential customers

Dollar Plus will provide more traffic to downtown area and surrounding businesses will also benefit from the extra traffic.

**Employment:**

Dollar Plus will provide minimum 3 full time equivalent employment

**City and State/Tax:**

Dollar Plus will increase the tax receipt of city of Wayne and State of Nebraska. Independent Dollar Stores carry similar and different items then chain dollar stores like Dollar General and Dollar Tree. Residents and visitors will shop in Dollar Plus because it will be a little different shopping experience. This will bring more income to our town by the way of taxes.

I hear from many Wayne residents that they have to go to Norfolk or Sioux city because they cannot find what they need. That means our tax money is going to other towns. Dollar Plus will provide many items that our residents wish and order. Every dollar we keep in Wayne returns to all of us as services of some kind.

**GCSR LLC**

**DOLLAR PLUS**

121 Main Street  
Wayne, NE 68787

**Advertising:**

Dollar Plus will advertise in Wayne Herald/Morning shopper, KTCH and possibly TV.

**Giving Business to other Businesses:**

Dollar Plus will give business to other businesses of Wayne and Nebraska. That means more tax dollars to our town.

**Giving Back To Community:**

Dollar Plus will support Wayne Community Schools, Fire Departments of Wayne and surrounding towns, our town residents as benefits, social activities etc.

**What will make Dollar Plus Successful:**

- 1) Provide customer needs and different items which are not sold in Wayne
- 2) Provide excellent customer service with sincere attention and appreciation to customer
- 3) Clean store with good quality items with best prices possible
- 4) Advertising
- 5) Excellent store management with fully stocked shelves and variety of items

**GCSR LLC**

**DOLLAR PLUS**

121 Main Street  
Wayne, NE 68787

**Investment amount:**

Dollar Plus shall work with Dollar Store Services for store set up. Dollar Store Services charges \$ 257,900.00 for 7000 sq area. Following services are included in the package.

Trainer	Lease Negotiation
Fixtures	Wholesale Support
Uniform	Buildout Supervisor
Inventory	Retail Store Build Out
Site Location	Buildout Staff
Fax Machine	Merchandise Network
Exterior Sign Allowance	Stereo System
Specialty Display Fixtures	Cash Registers
Long Term Training Support	Shopping Totes & Carts
Pre-Opening Support and Training	Glass Showcases
Opening Inventory Shelves Fully Stocked	Operations Manual
Inventory Price Ticketing	Interior Signage
Pricing Equipment	

Dollar Plus shall also sell cigarettes, chewing tobacco, beer and other convenience store items. That will be an additional approximately \$45,000 inventory to be carried by the store. Dollar Plus shall also put cigarette display (approximately \$6000) freezers (approximately \$16,000), refrigerators (approximately \$12,000), Point of Sale System (approximately \$6,000), additional shelving (approximately \$10,000) for storage area. A total investment of approximately \$353,000.00 shall be made for Dollar Plus Store. As of working capital minimum \$75,000.00 is necessary in this size of a store. A grand total of \$ 428,000.00 is needed for Dollar Plus Store to start and operate.

**GCSR LLC**

**DOLLAR PLUS**

121 Main Street  
Wayne, NE 68787

**Requested Funding:**

Gurkan Ozenci shall put down \$303,000.00 ( Personal Funds, business funds and Loan from family members)

Dollar Plus is requesting a total of \$125,000.00, \$100,000.00 with 0% interest rate to be paid in 5 years and \$25,000.00 performance based loan with the requirement of employing 3 full time equivalent employees for 5 years. In the event that Dollar Plus fails to employ 3 full time equivalent employees, Dollar Plus shall agree to pay the \$25,000.00 performance based loan with the \$100,000.00 with same conditions of payments.

