

**AGENDA
CITY COUNCIL MEETING
April 3, 2012**

5:30 Call to Order

1. [Approval of Minutes – March 20, 2012](#)

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.

Anyone desiring to speak on an agenda item is invited to do so, and should limit themselves to three minutes. After being recognized by the Chair, proceed to the rostrum and state your name and address for the record.

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. [Action on Request by Sharp Construction, Inc. for a Waiver of City Code Section 18-341 Regarding Sign Requirements and Prohibition of Signs projecting out over the Sidewalk in a Commercial District.](#)

Background: The Wayne City Code requires Council approval for any signs that will be attached to the front of a building and will hang out over the sidewalk in front. Signs that are fastened flat against the building front do not require Council approval.

4. [Adjourn as Mayor and City Council and Reconvene as Board of Equalization](#)

Background: In 2008, the City of Wayne secured a CDBG Planning Grant for downtown. JEO conducted a series of public meetings and prepared a Downtown Revitalization Plan. The Plan was used to secure a \$250,000 CDBG Revitalization Grant to assist with building front historic renovation and ADA access to downtown businesses. A local financial match to the grant was required, and we completed the side street side and sidewalk replacement plan to meet our required match. The sidewalk replacement districts were formed when the building owners agreed to pay the first \$25/LF of building frontage, and the Council committed to pay the rest of the costs.

These assessment resolutions are the next legal step to levy the assessments to the properties in the districts.

5. [Public Hearings: Assessments for Street Improvement District No. 2010-01](#)

[Assessments for Street \(Sidewalk Improvement District No. 2010-02](#)

[Assessments for Street \(Sidewalk\) Improvement District No. 2010-03](#)

Assessments for Street (Sidewalk) Improvement District No. 2010-04

(Advertised Time for all: 5:30 p.m.)

6. Resolution 2012-24: Approving Assessments in Street Improvement District No. 2010-1

Recommendation: The recommendation of the project engineer, Finance Director and City Administrator is to approve each of these Resolutions and assess the \$25/LF of building frontage to the properties in the district at 4.25% over 10 years.

7. Resolution 2012-25: Approving Assessments in Street (Sidewalk) Improvement District No. 2010-02

8. Resolution 2012-26: Approving Assessments in Street (Sidewalk) Improvement District No. 2010-03

9. Resolution 2012-27: Approving Assessments in Street (Sidewalk) Improvement District No. 2010-04

10. Adjourn as Board of Equalization and Reconvene as Mayor and City Council

11. Resolution 2012-28: Accepting Bid and Awarding Contract on the Western Ridge Phase II Paving Project

Background: This paving project will complete the street paving in Western Ridge II. It is one of the 2012 Mayor and Council Retreat Goals. The engineer's estimate of cost was \$165,000. Four bids were received, and the low bid of \$142,664.67 was submitted by Luxa Construction of Blair. They plan to start construction June 1st and be done Sept. 1st. The high bid was \$173,140.60.

Recommendation: The recommendation of the Project Engineer is to accept the low bid and award the contract to Luxa Construction.

12. Action on Change Order No. 1 for the Benscoter Addition – Phase 1 Paving and Utility Improvement Project in the Amount of \$34,489.33

Background: This project was bid out in 2010 to install sewer and water mains to serve the Cobblestone Hotel and nearby lots in the Benscoter Subdivision. Because of delays in the funding for the hotel project, the project was delayed at the City's request. In October 2011, the hotel funding was secured, and the City ordered the sewer and water main installation to proceed so that the hotel could be open for business in May. Additional footage of sewer line was also installed, and additional costs were incurred by the delay. Staff recommendation at a February Council meeting was to table the Change Order for further review. That review has been completed, and this reduced Change Order has been approved and submitted for Council action by the project engineer.

Recommendation: The recommendation of the project engineer and City Administrator is to approve this Change Order.

13. Action on Certificate of Payment No. 2 for the Benscoter Addition – Phase 1 Utility Project in the Amount of \$43,224.02 to Benscoter Plumbing & Construction

Background: At a February Council meeting, city staff requested that the submittal for payment of the sewer installation be divided into the original costs and quantities for payment, and the remainder reviewed before final payment. This submittal for payment has been prepared by the project engineer and submitted for payment.

Recommendation: The recommendation of the project engineer and the City Administrator is to approve this pay application.

14. Action on Change Order No. 1 for the Wayne Water & Sewer Project in the Amount of \$5,890.00

Background: This project is for the water and sewer extensions to Bomgaars. The Change Order represents the addition of water and sewer services for Glen's Body Shop and a sewer service east of Glen's. It also includes additional work for boring under the driveway at Glen's to save on removing and replacement costs and limit disruption to the business. Service lines were then extended to the property line.

Recommendation: The recommendation of the Project Engineer and City Staff is to approve this Change Order.

15. Action on Change Order No. 2 for the Wayne Water & Sewer Project in the Amount of (-\$267.44)

Background: This Change Order is to bring proposed quantities in line with final quantities. The same is a decrease.

Recommendation: The recommendation of the Project Engineer and City Staff is to approve this Change Order.

16. Action on Certificate of Payment No. 2 for the Wayne Water & Sewer Project in the Amount of \$36,940.91 to Penro Construction Co., Inc.

Recommendation: The recommendation of the Project Engineer is to approve the payment for work done under contract and approved by the engineer.

17. Action on Request for Agricultural Deferment of all Special Assessments from Pheasant Run Road Paving District — Brian and Amy Bowers

18. Resolution 2012-29: Approving Reimbursement of Funds Temporarily Advanced to pay for Pheasant Run and Western Ridge Paving Improvements

Background: This is a required legal action that allows the City of Wayne to advance funds to complete a project and then reimburse itself from assessments to the property owners in the district after the project is completed.

Recommendation: The recommendation of City Staff is to approve the Resolution.

19. [Approve Final Payment in the Amount of \\$5,355 Pending Final Inspection and Approval from the Game & Parks Commission to Tri-City Sign Company for the Trail Signage](#)

Background: A goal of the original Phase I Trail Committee and the City Council was to install educational signage along the trail to point out environmental items of interest along the trail. Anthony Lawrence secured a \$16,000 Game & Parks Commission Grant to assist in designing and installing fourteen educational signs along the Phase I Trail. The signage installation is complete, and this is the final payment to the contractor. The Game & Parks Commission must undertake a final inspection of the project and approve the same before the City can make final payment.

Recommendation: The recommendation of the City Administrator is to approve the final payment contingent upon final approval by the Game & Parks Commission.

20. [Ordinance 2012-9: Establishing Annual Salary for Mayor and City Councilmembers; Repealing Conflicting Ordinances; and Establishing an Effective Date](#)

Background: This ordinance was tabled at the last meeting and is being brought back for further discussion.

21. [Resolution 2012-30: Establishing Housing Construction Loan Incentives to Builders](#)

22. [Resolution 2012-31: Identifying City of Wayne Goals](#)

23. [Recess](#)

- a. [Convene as Community Development Agency](#)
- b. [Approve Minutes – February 21, 2012](#)
- c. [Action to Rescind CDA Resolution 2009-9 dated December 15, 2009, which Authorized the Issuance of Tax Increment Revenue Bond \(Northeast Nebraska Investors, LLC project\)](#)

Background: Attorney Mike Bacon is preparing this resolution and the following resolution. The same will be available at the meeting.

- d. [CDA Resolution 2012-2 Authorizing the Issuance of Tax Increment Revenue Bond \(Northeast Nebraska Investors, LLC project\)](#)
- e. [Action to Establish Prices on the Remaining Lots in Western Ridge Subdivision](#)

f. Action on Proposal to Purchase and Develop Lots 1 and 2, Western Ridge Subdivision

Background: A proposal has been received to purchase and develop Lots 1 and 2 in the Western Ridge Subdivision. The proposed “option to purchase proposal” is in this packet, along with a photo of the potential structure to be built on these two lots.

Recommendation: The recommendation of the City Administrator is to approve the proposal as presented, and to authorize the CDA Chair to execute the any necessary documents needed for this matter.

g. Adjourn CDA and Reconvene as Council

24. Adjourn

APPROVED AS TO FORM AND CONTENT:

Mayor

City Administrator

March 20, 2012

The Wayne City Council met in regular session at City Hall on Tuesday, March 20, 2012, at 5:30 o'clock P.M. Mayor Ken Chamberlain called the meeting to order with the following in attendance: Councilmembers Brian Frevert, Jim Van Delden, Jon Haase, Dale Alexander, Doug Sturm, Kaki Ley and Jill Brodersen; City Attorney Amy Miller; City Administrator Lowell Johnson; and City Clerk Betty McGuire. Absent: Councilmember Kathy Berry.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on March 8, 2012, 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 Sturm made a motion, which was seconded by Councilmember Van Delden, whereas the Clerk has prepared copies of the Minutes of the meeting of March 6, 2012, 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: ADVANCED CONSULTING, SE, 1000.00; ALTEC, SU, 153.01; AMERICAN BACKFLOW, FE, 70.00; AMERITAS, SE, 2967.11; APPEARA, SE, 101.89; ARNIE'S FORD-MERCURY, SE, 127.35; BANK FIRST, SE, 180.00; CITY EMPLOYEE, RE, 6.06; BROWN SUPPLY, SU, 536.83; CARHART LUMBER, SU, 638.46; CITY OF NORFOLK, SE, 571.29; CITY OF WAYNE, RE, 1500.00; CITY OF WAYNE, PY, 64072.72; COMMUNITY HEALTH, RE, 3.00; DAVE'S DRY CLEANING, SE, 63.00; FIREMEN, SE, 85.00; DUTTON-LAINSON, SU, 10665.98; ED M FELD EQUIPMENT, SU, 142.00; EMPLOYERS MUTUAL CASUALTY, SE, 574.00; FIRST CONCORD GROUP, FE, 400.00; FLOOR MAINTENANCE, SU, 98.86; FORT DEARBORN LIFE, SE, 1445.66; CITY EMPLOYEE, RE, 150.00; GERHOLD