## APPLICATION FOR WAYNE'S ECONOMIC DEVELOPMENT PROGRAM (WEDP) FUND

Application Number:
Date Received <i>Feb 6, 2014</i>

LB840 (form approved 07/31/09) 20 14

### PART I. GENERAL INFORMATION

*TYPE OR PRINT ALL INFORMATION*

1. APPLICANT IDENTIFICATION	2. PERSON PREPARING APPLICATION												
Applicant Name <i>KEN JORGENSEN</i>	Name/Business <i>KEN JORGENSEN</i>												
Mailing Address <i>411 Sherman St</i>	Address <i>411 Sherman St</i>												
<i>Wayne</i> NE <i>68787</i>	<i>Wayne</i> NE <i>68787</i>												
(City) (State) (ZIP)	(City) (State) (Zip)												
Telephone Number <i>402 369 0966</i>	Telephone Number <i>402 369 0966</i>												
Fax Number	Federal Tax ID # / SS#												
Federal Tax ID Number <i>47-0593691</i>													
Email Address <i>ken.jorgensen@Holman</i>	Email Address <i>Ken.jorgensen@Holman</i>												
3. BUSINESS TYPE	5. FUNDING SOURCES												
<input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other _____	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">WEDP Funds Requested</td> <td style="width: 20%; text-align: right;"><i>\$ 250,000<sup>00</sup></i></td> <td style="width: 20%; text-align: right;"><i>\$ 250,000</i></td> </tr> <tr> <td>Matching Funds <i>SBA, Bank</i></td> <td style="text-align: right;"><i>\$ -900,000<sup>00</sup></i></td> <td style="text-align: right;"><i>915,000</i></td> </tr> <tr> <td>Other Funds <i>1</i></td> <td style="text-align: right;"><i>\$ -650,000<sup>00</sup></i></td> <td style="text-align: right;"><i>835,000</i></td> </tr> <tr> <td><b>Total Project Funds</b></td> <td style="text-align: right;"><b><i>\$ -1,800,000<sup>00</sup></i></b></td> <td style="text-align: right;"><b><i>\$ 2,000,000</i></b></td> </tr> </table> <p style="font-size: 0.8em;"><i>(Round amounts to the nearest hundred dollars.)</i></p>	WEDP Funds Requested	<i>\$ 250,000<sup>00</sup></i>	<i>\$ 250,000</i>	Matching Funds <i>SBA, Bank</i>	<i>\$ -900,000<sup>00</sup></i>	<i>915,000</i>	Other Funds <i>1</i>	<i>\$ -650,000<sup>00</sup></i>	<i>835,000</i>	<b>Total Project Funds</b>	<b><i>\$ -1,800,000<sup>00</sup></i></b>	<b><i>\$ 2,000,000</i></b>
WEDP Funds Requested	<i>\$ 250,000<sup>00</sup></i>	<i>\$ 250,000</i>											
Matching Funds <i>SBA, Bank</i>	<i>\$ -900,000<sup>00</sup></i>	<i>915,000</i>											
Other Funds <i>1</i>	<i>\$ -650,000<sup>00</sup></i>	<i>835,000</i>											
<b>Total Project Funds</b>	<b><i>\$ -1,800,000<sup>00</sup></i></b>	<b><i>\$ 2,000,000</i></b>											
4. ASSISTANCE TYPE REQUESTED													
<input checked="" type="checkbox"/> Low interest loan <input type="checkbox"/> Interest buy down <input checked="" type="checkbox"/> Performance-based loan <input type="checkbox"/> Grant <input type="checkbox"/> Other _____													

**6. PROGRAM SUMMARY:** Brief narrative description of the project for which WEDP funds are requested

*Sports Bar - Liquor Store - restaurant - outside entertainment*

x *\$125,000<sup>00</sup> 0% interest*

x *\$125,000<sup>00</sup> performance based*

**7. CERTIFYING OFFICIAL:** Chief Executive Officer or owner of applicant requesting WEDP funds.

To the best of my knowledge and belief, data and information in this application are true and correct, including any commitment of local or other resources This applicant will comply with all Federal, state, and local requirements governing the use of WEDP funds.