CONCRETE, SU, 105.23; GREAT PLAINS ONE-CALL, SE, 17.82; CITY EMPLOYEE, RE, 56.90; CITY EMPLOYEE, RE, 141.51; HARDING & SHULTZ, SE, 4140.68; HAWKINS, INC, SU, 846.82; HEIKES AUTOMOTIVE, SE, 101.18; HILLYARD/SIOUX FALLS, SU, 19.45; HOBBY LOBBY, SU, 13.65; HOLIDAY INN OF KEARNEY, SE, 331.80; ICMA, SE, 5243.35; INNOVATIVE PROTECTIVES, SU, 30.00; IRS, TX, 22123.12; J.P. COOKE COMPANY, SU, 126.65; KORY LESEBERG, SE, 4685.58; KRIZ-DAVIS, SU, 717.56; KTCH, SE, 80.00; LEAGUE OF NEBRASKA MUN., FE, 1970.00; MIDWEST TAPE, SU, 557.73; MISS MOLLY'S COFFEE, SU, 51.80; MORROW'S HOUSEMOVING, SE, 3000.00; MSC INDUSTRIAL, SU, 51.13; N.E. NEB ECONOMIC DEV DIS, SE, 375.00; NCO PORTFOLIO MANAGEMENT, RE, 444.68; NE DEPT OF REVENUE, TX, 3579.84; NE DEPT OF ROADS, SE, 3150.00; NE ENVIRONMENTAL PRODUCTS, SU, 466.12; NE PUBLIC HEALTH, SE, 243.00; NPPD, SE, 198259.89; NORTHEAST EQUIPMENT, SU, 593.66; NORTHEAST LIBRARY SYSTEM, FE, 100.00; ORIENTAL TRADING CO, SU, 22.97; PAMIDA, SU, 4.00; PEPSI-COLA, SU, 551.15; PRESTO X, SE, 35.15; CITY EMPLOYEE, RE, 291.02; PUSH-PEDAL-PULL, SU, 212.44; QUILL, SU, 327.06; ROBERT WOehler & SONS, SE, 4419.06; RON'S RADIO, SU, 99.00; SPARKLING KLEAN, SE, 1665.84; STADIUM SPORTING GOODS, SU, 140.00; STATE NATIONAL BANK, RE, 1500000.00; STATE NATIONAL BANK, RE, 2799.87; STATE NATIONAL BANK, RE, 488.87; STATE OF NEBRASKA, RE, 100000.00; THE MAX AGAIN, SE, 1012.50; UNITED RENTALS, SU, 115.55; UTILITIES SECTION, FE, 435.00; VAKOC BUILDER'S RESOURCE, SE, 328.83; VEL'S BAKERY, SU, 32.40; WAYNE AUTO PARTS, SU, 575.13; WAYNE COMMUNITY THEATER, RE, 5000.00; WAYNE HERALD, SE, 912.00; WESCO, SU, 479.25; WAPA, SE, 32726.62; WIGMAN COMPANY, SU, 39.22; 4IMPRINT, SU, 819.91; CITY EMPLOYEE, RE, 36.10; CITY EMPLOYEE, RE, 98.06; CITY EMPLOYEE, RE, 91.05; COLONIAL RESEARCH, SU, 126.96; COVENTRY HEALTH, SE, 18834.62; DE LAGE LANDEN FINANCIAL, SE, 394.00; DGR & ASSOCIATES, SE, 84.00; CITY EMPLOYEE, RE, 17.09; FLOOR MAINTENANCE, SU, 74.70; FORT DEARBORN LIFE, SE, 106.64; CITY EMPLOYEE, RE, 152.33; HEARTLAND PAPER CO, SU, 47.43; HUBER TECHNOLOGY, SU, 242.00; ICC, FE, 125.00; JEFF PIPER, RE, 700.00; JON HAASE, RE, 500.00; CITY EMPLOYEE, RE, 387.96; KRIZ-DAVIS, SU, 4980.74; CITY EMPLOYEE, RE, 227.38; MERCY MEDICAL CLINIC, SE, 72.00; CITY EMPLOYEE, RE, 217.67; NE NEBRASKA PUBLIC HEALTH, SU, 306.00; OLSSON ASSOCIATES, SE, 3939.30; CITY EMPLOYEE, RE, 231.57; PITNEY BOWES, SE, 648.00; CITY EMPLOYEE, RE, 33.30; TOM'S BODY & PAINT SHOP, SE, 129.00; UNIVERSITY OF OKLAHOMA, FE, 1350.00; VERIZON, SE, 181.30; WAED, RE, 6000.00; WAYNE HERALD, SE, 19.18; WEST PAYMENT CENTER, SU, 221.04; WESTERN IOWA TECH, FE, 525.00

Councilmember Sturm made a motion and Councilmember Alexander seconded 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 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 Frevert introduced Ordinance 2012-5 and moved for approval of the third and final reading thereof; Councilmember Van Delden seconded.

ORDINANCE NO. 2012-5

AN ORDINANCE EXTENDING THE HOURS OF SALE OF ALCOHOLIC LIQUOR FOR WAYNE HIGH SCHOOL ALUMNI ACTIVITIES.

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

Mayor Chamberlain declared the time was at hand for the public hearing to amend the One and Six Year Street Improvement Plan to add Neihardt Avenue, Bressler Court, and Savidge Court in the Western Ridge Subdivision to said plan.

Joel Hansen, Certified Street Superintendent, was present to answer questions. This amendment is a result of discussion at the Council Retreat.

Councilmember Berry arrived at 5:34 p.m.

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 Ley introduced Resolution 2012-21, and moved for its approval;
Councilmember Sturm seconded.

RESOLUTION NO. 2012-21

A RESOLUTION APPROVING THE ONE AND SIX YEAR STREET IMPROVEMENT PROGRAM AS AMENDED TO ADD NEIHARDT AVENUE, BRESSLER COURT AND SAVIDGE COURT IN THE WESTERN RIDGE SUBDIVISION.

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

Discussion took place on the funding alternatives for the Western Ridge II Paving Project. Administrator Johnson advised the Council that one alternative is to bill or assess the cost of the paving back to each lot. The estimated paving project costs divided by the 22 lots would be around \$7,500 per lot. Assessing those costs to the lots would bring the price per lot to around \$15,000. The original \$500,000 in TIF financing generated by the new construction is committed to existing development and the Phase II trail underpass. Two other options to pay for the paving costs would be 1) to use sales tax funding to subsidize the same, or 2) to pay for the same out of the street department general fund budget. Staff recommendation is to bill the cost of the project to the lots and recover the same through the sale thereof.

Eighteen of the thirty-four lots in Western Ridge are currently sold and one has yet to be built on.

Councilmember Frevert asked whether or not the remaining lots could all be averaged out so they are the same price. Mayor Chamberlain noted that when the lot prices were first set, the price was based upon the square footage of the lot.

A CDA meeting will be scheduled for April 3rd to discuss this further and to set the lot prices. Information regarding the lots (front footage and lot prices) in Western Ridge will be distributed with the Council packet.

Mayor Chamberlain declared the time was at hand for the public hearing regarding the submittal of a grant application for the purchase of an additional handi-van.

Penny Vollbracht, Senior Center Coordinator, was present and stated the Nebraska Department of Roads has encouraged them to replace or add to the handi-van fleet. The oldest van is a 2004 and has a mechanical wheelchair lift in the back. The City also has a smaller, more efficient 4 year old handi-van that has no wheelchair transport system. The cost of the new proposed Dodge van is \$40,000. The Federal share covers 80% (\$32,000), with the City's share being 25% (\$8,000). This amount has been placed in the budget. The Department of Roads has recommended that the City keep the old van for backup services for the reason that there are larger wheelchairs which this van can accommodate. The lift on the new van is manual. The Senior Center gives anywhere from 15 to 50 rides per day at \$1.50 per ride. If we sell the old van and the money received for it does not go back into the system for operating expenses, then we would have to give 80% of those proceeds back to the Department of Roads.

Councilmember Sturm had concerns about the cost to run this service. Administrator Johnson noted that the more we run the vans, the more money we lose.

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

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

Councilmember Sturm introduced Resolution 2012-22, and moved for its approval; Councilmember Alexander seconded.

RESOLUTION NO. 2012-22

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

Councilmember Sturm wanted staff to keep an accounting of what this program costs to run.

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

Ms. Vollbracht stated the following Resolution is an annual requirement to obtain funding from the Department of Roads to help pay for the operating costs of the local public transportation system. She is applying for \$33,281 from the Federal Government and \$16,641 from the State of Nebraska for the FY2013 to run the public transit system. The local matching funds would be \$16,641.

Councilmember Alexander introduced Resolution 2012-23, and moved for its approval; Councilmember Sturm seconded.

RESOLUTION NO. 2012-23

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR NEBRASKA PUBLIC TRANSPORTATION ACT FUNDS FOR THE OPERATION OF THE WAYNE PUBLIC TRANSPORTATION SYSTEM.

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

Penny Vollbracht, Senior Center Coordinator, was present requesting Council consideration to approving the Senior Center Budget that has to be submitted to the Northeast Nebraska Area Agency on Aging. The Senior Center must apply for state

funding for the meal program, and Council must approve the budget to be submitted to the Northeast Nebraska Area Agency on Aging.

Councilmember Frevert made a motion and seconded by Councilmember Alexander approving and authorizing the submission of the Senior Center budget for 2013 to the Northeast Nebraska Area Agency on Aging. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Irene Fletcher, Assistant Executive Director of WAED, was present and advised the Council that the LB840 Sales Tax Advisory Committee met and reviewed an application to Wayne's Economic Development Program Fund. The applicant, Wayne Chicken Show, requested a grant in the amount of \$12,050 for Chicken Show Marketing. This grant would fund items with an extended use, which would include replacing the outdated and deteriorated Highway 35 west billboard, scaffolding, stage and highway banners and improving the content management of the Chicken Show website. The grant would also help fund other promotional items used to advertise the Chicken Show to tourists, such as event staff t-shirts, parade toss items, and promotional shirts.

The Chicken Show itself is an income generator and pays for itself year to year. What is being requested is to pay for long-term items.

Councilmember Ley asked if the Chicken Show is running "in the black", why couldn't those monies be used to replace/purchase some of these items rather than using LB840 funds?

Ms. Fletcher responded that the committee is in a position now where they want to move the Chicken Show forward and present it with a more coordinated look. She

noted that the Committee solicits the entire community for sponsorship, and they get very good participation yearly from the business community.

Councilmember Alexander made a motion, which was seconded by Councilmember Berry approving the recommendation from the LB840 Sales Tax Advisory Committee to approve a \$12,050 grant to the Wayne Chicken Show to be used to update their long-term marketing materials. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Discussion took place on the new construction housing incentives which was a goal from council retreat. Administrator Johnson presented the following suggestions for discussions purposes.

Build Fifteen \$150,000 Market Rate Houses or Townhouses on Any City Residential Lots:

1. Lots can be selected within the city limits by the builder or buyer.
2. Incentives for fifteen homes will be approved on a first-come, first-serve basis until gone.
3. Builder/buyer will sign an agreement with the City for the approved incentives.
4. Builder/buyer participation in the Energy Star Program is required with every house receiving the incentive.
5. Eligible home buyers must have annual household incomes of no more than 150% median income for Wayne County.
6. Builder will be eligible for a \$20,000 construction loan per speculative housing unit and \$30,000 per housing unit being customer built by an owner of a lot, at 0% interest till the date of sale or for 4 years, whichever comes first, from LB840 funds or other funds provided by the City.
7. Proceeds from the incentive loan repayments will be deposited into a city revolving loan fund to be re-loaned for future housing construction incentives.
8. Construction loan would be secured by a Deed of Trust on the property and subordinate to commercial or private construction financing.