	<i>KEN JORGENSEN owner</i>	<i>10-23-2013</i>
Signature in Ink	Typed Name and Title	Date Signed
	<i>Wes Blecke</i>	<i>2/4/14</i>
Attest	Typed Name and Title	Date Signed

**SUBMIT THE ORIGINAL AND ONE COPY (UNBOUND) OF THE ENTIRE APPLICATION TO:**

Wayne Area Economic Development  
Wayne Economic Development Program Fund  
108 W 3<sup>rd</sup> St  
Wayne, NE 68787  
(402) 375-2240 Fax (402) 375-2246

**PART II. FUNDING SUMMARY**  
**(Round amounts to the nearest hundred dollars.)**

Eligible Activities	WEDP Funds	Matching Funds	Other Funds	Total Funds	Sources of Matching or Other Funds
The purchase of real estate, options for such purchases, the renewal or extension of such options, and public works improvements					
Payments for salaries and support of City staff to implement the Program or for contracting of an outside entity to implement any part of the Program.					
Expenses for business and industry recruitment activities to locate or relocate a qualifying business into the area and for equity investment in a qualifying business.					
The authority to issue bonds pursuant to the act subject to City Council approval.					
Grants or agreements for job training.		915,000	835,000	2,000,000	905K bank
Small business and microenterprise development including expansion of existing businesses.	250,000	<del>900,000</del>	<del>650,000</del>	<del>1,800,000</del>	150K equity 225K TIF
Interest buy down agreements.				300 150	FEED K RLF City FEED K NEMEDD RLF
Expand and promote Wayne through marketing, workforce attraction, and tourism related activities.				10	K WAED RLF
Development of housing related programs to foster population growth.					
Activities to revitalize and encourage growth in the downtown area.					
May contribute to or create a revolving loan fund from which low interest or performance based loans will be made to qualifying entities on a match basis.					
Other approved activity					
<b>TOTAL PROGRAM COSTS</b>					

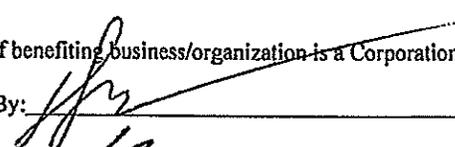
**APPLICANT CERTIFICATIONS**

- a. There are no legal actions underway or being contemplated that would significantly impact the capacity of this company to effectively proceed with the project; and to fulfill all WEDP requirements.

If benefiting business/organization is a proprietorship or partnership, sign below:

By: \_\_\_\_\_ Date: \_\_\_\_\_

If benefiting business/organization is a Corporation, sign below:

By:  \_\_\_\_\_ Date: 2/6/14

Attest



Was Blecker  
 Typed Name/Title

2/6/14  
 Date

February 11, 2014

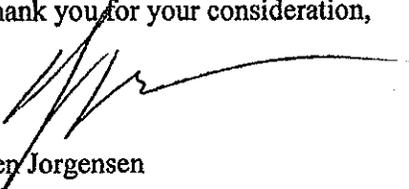
LB840 Loan Committee, Revolving Loan Committee & Wayne City Council,

After many years of planning, 2014 will be the year that "The 4<sup>th</sup> Jug Sports Bar & The Jug Store" will be built! The 4<sup>th</sup> Jug Sports Bar is a 10,000 square foot sports bar that includes Keno, 2-PGA Gold Simulators, sand volleyball courts, an archery range and basketball courts. The facility will be constructed on a 4.5 acre site located along highway 35, east and south of McDonalds. The facility is expected to create 8-full-time positions and 26-part-time positions. The facility has been designed with attractions that will serve the entertainment desires of residents and visitors year-round. The strategic location along highway 35, along with its' proximity to the "Newly Renovated Summer Sports Complex" and hotels, will give visitors a convenient destination to spend their "meal & entertainment dollars" right here in Wayne.

The Jug Store, named after my father, will be a 2000 square foot bottle shop. The bottle shop will feature an enormous variety of bottled beverages and accessories. With rising energy costs and the environment in mind, The Jug Store will be equipped with the newest refrigeration and lighting technology. The Jug Store is expected to create 2-full-time positions and 4-part-time positions. The Jug Store entrance will face east. The Jug Store will be a separate entity from The 4<sup>th</sup> Jug Sports Bar.