9. Approval of front elevation design of each house receiving a construction loan incentive will be required by City Council or a designated representative with approval of the building permit.
10. Houses must be ready for an occupancy permit within 24 months of date of execution of incentive agreement.

Administrator Johnson stated he did receive a suggestion that the City limit the grant application to five houses at a time. We do have a proposal for ten houses that will be coming to us.

Councilmember Frevert wanted to know what the penalty would be if the houses aren't ready for an occupancy permit within the 24-month time frame. Administrator Johnson opined he thought a penalty worked better. This can be included so it is clear.

Councilmember Sturm preferred that there be no extensions and that needed to be made clear, also.

Nancy Braden, Finance Director, also suggested adding the language "upon permanent financing" in paragraph 6.

BJ Woehler who was present wanted to see the house limit reduced to five for individuals and ten for builders. In addition, he had issues with the design criteria. He also asked if the Council would consider this incentive proposal for modular homes.

Lou Bencoter was present and advised the Council he is set to go with ten houses. He wants to break ground on May 1st, and hopes that the Council won't limit him on the number of lots he can obtain incentives on.

This matter will be brought before Council in the not-too-distant future for action.

Discussion took place regarding the City of Wayne computer and firearm loan policies. Administrator Johnson stated back in the 1990's, the Mayor and Council established an incentive plan to use payroll deduction loans for staff to purchase

computers for personal use at home to encourage staff to learn new communication technologies more quickly. Firearms were included later to encourage police officers to be armed off duty. A city staff meeting proposal is to make no new payroll deduction loans to employees that already have payroll wage garnishments. A subsequent proposal was made by a Councilmember to simply end the payroll deduction loan policy instead of changing it as proposed above.

Councilmember Berry thought the policy should be discontinued

Councilmember Sturm stated we're loaning citizens money to pay their activity center memberships through their monthly utility bill for one year.

It was noted that there has been approximately \$3,000 turned over to collection for unpaid community activity center memberships. The City has not lost any money on a computer/firearm loan. There are about 15 loans out at this time.

Nancy Braden, Finance Director, suggested charging a loan processing fee in lieu of charging interest.

Staff was directed to make changes to the policy and bring the same back for Council consideration.

Mayor Chamberlain stated the following ordinance would amend the Mayor and Council Salaries as follows:

Mayor

\$190 per regular Council meeting (24) = annual salary of \$4560

Council President

\$160 per regular Council meeting (24) = annual salary of \$3840

Councilmember

\$125 per regular Council meeting (24) = annual salary of \$3000

For special sessions (e.g. Retreat, League of Nebraska Municipality Conferences, etc.)
(per event):

Mayor - \$190

Council President - \$160

Councilmember - \$125

For all conferences, meetings, legislative visits lasting greater than 4 hours (travel included for non-local) - \$100 per event

For all conferences, meetings, legislative visits lasting greater than 2 hours, but less than 4 hours (travel included for non-local) - \$50 per event

For all conferences, meetings, legislative visits lasting less than 2 hours (travel included for non-local) - \$25 per event

Mayor Chamberlain was proposing to break the compensation down per meeting, which might encourage Councilmembers to attend more meetings. The end result for Councilmembers stays the same if they attend all of the Council meetings. The Mayor's salary would change by \$60 per year. The biggest change proposed is that of the Council President. The Council President's responsibility is very similar to the Mayor's.

The purpose for these recommended changes is to incent Councilmembers that don't attend as many meetings or are not as involved as others to become a little bit more involved and take some of the pressure off of those that take the bulk of the load on.

Councilmember Frevert thought the consensus of Council at retreat was that this was not necessary at this time.

Councilmember Alexander agreed with the proposal to increase the salary for Council President. He thought the Councilmembers salaries needed to be capped at \$3,000, as well as the Mayor's at \$4,500.

Councilmember Alexander left the meeting at 7:05 p.m.

Mayor Chamberlain stated the way the ordinance is written, the amount one receives will change for some, but for some, it won't.

Councilmember Sturm stated if the salaries are changed, more people may run for these positions. If the Council doesn't want to compensate those that attend the meetings or are on the committees, then he proposed that the Mayor just appoint Councilmembers to be on the committees and you have no choice on the matter.

Mayor Chamberlain stated before this would pass, they would need to come up with a list of what meetings are and are not approved for reimbursement.

Councilmember Haase made a motion and Councilmember Frevert seconded to table action on Ordinance 2012-9.

Mayor Chamberlain requested the Council to forward their suggestions or comments to him prior to the next meeting.

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

The following Ordinance would release and abandon the utility easements located on each side of the lot line, except for the West 7' of the lot line between Lots 5 and 6, Homestead Addition to the City of Wayne. These two lots have been purchased for the purpose of building one single-family residence thereon. All residential subdivisions lots have utility easements reserved for public utilities when they are platted. An owner of both lots can build one structure on both, but cannot build over public easements until the same have been vacated.

Councilmember Sturm introduced Ordinance 2012-10, and moved for approval thereof; Councilmember Ley seconded.

ORDINANCE NO. 2012-10

AN ORDINANCE AUTHORIZING THE RELEASE AND ABANDONMENT OF THE UTILITY EASEMENTS LOCATED ON EACH SIDE OF THE LOT LINE, EXCEPT FOR THE WEST 7' OF THE LOT LINE, BETWEEN LOTS 5 AND 6, HOMESTEAD ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA.

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

Councilmember Sturm made a motion and Councilmember Ley 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, the Mayor declared the motion carried.

Councilmember Sturm made a motion and Councilmember Ley seconded to move for final approval of Ordinance No. 2012-10. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Councilmember Haase made a motion, which was seconded by Councilmember Brodersen, 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 7:11 p.m.

CLAIMS LISTING APRIL 3, 2012

AMERITAS LIFE INSURANCE	POLICE RETIREMENT	1,806.98
APPEARA	LINEN & MAT SERVICE	150.58
ARNIE'S FORD-MERCURY INC	ENGINE REPAIR	1,946.88
BANK FIRST	FRATERNAL ORDER OF POLICE DUES	140.00
CITY EMPLOYEE	HEALTH REIMBURSEMENT	40.68
BLACK HILLS ENERGY	GAS BILLS	711.90
BOMGAARS	FD SUPPLIES-FLOOR DRY/FASTENER	13.58
CITY EMPLOYEE	HEALTH REIMBURSEMENT	48.11
BW PLUS GRAND ISLAND INN	LODGING-ECHTENKAMP/JUNCK/POUTRE	659.94
CARROT-TOP INDUSTRIES	FLAG POLE SUPPLIES	592.52
CITY EMPLOYEE	HEALTH REIMBURSEMENT	7,589.40
CENTURYLINK	TELEPHONE CHARGES	309.27
CITY OF WAYNE	PAYROLL	57,776.54
CITY OF WAYNE	UTILITY REFUNDS	182.08
CITY OF WAYNE	YOUTH ROOM RENTAL REFUND	35.00
COMMUNITY HEALTH	HEALTH CHARITIES	3.00
CUMING CO. COURT	BOND	300.00
DCL AMERICA INC.	CATALYTIC CONVERTORS-RICE PROJECT	29,873.30
DUTTON-LAINSON COMPANY	METER SOCKET/ARRESTER/ELBOW	874.54
EAKES OFFICE PLUS	FIRE HALL CHAIR REPAIRS	247.20
ECHO GROUP INC JESCO	BREAKERS	114.38
ELECTRIC FIXTURE & SUPPLY	RECEPTICLE	14.90
ELLIS PLUMBING & HEATING	REPAIR LEAK ON BOILER/URINAL	170.01
ENGINEERED CONTROLS, INC	CAC MAINTENANCE PROGRAM	450.00
FIRST CONCORD GROUP LLC	CAFETERIA PLAN FEES	3,414.88
FLOOR MAINTENANCE	FOAM PLATES/CLEANERS	326.92
GERHOLD CONCRETE CO INC.	CONCRETE	875.38
H.K. SCHOLZ COMPANY	INSTALL SEL RELAYS & TESTING	18,739.23
CITY EMPLOYEE	VISION REIMBURSEMENT	22.56
HYDRAULIC EQUIPMENT	REPAIR LEAKING HOSES	974.03
ICMA RETIREMENT TRUST-457	ICMA RETIREMENT	5,318.67
IRS	FEDERAL WITHHOLDING	19,175.08
JANWAY COMPANY	BOOKMARKS	174.00
JEO CONSULTING GROUP	WWTP/SLUDGE/DWT SIDEWALK/CS SURVEY	14,484.65
JOANNE BAIER	ENERGY INCENTIVE	500.00
LAW ENFORCEMENT SERVICES	OFFICER TESTING	945.00
MAEDC	MEMBERSHIP RENEWAL-L JOHNSON	125.00
MCGUIRE & NORBY	ATTORNEY FEES	1,419.00
MILO MEYER CONSTRUCTION	SIDE DUMP-S WINDOM DRAIN PROJECT	1,500.00
CITY EMPLOYEE	HEALTH REIMBURSEMENT	195.77
NCO PORTFOLIO MANAGEMENT	PAYROLL DEDUCTION	444.68
NE DEPT OF REVENUE	STATE WITHHOLDING	3,087.82
NE NEB INS AGENCY INC	INSURANCE	58,224.50
NEXIC, INC	SUPPORT RENEWAL	426.00
NICHOLAS KEMNITZ	NIMS TRAINING	120.00

N.E.NE AMERICAN RED CROSS	PAYROLL DEDUCTIONS	59.24
NORTHEAST NE PUBLIC POWER	ELECTRICITY	3,325.00
OPTIMUM DATA INC	LC CONNECTOR	595.00
OTTE CONSTRUCTION COMPANY	DOOR SWEEPS-CAC	100.00
OVERHEAD DOOR COMPANY	TRANSMITTERS	2,450.50
CITY EMPLOYEE	HEALTH REIMBURSEMENT	632.94
PROVIDENCE MEDICAL CENTER	CPR-FIRE DEPT	360.00
R.S. STOVER	COOLING TOWER-TURBINE PUMP	35,436.20
SIMPLEXGRINNELL LP	RESISTORS/WIRE GUARDS	465.20
STATE NATIONAL BANK	LIBRARY PETTY CASH	101.56
UNITED WAY	PAYROLL DEDUCTIONS	10.00
VIAERO	CELL PHONES	164.98
VOSS LIGHTING	LIGHT BULBS	92.70
WAYNE AREA ECONOMIC DEVEL	LEGISLATIVE FORUM	23.00
WAYNE COUNTY COURT	BOND	150.00
WELLS FARGO FINANCIAL	GOLF & TURF EQUIPEMNT	17,008.20

City of Wayne

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

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

Incorporated - February 2, 1884



REQUEST FOR FUTURE AGENDA ITEM

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

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

Name: Sharp Construction Inc. (Nick Hochstein)

Address: 208 Logan St.

Wayne, NE 68787

Telephone No.: 402-~~369-0220~~ 369-0220

Date of Request: 3-21-12

Description of Requested Topic: I would like to put up

a sign on the building located at 208 Logan.

It would hang over the sidewalk about 4'.

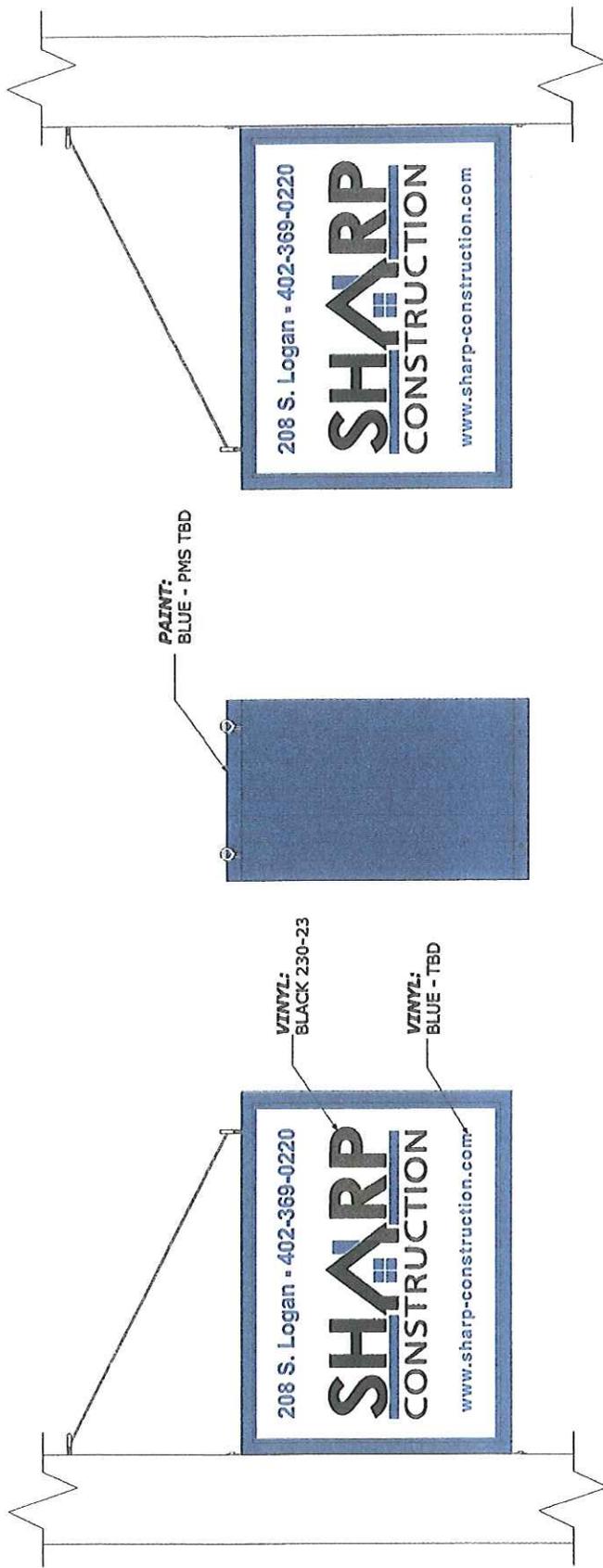
It would be at least 10' above the sidewalk.

It is a lighted sign with my business name,

address and other information.

Thanks.





GRAPHICS APPROVED: _____ DATE: _____

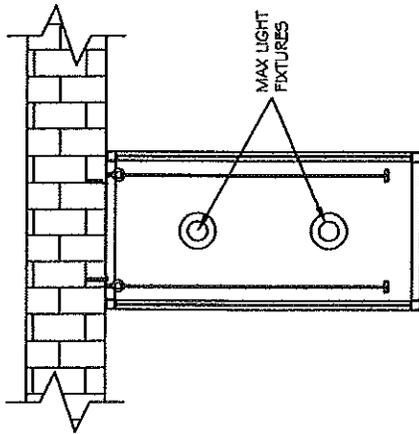
JOB:	P-9531 A
MODEL:	SIGN BOX
ATM:	N/A
DATE:	02/23/12
DRAWN:	BB

CUSTOMER:	SHARP CONSTRUCTION
DEALER:	HERITAGE INDUSTRIES 905 CENTENNIAL ROAD WAYNE, NE 68787

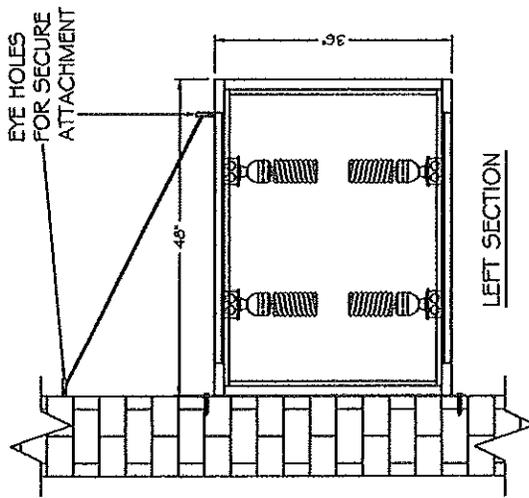
COLOR SPECIFICS:	
SIGNBOX:	<ul style="list-style-type: none"> ■ PAINTED BLUE - PMS TBD ■ VINYL: BLUE - TBD ■ BLACK 230-23

Color Disclaimer
The ink colors shown on this rendering provide conceptual colors and graphics locations only. The ink colors may not match the actual automotive paint colors or vinyl colors that will be used on the block or in the signs.


HERITAGE INDUSTRIES
 905 CENTENNIAL ROAD • WAYNE, NE 68787
 PHONE: (402) 375-4770 • FAX: (402) 375-4711
www.heritageind.com

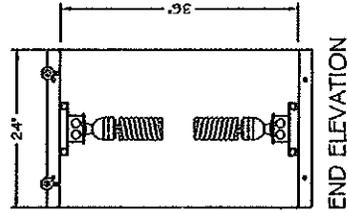


TOP SECTION



LEFT SECTION

SIGN BOX
ATTACHED TO WALL
VIA FLANGE



END ELEVATION



RIGHT ELEVATION



HERITAGE
The World Leader in ATM Kiosks

DEALER: HERITAGE INDUSTRIES
ADDRESS: 905 CENTENNIAL ROAD
WAYNE, NE 68787

KIOSK MODEL#
SIGN BOX
ATM
N/A

JOB# P-953 | A DATE 02/23/12 DWN BB REV
DESIGNED FOR: SHARP CONSTRUCTION
ADDRESS:

ASSESSMENT SCHEDULE
FOR
2010 WAYNE SIDEWALK REPLACEMENT
CDBG 08-DTR-104
WAYNE, NEBRASKA
March 2, 2012

CITY COUNCIL:

Mayor	Ken Chamberlain
Council President	Doug Sturm
Council Members	James Van Delden Dale Alexander Kathy Berry Brian Frevert Kaki Ley Jill Brodersen Jon Haase
City Administrator	Lowell Johnson
City Clerk	Betty McGuire
Superintendent of Public Works & Utilities	Gary Poutre
Attorney	Olds, Pieper & Connolly Wayne, Nebraska


Terry J. Mead, P.E.



JEO CONSULTING GROUP, INC.

803 WEST NORFOLK AVENUE, P.O. BOX 1424
NORFOLK, NEBRASKA 68702-1424
(402) 371-6416; FAX (402) 371-5109

ENGINEER'S STATEMENT
OF
2010 WAYNE SIDEWALK REPLACEMENT
CDBG-08-DTR-104

WAYNE, NEBRASKA

We hereby state that, to the best of our knowledge, the work performed under contract with M.E. Collins Contracting Co., Inc., Wahoo, Nebraska, is completed in accordance with the plans and specifications.

The following is a true and correct statement of all costs of the street improvements placed in Sidewalk Replacement project Districts 2010-1, 2010-2, 2010-3, 2010-4, City of Wayne, Nebraska, and attached hereto is a plat of properties benefited thereby and a schedule of the amount proposed to be assessed against each separate parcel of property.

Contract with ME Collins Contracting Co., Inc. Wahoo, Nebraska	\$ 645,061.00
Engineering, Inspection	\$ 94,587.50
Community Development Block Grant	(\$ 109,086.00)
Record Searchers, Misc. Costs, etc	\$ 2,000.00
	<hr/>
Total Cost to District	\$ 632,562.50
Portion Charged as Special Benefit (\$25 per front footage of sidewalk)	\$82,503.25
Portion Charged as Special Benefit (ADA Ramps paid by Grant)	\$79,106.00
Portion Charged as General Obligation	\$ 470,953.25
	<hr/>
Total Cost to District	\$ 632,562.50

Dated this 2nd day of March 2012

JEO CONSULTING GROUP, INC.

By


Terry J. Mead, P.E.