I am requesting the use of the Revolving Loan Fund as well as LB840 Economic Development Funding. Please give careful consideration to my request for 0% or reduced interest rate loans as well as the performance based grant/loan portion of my request. This project has been years in the making and with your help these facilities will begin to attract consumers to our city as well as provide a family friendly entertainment outlet right here in Wayne.

Thank you for your consideration,



Ken Jorgensen

Owner-The 4<sup>th</sup> Jug Sports Bar, The Jug Store & The Max

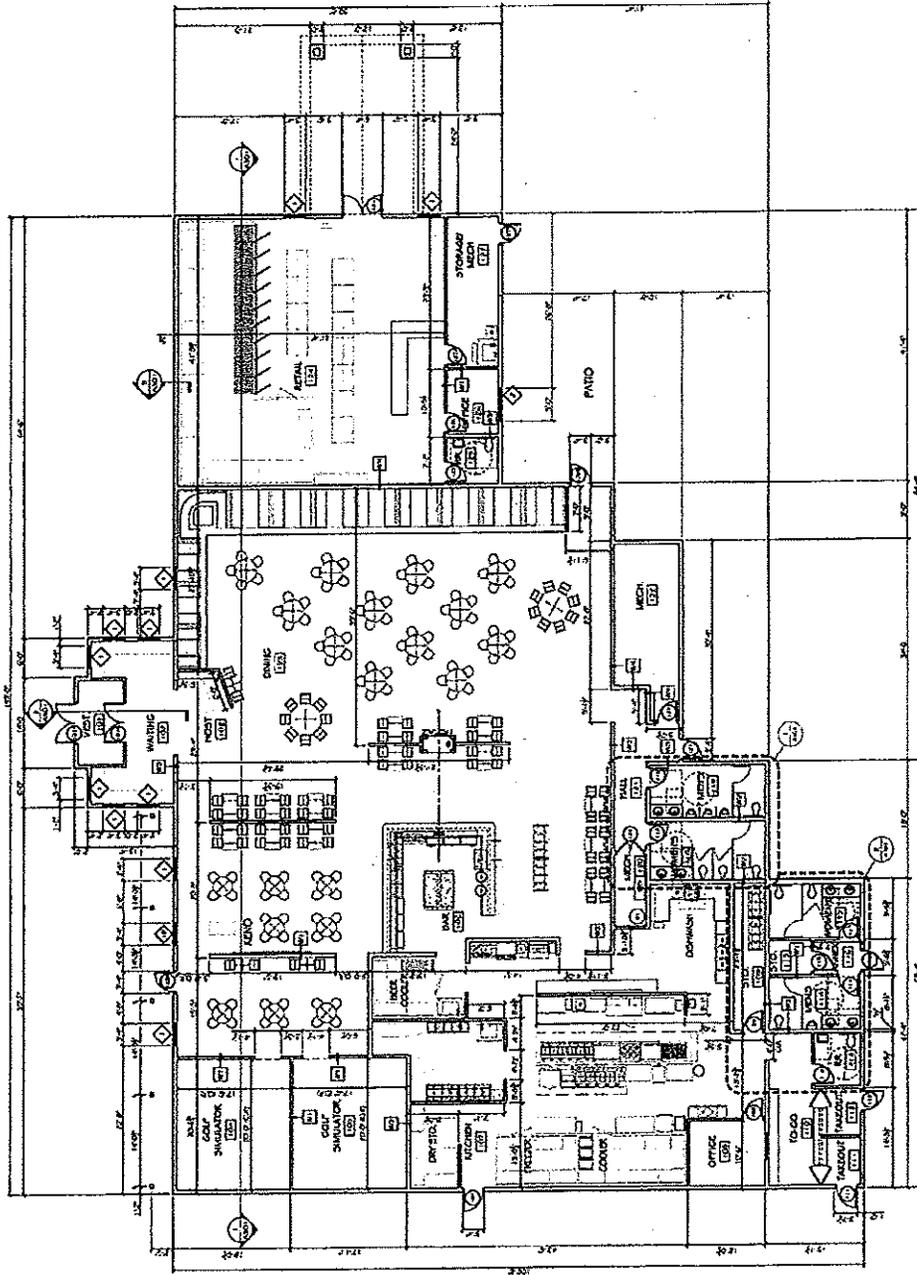




The Max Steakhouse  
Highway 36  
Wayne, Nebraska 68787

Floor Plan

A101



ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

FLOOR PLAN



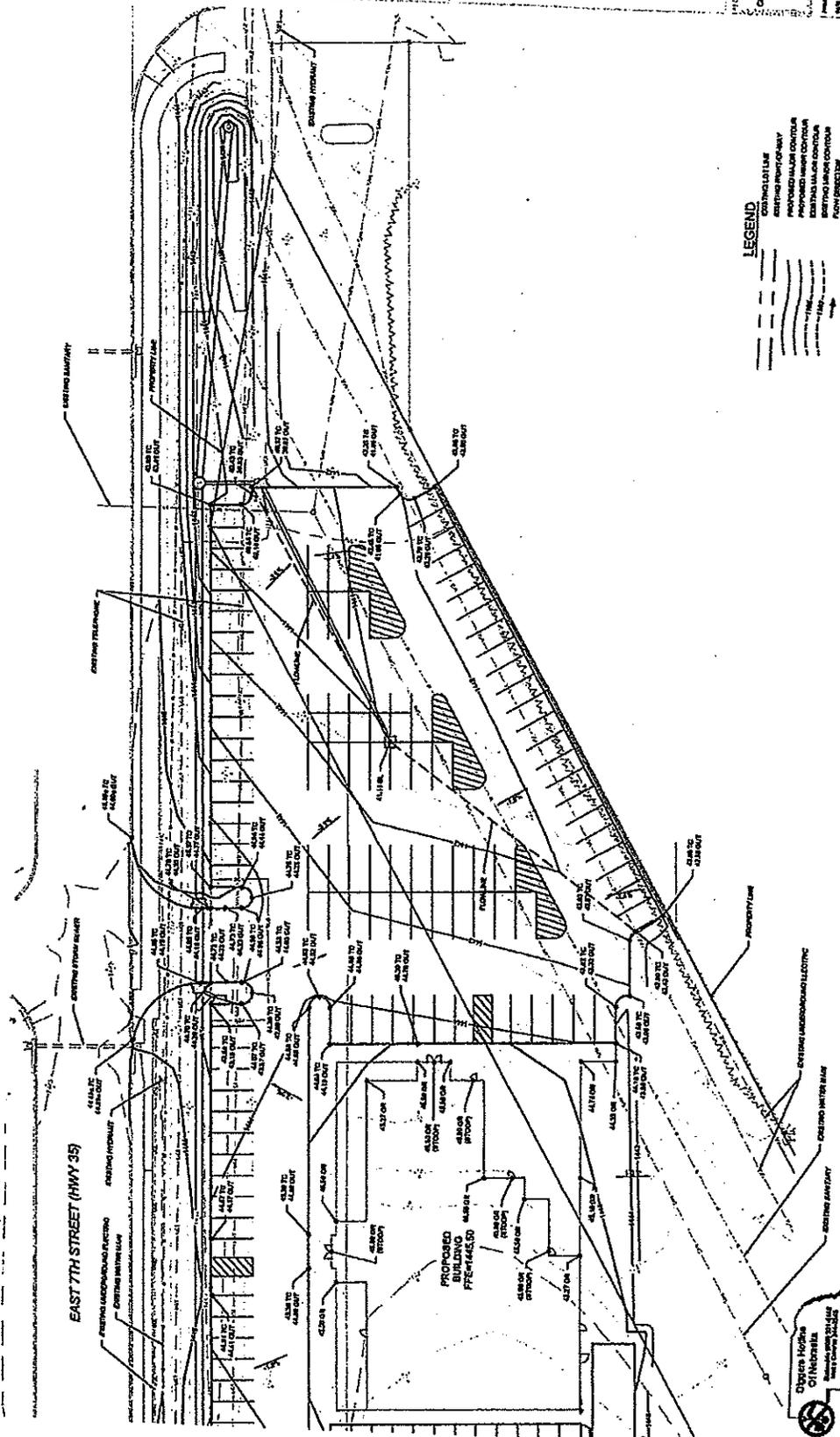




2013  
THE MAX STEAKHOUSE  
WAYNE, NEBRASKA

GRADING PLAN  
EAST  
PROJECT: 80%  
DATE: 1/27/2014  
DRAWN BY: JMM  
CHECKED BY: JMM  
DATE: 1/27/2014  
PROJECT: 80%  
DATE: 1/27/2014  
DRAWN BY: JMM  
CHECKED BY: JMM  
DATE: 1/27/2014