ASSESSMENT SCHEDULE

FOR

DISTRICT NUMBER 2010-1
FIRST STREET FROM PEARL ST TO MAIN ST

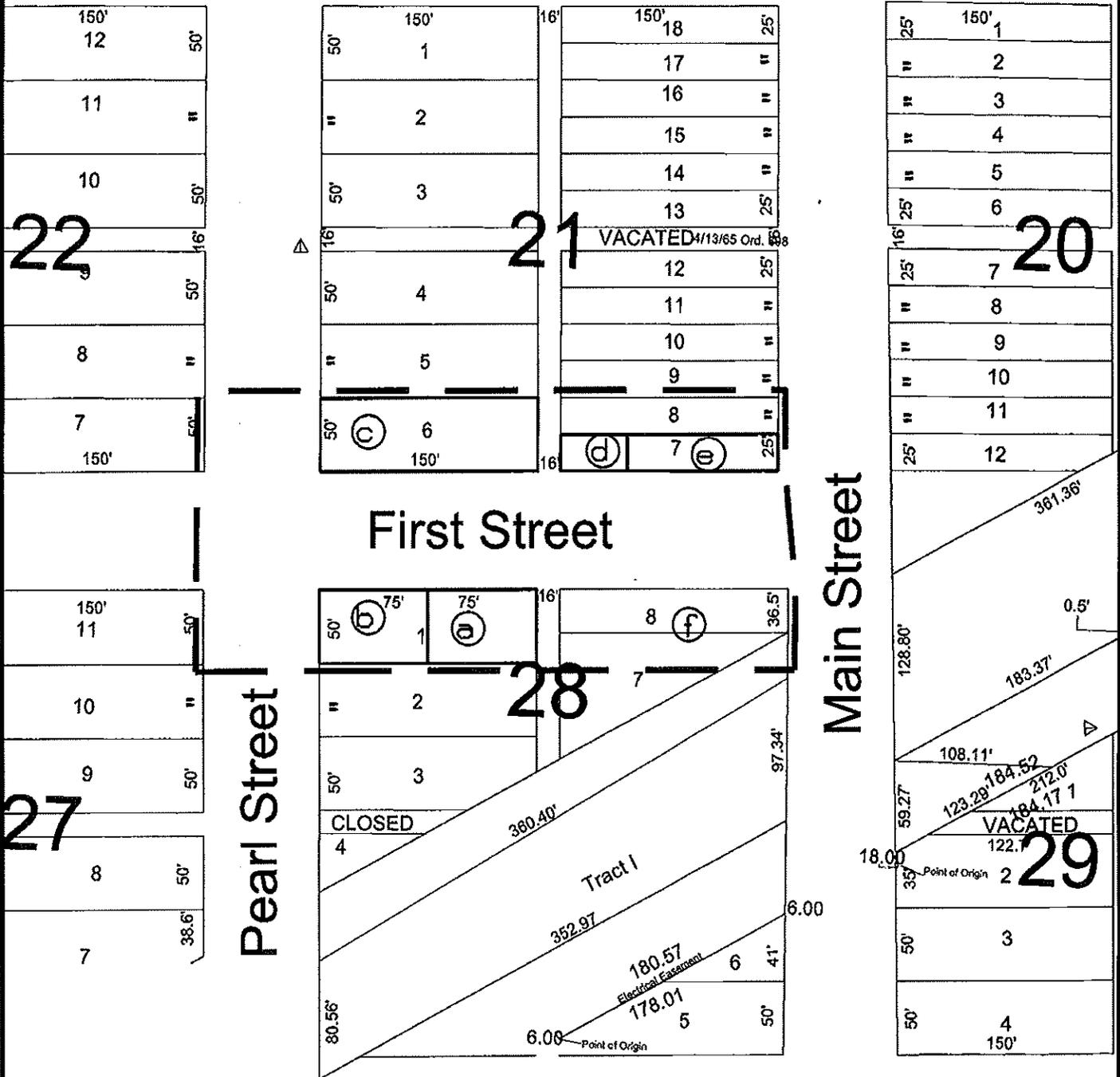
WAYNE, NEBRASKA

PARCEL IDENT.	OWNER(S) NAME	DESCRIPTION OF PARCEL	ASSESSED BENEFIT
a.	Jason Schulz	East 75 feet of Lot 1, Block 28, Original Town of Wayne, Wayne County, Nebraska.	\$1,875.00
b.	Julie A. Cull	West 75 feet of Lot 1, Block 28, Original Town of Wayne, Wayne County, Nebraska	\$1, 875.00
c.	Sand Creek Post & Beam, Inc.	Lot 6 Block 21, Original Town of Wayne, Wayne County, Nebraska	\$3,750.00
d.	Sharon K. Braun	The West 45.75 feet of Lot 7, Block 21, Original Town of Wayne, Wayne County, Nebraska	\$1,143.75
e.	Homestead Capital Company, Inc.	Lot 7, Block 21, Original Town of Wayne, except the West 45.75 feet thereof, Wayne County, Nebraska	\$2,606.25
f.	James D. & Ann M Milliken	Lot A of the Administrative Lot Split of a parcel of land located in the City of Wayne, Wayne County, Nebraska.	\$0.00



NORTH
SCALE: 1"=100'

BOUNDARY OF DISTRICT



FIRST STREET, PEARL ST TO MAIN ST
DISTRICT 2010-1
WAYNE, NEBRASKA

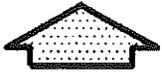
ASSESSMENT SCHEDULE

FOR

DISTRICT NUMBER 2010-2
SECOND STREET FROM PEARL ST TO MAIN ST

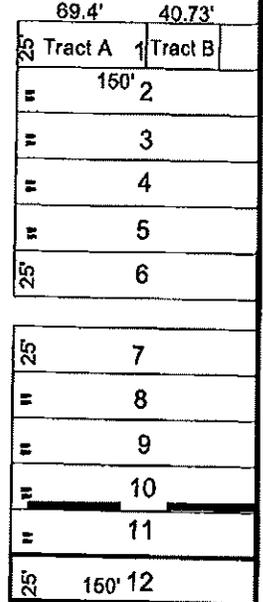
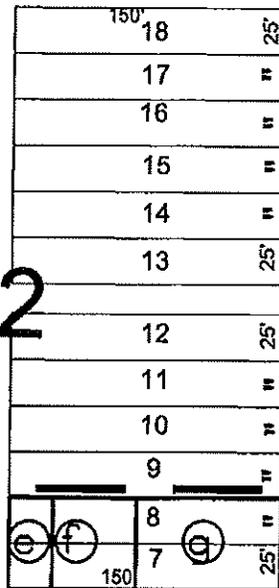
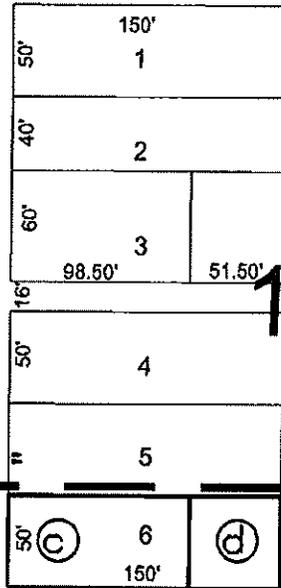
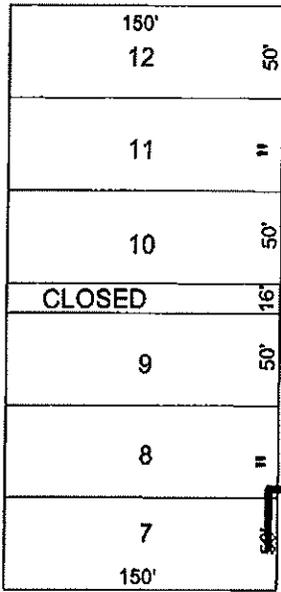
WAYNE, NEBRASKA

PARCEL IDENT.	OWNER(S) NAME	DESCRIPTION OF PARCEL	ASSESSED BENEFIT
a.	State National Bank & Trust Co.	Lot 17 & 18, Block 21, Original Town of Wayne, Wayne County, Nebraska.	\$0.00
b.	State National Bank & Trust Co.	Lot 1, Block 21, Original Town of Wayne, Wayne County, Nebraska	\$3,750.00
c.	Leo & Janice M. Casey James & Dawn M. Casey	The West 100 feet of Lot 6, Block 12, Original Town of Wayne, Wayne County, Nebraska.	\$2,500.00
d.	Corby A. & Amy S. Schweers	The East 50 feet of Lot 6, Block 12, Original Town of Wayne, Wayne County, Nebraska	\$1,250.00
e.	K.M. Jorgensen Rentals, LLC	The West 24 feet of Lots 7 & 8, Block 12, Original Town of Wayne, Wayne County, Nebraska	\$600.00
f.	Max R. & Essie L. Kathol	The East 26 feet of the West 50 feet of Lots 7 & 8, and the West 20 of the East 100 feet of Lots 7 & 8, All in Block 12 Original Town of Wayne, Wayne, County, Nebraska	\$1,150.00
g.	VanMeter-Fletcher Corp.	The East 80 feet of Lot 7, and the East 80 feet of Lot 8, All in Block 12, Original Town of Wayne, Wayne, County, Nebraska	\$2,000.00



NORTH
SCALE: 1"=100'

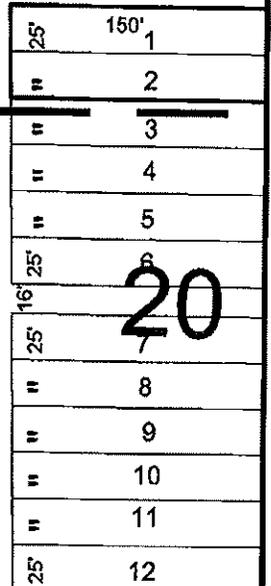
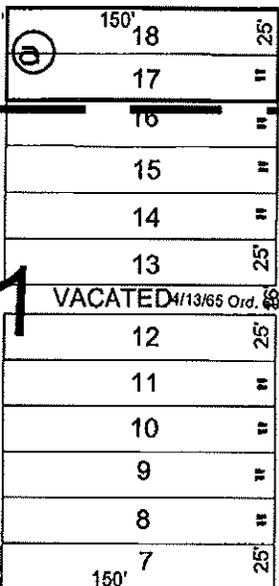
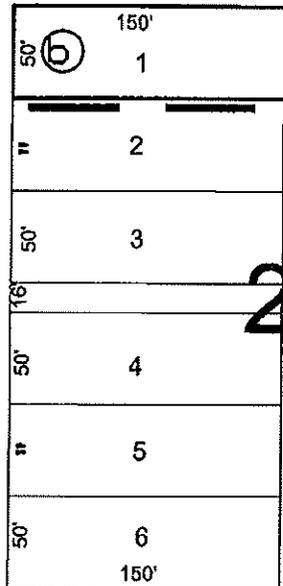
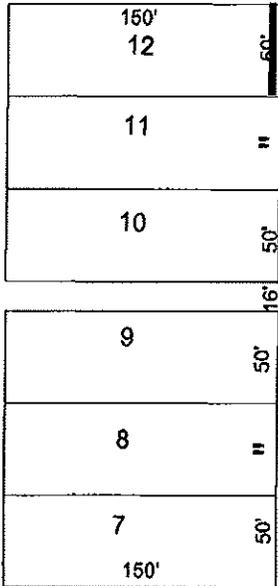
BOUNDARY OF DISTRICT



Second Street

Pearl Street

Main Street



SECOND STREET, PEARL ST TO MAIN ST
DISTRICT 2010-2
WAYNE, NEBRASKA

ASSESSMENT SCHEDULE

FOR

DISTRICT NUMBER 2010-2
SECOND STREET FROM MAIN ST TO LOGAN ST

WAYNE, NEBRASKA

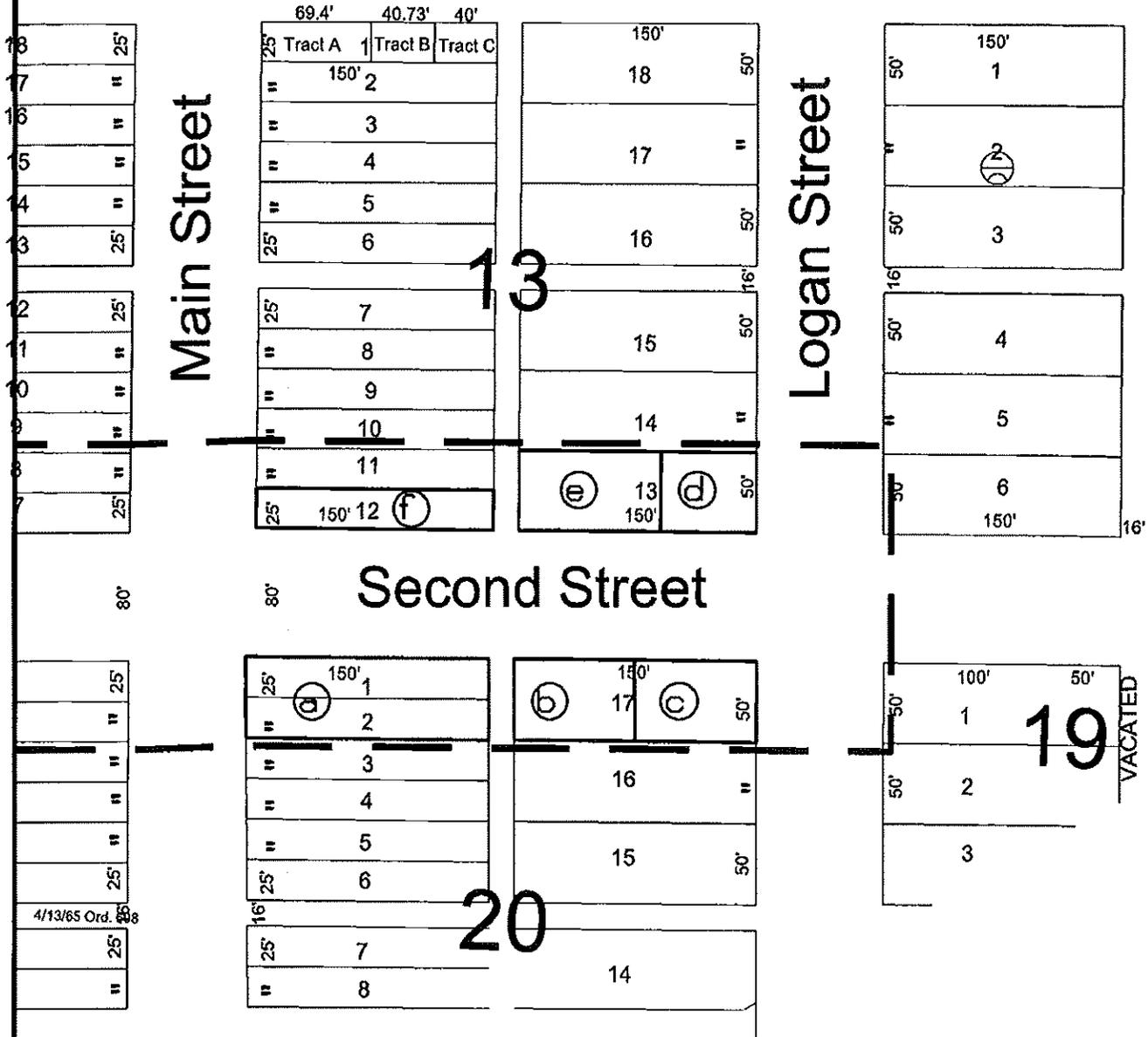
PARCEL IDENT.	OWNER(S) NAME	DESCRIPTION OF PARCEL	ASSESSED BENEFIT
a.	David R., Kathryn J., & Jonathan H. Ley, Virginia L. Nissen, Richard Ley Armstrong, Sub Trustee, Champe, Auker & Johnson et al.	Lot 1 and 2, Block 20, Original Town of Wayne, Wayne County, Nebraska.	\$3,750.00
b.	Larry D. Wells	The East half of lot 17, Block 20, Original Town of Wayne, Wayne County, Nebraska	\$1,875.00
c.	KAST, Inc.	The West half of Lot 17, Block 20 Original Town of Wayne, Wayne County, Nebraska	\$1,875.00
d.	Renee M. Jacobsen	The East 60 feet of Lot 13, Block 13, Original Town of Wayne, Wayne County, Nebraska	\$1,500.00
e.	Mineshaft Management, Inc.	The West 60 feet of Lot 13 and the East 30 feet of the West 90 feet of Lot 13, Block 13, Original Town of Wayne, Wayne County, Nebraska	\$2,250.00
f.	KAST, Inc.	Lot 12, Block 13, Original Town of Wayne, Wayne County, Nebraska	\$3,750.00



NORTH

SCALE: 1"=100'

BOUNDARY OF DISTRICT



SECOND STREET, MAIN ST TO LOGAN ST
 DISTRICT 2010-2
 WAYNE, NEBRASKA

ASSESSMENT SCHEDULE

FOR

DISTRICT NUMBER 2010-3
THIRD STREET FROM PEARL ST TO MAIN ST

WAYNE, NEBRASKA

PARCEL IDENT.	OWNER(S) NAME	DESCRIPTION OF PARCEL	ASSESSED BENEFIT
a.	Mark A. Ortmeier & Insun Turner	The West 100 Feet of Lot 1, Block 12, Original Town of Wayne, Wayne County, Nebraska.	\$2,500.00
b.	Robert W. & Traci L. Burrows	The East 50 feet of Lot 1, Block 12, Original Town of Wayne, Wayne County, Nebraska	\$1,250.00
c.	Carter A. & Nana M. Peterson	The West 28 feet of Lot 18, Block 12, and the West 42 feet of the East 122 feet of Lot 18, Block 12, Original Town of Wayne, Wayne County, Nebraska	\$1,750.00
d.	Carter A. & Nana M. Peterson	The East 80 feet of Lot 18, Block 12, Original Town of Wayne, Wayne County, Nebraska	\$2,000.00
e.	Kenneth F. & Karen J. Kwapnioski	The East 120 feet of Lot 4 and 5, Block 5, Original Town of Wayne, Wayne County, Nebraska	\$3,000.00
f.	Wayne Chamber of Commerce	The West 30 feet of Lots 4 and 5, Block 5, Original Town of Wayne, Wayne County, Nebraska	\$750.00
g.	Vincent J. & Dianne G. Leighty	The East 50 feet of Lot 3, Block 5, Original Town of Wayne, Wayne County, Nebraska	\$1,250.00
h.	Gary Poutre	The West 100 feet of Lot 3, Block 5, Original Town of Wayne, Wayne County, Nebraska	\$2,500.00

ASSESSMENT SCHEDULE

FOR

DISTRICT NUMBER 2010-3
THIRD STREET FROM MAIN ST TO LOGAN ST

WAYNE, NEBRASKA

PARCEL IDENT.	OWNER(S) NAME	DESCRIPTION OF PARCEL	ASSESSED BENEFIT
a.	Earnest. E & Wendy Ping	The West 69.4 feet of Lot 1, Block 13, Original Town of Wayne, Wayne County, Nebraska, now known and described as Tract A of the Administrative Subdivision of Lot 1, Block 13, Original Town of Wayne, Wayne County, Nebraska.	\$1,735.00
b.	M.M. Meyer, LLC	Tract B in the Administrative Subdivision of Lot 1, Block 13, Original Town of Wayne, Wayne County, Nebraska, formerly described as the West 40.73 feet of the East 80.73 feet of Lot 1, Block 13, Original Town of Wayne, Wayne County, Nebraska.	\$1,018.25
c.	M.M. Meyer, LLC	Tract C in the Administrative Subdivision of Lot 1, Block 13, Original Town of Wayne, Wayne County, Nebraska, formerly described as the East 40 feet of Lot 1, Block 13, Original Town of Wayne, Wayne County, Nebraska	\$1,000.00
d.	Arnie's Ford Mercury, Inc.	Lot 18, Block 13, Original Town of Wayne, Wayne County, Nebraska.	\$3,750.00
e.	Arnie's Ford Mercury, Inc.	The East 100 feet of the South 37 feet of Lot 13, Block 4, Original Town of Wayne, Wayne County, Nebraska	\$2,500.00

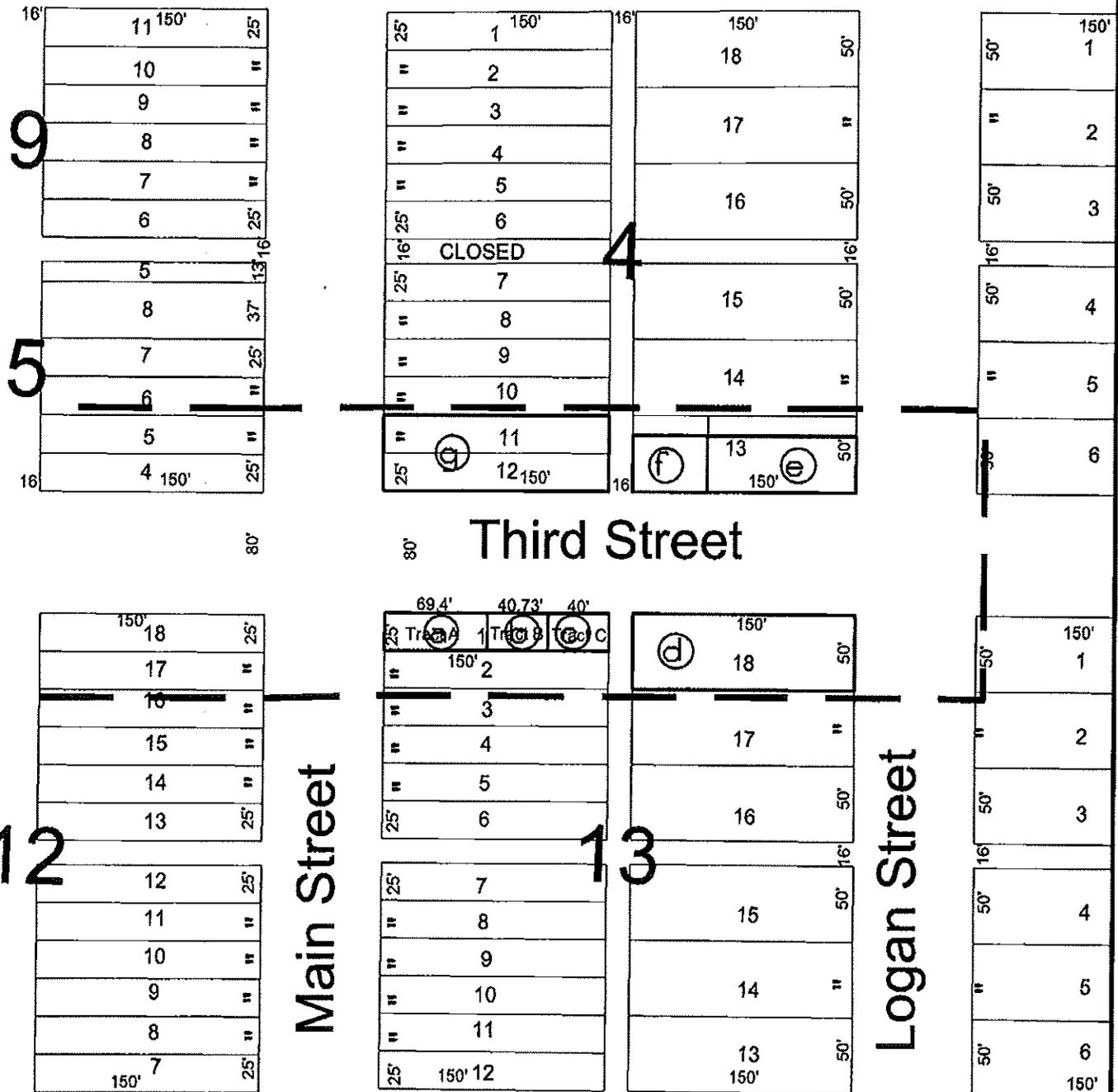
f.	Kurt & Antionette Schrant	The West 50 feet of the South 37 feet of Lot 13, Block 4, Original Town of Wayne, Wayne County, Nebraska	\$1,250.00
g.	Mohammed H. Sadden	Lots 11 and 12, Block 4, Original Town of Wayne, Wayne County, Nebraska	\$3,750.00