C401



**LEGEND**

- TOP OF RETURN WALL
- TOP OF CURB
- TOP OF PAVEMENT SURFACE ELEVATION
- TOP OF CONCOURSE SURFACE ELEVATION
- TOP OF EXISTING WALL
- TOP OF EXISTING SURFACE ELEVATION
- TOP OF EXISTING CURB
- TOP OF EXISTING PAVEMENT SURFACE ELEVATION
- TOP OF EXISTING CONCOURSE SURFACE ELEVATION
- TOP OF EXISTING SIDEWALK SURFACE ELEVATION



**Oliver Hoehn  
of Nebraska**  
Professional Engineer  
No. 0000000000  
State of Nebraska  
1/27/2014

EAST 7TH STREET (HWY 95)



---

## APPENDIX "A"

**DATE:** April 11, 2014  
**TO:** Mayor, City Council  
**FROM:** Alyssa Silhacek, NENEDD  
**SUBJECT:** CIS Phase II, Year One Grant Application

**RECOMMENDATION:**

Open and close the public hearing on CIS Phase II, Year One grant application. Approve resolution for authorization to submit the CDBG grant application to the Nebraska Department of Economic Development.

**DISCUSSION:**

The 2014 Needs Assessment/Strategy indicated that the City of Wayne would complete the following activities within Phase II, Year One: demolish six structures, construct a tornado shelter/public restroom (located at the softball complex), conduct owner-occupied rehab on 3 houses, and complete infrastructure improvement projects to East 4<sup>th</sup> Street, Dearborn Street, and Valley Drive. All project activities will be within the targeted area (Southeast Quadrant).

**FISCAL IMPACT:**

The tornado shelter cost estimate may require an adjustment. Per FEMA requirements, the size of the facility is based on the number of individuals who will be on or near the project site at peak hours. City Parks & Recreation staff are currently reviewing softball complex traffic information and will supply the peak hours estimate on Monday. NENEDD will adjust the proposed budget, if necessary, on Monday as well.

The published project budget is identical to what is listed in the needs assessment:

CODE	ACTIVITY	CDBG	CITY OF WAYNE	TOTAL
0030	Clearance/Demolition (6 structures)	30,000	-	30,000
0070	Public Facilities (Tornado Shelter)	80,000	-	80,000
0230	Streets/Bridges	-	65,200	65,200
0300	Water/Sewer	-	65,200	65,200
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
TOTAL NON-ADMIN		195,500	130,400	325,900
0181	General Administration (10%)	19,500	-	19,500
TOTAL PROGRAM COSTS		\$ 215,000	\$ 130,400	\$ 345,400

**CONCURRENCE:**

**SIGNATURE:**

BY Alyssa Silbark

APPROVED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

**RESOLUTION 2014-33**

**RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.**

WHEREAS, the City of Wayne, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as Amended for Small Cities Community Development Block Grant Program; and

WHEREAS, the City of Wayne, Nebraska, has obtained its citizens' comments on community development and housing needs; and has conducted public hearing(s) upon the proposed application and received favorable public comment respecting the application which for the amount of \$215,000 of CDBG Comprehensive Investment and Stabilization (CIS) Phase II, Year One Funds, of which \$30,000 will be for clearance/demolition of six (6) structures, \$80,000 for the construction of a tornado shelter/public restroom, \$75,000 for single-family owner-occupied rehabilitation of three (3) houses, \$6,000 for housing management, \$4,500 for risk assessment/testing, and \$19,500 for general administration of the grant. Local matching funds of \$130,400 will be provided by the City of Wayne to make street and water improvements. The total project cost is \$345,400. All activities will be conducted within the target area (southeastern quadrant) reviewed through the CIS Phase I Needs Assessment/Strategy. All CDBG funds will benefit low-to-moderate income persons in the community.