NORTH

SCALE: 1"=100'

————— BOUNDARY OF DISTRICT



THIRD STREET, MAIN ST TO LOGAN ST
 DISTRICT 2010-3
 WAYNE, NEBRASKA

ASSESSMENT SCHEDULE

FOR

DISTRICT NUMBER 2010-4
PEARL STREET FROM FIRST ST TO SECOND ST

WAYNE, NEBRASKA

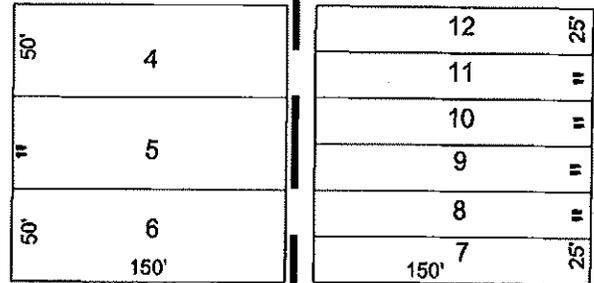
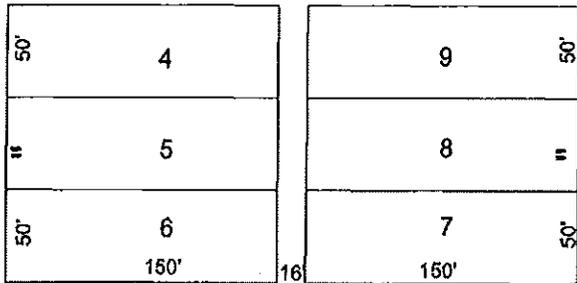
PARCEL IDENT.	OWNER(S) NAME	DESCRIPTION OF PARCEL	ASSESSED BENEFIT
a.	Sand Creek Post & Beam, Inc.	Lots 4, 5, and 6, Block 21, Original Town of Wayne, Wayne County, Nebraska.	\$3,750.00
b.	State National Bank & Trust Co.	Lots 1, 2, and 3, Block 21, Original Town of Wayne, Wayne County, Nebraska	\$3,750.00



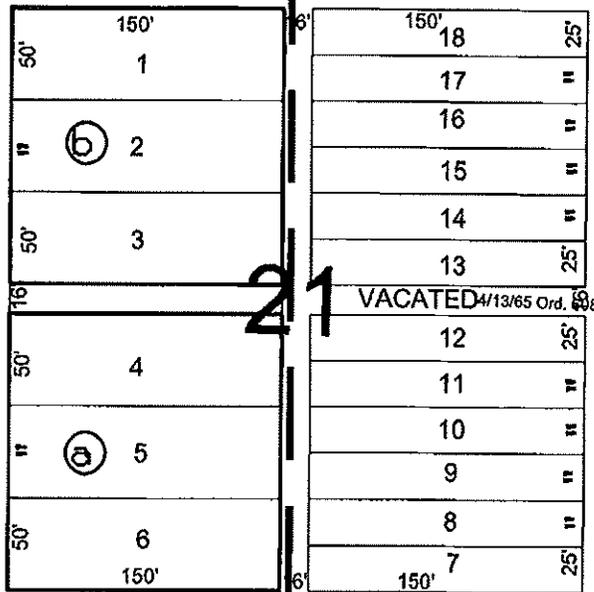
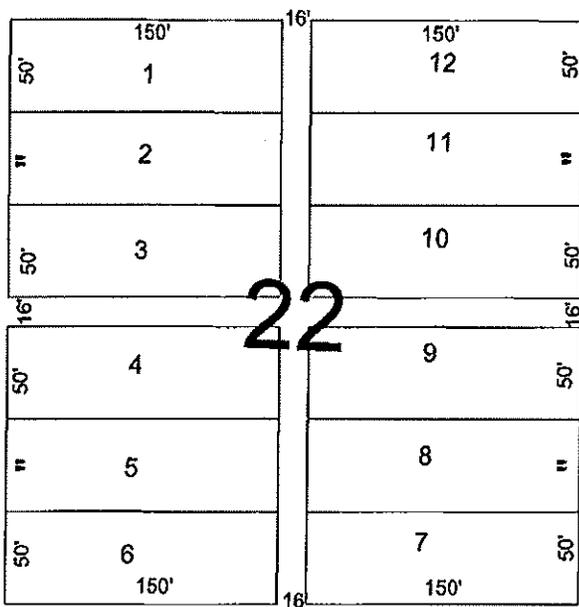
NORTH

SCALE: 1"=100'

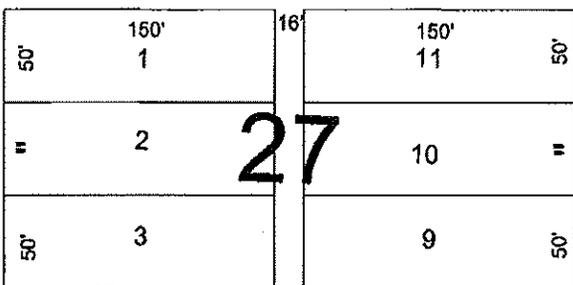
BOUNDARY OF DISTRICT



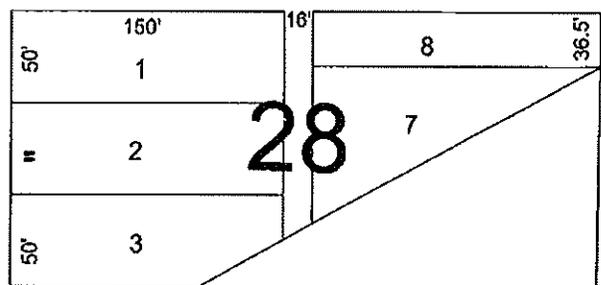
Second Street



First Street



Pearl Street



PEARL STREET, FIRST ST TO SECOND ST
 DISTRICT 2010-4
 WAYNE, NEBRASKA

ASSESSMENT SCHEDULE

FOR

DISTRICT NUMBER 2010-4
PEARL STREET FROM SECOND ST TO THIRD ST

WAYNE, NEBRASKA

PARCEL IDENT.	OWNER(S) NAME	DESCRIPTION OF PARCEL	ASSESSED BENEFIT
a.	Leo & Janice M. Casey James & Dawn M. Casey	The West 100 feet of Lots 4, 5, and 6, Block 12, Original Town of Wayne, Wayne County, Nebraska	\$3,750.00
b.	Northeast Nebraska Public Health Department	The West 98.5 feet of the South 10 feet of Lot 2 and the West 98.5 feet of Lot 3, Block 12, Original Town of Wayne, Wayne County, Nebraska	\$1,500.00
c.	Mark A. Ortmeier & Insun Turner	The West 100 feet of Lot 1 and the West 100 feet of the North 40 feet of Lot 2, Block 12, Original Town of Wayne, Wayne County, Nebraska	\$2,250.00



NORTH

SCALE: 1"=100'

--- BOUNDARY OF DISTRICT

Pearl Street

5	20
6	30
5	50
4	50
150'	

19.5'	4	
30'	1	
50'	2	
50'	3	
50'	150'	

5	13
8	37
7	25
6	"
5	"
4 150'	25

25'	7
"	8
"	9
"	10
"	11
25'	12 15'

Third Street 80'

150'	50'
12	"
11	"
10	50'
CLOSED	16'
9	50'
8	"
7	50'
150'	

50'	150'	
40'	1	
60'	2	
98.50'	3	51.50'
16'	4	
50'	5	
50'	6	
150'		

150'	25'
18	"
17	"
16	"
15	"
14	"
13	25'
12	25'
11	"
10	"
9	"
8	"
7	25'
150'	

69.4'	40.73'
25'	Tract A 1
150'	2
"	3
"	4
"	5
25'	6
25'	7
"	8
"	9
"	10
"	11
25'	150' 12

Main Street

Second Street 80'

PEARL STREET, SECOND ST TO THIRD ST
DISTRICT 2010-4
WAYNE, NEBRASKA

RESOLUTION NO. 2012-24

A RESOLUTION MAKING ASSESSMENTS IN STREET IMPROVEMENT DISTRICT NO. 2010-01.

WHEREAS, Notice has been published as provided by law concerning the levy of special assessments in Street Improvement District No. 2010-01 in the Wayne Herald Newspaper on March 22, 2012, and March 29, 2012, and a copy of said Notice has been mailed to all resident and non-resident owners of property in each of said Districts as provided by law, and

WHEREAS, a hearing has been conducted as provided by law relative to the levy of special assessments in said District proposed to be levied against said lots and parcels of ground on account of the construction of the improvements hereinbefore described; and

BE IT FURTHER RESOLVED, that the special assessments are adjusted as follows: None.

BE IT FURTHER RESOLVED, that the said assessments against said lots, parts of lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements and not in excess of such benefits or of the cost of the improvements;

BE IT FURTHER RESOLVED, that all special assessments above provided for shall become due in fifty (50) days after the date of the passage of this resolution and may be paid within that time without interest, but if not so paid, to bear interest thereafter at the rate of 4.25% per annum from the date of this resolution until delinquent; such assessments shall become delinquent as follows:

One-tenth of the total amount shall become delinquent fifty days after such levy; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years; one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; one-tenth in nine years; and one-tenth in ten years.