The CDBG funded activities are unlikely to result in the residential displacement of people, and should such displacement occur, it will be minimized and resolved pursuant to the City of Wayne Anti-displacement and Relocation Plans. At least 51% of the grant funds will benefit low-to-moderate income persons. There will be no persons displaced as a result of the CDBG activities.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of Wayne, Nebraska, that the Mayor be authorized and directed to proceed with the formulation of any and all contracts, documents, or other memoranda between the City of Wayne and the Nebraska Department of Economic Development so as to effect acceptance of the grant application.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2014.

THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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

**RESOLUTION NO. 2014-34**

**A RESOLUTION ACCEPTING BID AND AWARDING CONTRACT ON THE INSTALLATION OF A SPRINKLER SYSTEM AT THE SUMMER SPORTS COMPLEX.**

WHEREAS, one bid was received on April 4, 2014, on the installation of a sprinkler system at the Summer Sports Complex; and

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

WHEREAS, staff is recommending that the contract be awarded to Claussen & Sons Irrigation, Inc., in the amount of \$7,200.00.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Wayne, Nebraska, that they find and declare that the bid for the installation of a sprinkler system at the Summer Sports Complex, as submitted by the following contractor, is reasonable and responsive, and the same is hereby accepted:

<u>Bidder</u>	<u>Amount</u>
Claussen & Sons Irrigation, Inc. Carroll, NE 68723	\$7,200.00

BE IT FURTHER RESOLVED, that the bid, as set forth and filed with the City Clerk in accordance with the general terms calling for the proposals for the furnishing of labor, tools, materials, and equipment required for said project in the City of Wayne, Nebraska, be and the same is hereby accepted.

BE IT FURTHER RESOLVED, that the Mayor be, and he is hereby instructed and authorized to enter into a contract on behalf of the City of Wayne, Nebraska, with the contractor for the above project, and the City Administrator is authorized to approve and execute change orders in amounts not to exceed five percent of the contract amount.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2014.

THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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

Claussen & Sons Irrigation, Inc.

85642 569th Ave  
 Carroll, NE 68723

# Estimate

Date	Estimate #
4/2/2014	285

Name / Address
City of Wayne PO Box 8 Wayne, NE 68787

Project

Qty	Description	Rate	Total
120	Softball complex Labor & Equipment Irrigation Labor	60.00	7,200.00

<b>Subtotal</b>		\$7,200.00
<b>Sales Tax (0.0%)</b>		\$0.00
<b>Total</b>		\$7,200.00

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 ~~\$8,000~~ ~~4,500~~ per year; **the salary of the Council President shall be \$5,000 per year**; and the salary of each Councilmember shall be ~~\$4,500~~ ~~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 15<sup>th</sup> day of April, 2014.

THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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

ORDINANCE NO. 2014-11

AN ORDINANCE AMENDING WAYNE MUNICIPAL CODE CHAPTER 26 CIVIL SERVICE, ARTICLE III CIVIL SERVICE COMMISSION, SECTION 26-81 CREATED, SECTION 26-82 AND SECTION 26-89 QUORUM; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE.

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

Section 1. That Chapter 26, Article III, Section 26-81 of the Wayne Municipal Code is hereby amended to read as follows:

**Sec. 26-81. Created**

There is created in the city a civil service commission which shall have ~~three~~ **five** members who shall each be a citizen of the United States, a resident of the city for at least three years immediately preceding such appointment, and an elector of the county wherein such person resides.

Section 2. That Chapter 26, Article III, Section 26-89 of the Wayne Municipal Code is hereby amended to read as follows:

**Sec. 26-89. Quorum**

~~Two~~ **Three** members of the civil service commission shall constitute a quorum for the transaction of business.

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

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2014.

THE CITY OF WAYNE, NEBRASKA

By: \_\_\_\_\_

ATTEST:

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