Delinquent installments shall bear interest at the rate provided by law until paid and shall be collected in the usual manner for the collection of taxes. Installments may be prepaid at anytime at the option of the property owner as provided by law.

AND BE IT FURTHER RESOLVED, that a certified copy of said assessment schedules shall be filed by the City Clerk with the City Treasurer and with the County Clerk of Wayne County, as provided by law.

PASSED AND APPROVED this 20th day of March, 2012.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2012-25

A RESOLUTION MAKING ASSESSMENTS IN STREET (SIDEWALK) IMPROVEMENT DISTRICT NO. 2010-02.

WHEREAS, Notice has been published as provided by law concerning the levy of special assessments in Street (Sidewalk) Improvement District No. 2010-02 in the Wayne Herald Newspaper on March 22, 2012, and March 29, 2012, and a copy of said Notice has been mailed to all resident and non-resident owners of property in each of said Districts as provided by law, and

WHEREAS, a hearing has been conducted as provided by law relative to the levy of special assessments in said District proposed to be levied against said lots and parcels of ground on account of the construction of the improvements hereinbefore described; and

BE IT FURTHER RESOLVED, that the special assessments are adjusted as follows: None.

BE IT FURTHER RESOLVED, that the said assessments against said lots, parts of lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements and not in excess of such benefits or of the cost of the improvements;

BE IT FURTHER RESOLVED, that all special assessments above provided for shall become due in fifty (50) days after the date of the passage of this resolution and may be paid within that time without interest, but if not so paid, to bear interest thereafter at the rate of 4.25% per annum from the date of this resolution until delinquent; such assessments shall become delinquent as follows:

One-tenth of the total amount shall become delinquent fifty days after such levy; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years; one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; one-tenth in nine years; and one-tenth in ten years.

Delinquent installments shall bear interest at the rate provided by law until paid and shall be collected in the usual manner for the collection of taxes. Installments may be prepaid at anytime at the option of the property owner as provided by law.

AND BE IT FURTHER RESOLVED, that a certified copy of said assessment schedules shall be filed by the City Clerk with the City Treasurer and with the County Clerk of Wayne County, as provided by law.

PASSED AND APPROVED this 20th day of March, 2012.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2012-26

A RESOLUTION MAKING ASSESSMENTS IN STREET (SIDEWALK) IMPROVEMENT DISTRICT NO. 2010-03.

WHEREAS, Notice has been published as provided by law concerning the levy of special assessments in Street (Sidewalk) Improvement District No. 2010-03 in the Wayne Herald Newspaper on March 22, 2012, and March 29, 2012, and a copy of said Notice has been mailed to all resident and non-resident owners of property in each of said Districts as provided by law, and

WHEREAS, a hearing has been conducted as provided by law relative to the levy of special assessments in said District proposed to be levied against said lots and parcels of ground on account of the construction of the improvements hereinbefore described; and

BE IT FURTHER RESOLVED, that the special assessments are adjusted as follows: None.

BE IT FURTHER RESOLVED, that the said assessments against said lots, parts of lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements and not in excess of such benefits or of the cost of the improvements;

BE IT FURTHER RESOLVED, that all special assessments above provided for shall become due in fifty (50) days after the date of the passage of this resolution and may be paid within that time without interest, but if not so paid, to bear interest thereafter at the rate of 4.25% per annum from the date of this resolution until delinquent; such assessments shall become delinquent as follows:

One-tenth of the total amount shall become delinquent fifty days after such levy; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years; one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; one-tenth in nine years; and one-tenth in ten years.

Delinquent installments shall bear interest at the rate provided by law until paid and shall be collected in the usual manner for the collection of taxes. Installments may be prepaid at anytime at the option of the property owner as provided by law.

AND BE IT FURTHER RESOLVED, that a certified copy of said assessment schedules shall be filed by the City Clerk with the City Treasurer and with the County Clerk of Wayne County, as provided by law.

PASSED AND APPROVED this 20th day of March, 2012.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2012-27

A RESOLUTION MAKING ASSESSMENTS IN STREET (SIDEWALK) IMPROVEMENT DISTRICT NO. 2010-04.

WHEREAS, Notice has been published as provided by law concerning the levy of special assessments in Street (Sidewalk) Improvement District No. 2010-04 in the Wayne Herald Newspaper on March 22, 2012, and March 29, 2012, and a copy of said Notice has been mailed to all resident and non-resident owners of property in each of said Districts as provided by law, and

WHEREAS, a hearing has been conducted as provided by law relative to the levy of special assessments in said District proposed to be levied against said lots and parcels of ground on account of the construction of the improvements hereinbefore described; and

BE IT FURTHER RESOLVED, that the special assessments are adjusted as follows: None.

BE IT FURTHER RESOLVED, that the said assessments against said lots, parts of lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements and not in excess of such benefits or of the cost of the improvements;

BE IT FURTHER RESOLVED, that all special assessments above provided for shall become due in fifty (50) days after the date of the passage of this resolution and may be paid within that time without interest, but if not so paid, to bear interest thereafter at the rate of 4.25% per annum from the date of this resolution until delinquent; such assessments shall become delinquent as follows:

One-tenth of the total amount shall become delinquent fifty days after such levy; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years; one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; one-tenth in nine years; and one-tenth in ten years.

Delinquent installments shall bear interest at the rate provided by law until paid and shall be collected in the usual manner for the collection of taxes. Installments may be prepaid at anytime at the option of the property owner as provided by law.

AND BE IT FURTHER RESOLVED, that a certified copy of said assessment schedules shall be filed by the City Clerk with the City Treasurer and with the County Clerk of Wayne County, as provided by law.

PASSED AND APPROVED this 20th day of March, 2012.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2012-28

A RESOLUTION ACCEPTING BID AND AWARDING CONTRACT ON THE "WESTERN RIDGE PAVING - PHASE II, WAYNE, NEBRASKA - 2012 PROJECT."

WHEREAS, four bids were received on March 26, 2012, on the "Western Ridge Paving - Phase II, Wayne, Nebraska - 2012 Project"; and

WHEREAS, the bids have been reviewed by the City's engineer on the project, Advanced Consulting Engineering Services; and

WHEREAS, Advanced Consulting Engineering Services is recommending that the contract be awarded to Luxa Construction Co. in the amount of \$142,664.67.

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 "Western Ridge Paving - Phase II, Wayne, Nebraska - 2012 Project", as submitted by the following contractor, is reasonable and responsive, and the same is hereby accepted:

<u>Bidder</u>	<u>Amount</u>
Luxa Construction Co. Blair, NE	\$142,664.67

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 20th day of March, 2012.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

ITEM #	DESCRIPTION	QUANTITY	UNITS	Bid Bond		5%		Bid Bond		5%		Bid Bond		5%	
				UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST		
1	7-INCH PC CONCRETE PAVING NDOR TYPE 47B-3625	3,530	S.Y.	\$27.97	\$98,734.10	\$40.00	\$141,200.00	\$36.76	\$129,762.80	\$39.02	\$137,740.60	Luxa Construction 925 E. Dixon Road Blair, NE 68008	Mark Albenesius 608 152nd Street South Sioux City, NE 68776	Elkhorn Paving 702 W. Benjamin Ave Norfolk, NE 68701	Steve Harris Construction PO Box 343 Homer, NE 68030
2	SUBGRADE PREPARATION	4,200	S.Y.	\$1.16	\$4,872.00	\$2.00	\$8,400.00	\$1.45	\$6,090.00	\$1.00	\$4,200.00				
3	EARTHWORK Approx Quantities Embankment- 150 Cu. Yds Excavation- 2,000 Cu. Yds	LUMP SUM	LUMP SUM	\$28,712.57	\$28,712.57	\$10,775.00	\$10,775.00	\$24,100.00	\$24,100.00	\$18,000.00	\$18,000.00				
4	SEEDING	0.62	AC	\$4,830.00	\$2,994.60	\$3,465.00	\$2,148.30	\$2,000.00	\$1,240.00	\$10,000.00	\$6,200.00				
5	12-FOOT OPEN THROAT INLET	2	EACH	\$3,675.70	\$7,351.40	\$2,850.00	\$5,700.00	\$4,350.00	\$8,700.00	\$3,500.00	\$7,000.00				
				\$142,664.57		\$168,223.30		\$169,892.80		\$173,140.60					
				6/11/2012		4/15/2012		8/15/2012		8/1/2012					
				9/1/2012		8/25/2012		9/30/2012		9/1/2012					
				TOTAL BASE BID ITEMS 1 THRU 5 INCLUSIVE											
				CONTRACTORS ANTICIPATED START DATE											
				CONTRACTORS ANTICIPATED COMPLETION DATE											



March 27, 2012

Lowell Johnson
City of Wayne
306 Pearl Street
Wayne, NE 68787

RE: Benscoter Addition – Phase 1 Utility Improvements
Wayne, NE
OA Project No. 010-0065

Dear Mr. Johnson,

Please find Change Order #1 and Certificate of Payment #2 attached. Change Order #1 includes a cost adjustment to the 8" PVC sanitary sewer. The cost adjustment is due to increased material, fuel, and labor costs since the contract date of October 5, 2010. The price adjustment was determined through meetings with City staff and the contractor, as well as invoice documentation from the contractor.

Change Order #1 also includes increased 8" PVC water main footage. This water main is located along Tomar Drive. This work was initially excluded from the project because of timing concerns with the hotel construction. The delay in the hotel construction allowed this portion of water main to be included in this contract.

If you have any questions, please feel free to contact me at rhanson@oaconsulting.com or 402.494.3059.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rodney L. Hanson'.

Rodney L. Hanson, P.E.
Olsson Associates



1707 Dakota Ave., South Sioux City, NE 68776

CHANGE ORDER NO. 1

PROJECT:	Benscoter Addition - Phase 1 Paving and Utility Improvements	DATE OF ISSUANCE:	April 3, 2012
CONTRACTOR:	Benscoter Plumbing and Construction	OA PROJECT NO.:	009-0821
CONTRACT DATE:	October 5, 2010	AMOUNT OF ORIGINAL CONTRACT:	\$98,332.26

You are directed to make the changes noted below in the subject contract:

See Attached Sheet

The changes result in the following adjustments of Contract Price and Contract Time:

Contract Price Prior to This Change Order	\$98,332.26
Net Increase / Decrease Resulting from this Change Order.....	\$34,489.33
Current Contract Price Including this Change Order	\$132,821.59

The Above Change Order Accepted:

Benscoter Plumbing and Construction
Contractor

OLSSON ASSOCIATES
Consulting Engineers

By: _____

By: _____
Rodney L. Hanson

Date: _____

Date: _____

The Above Change Order Approved:

City of Wayne
Owner

By: _____

Date: _____

Benscoter Addition - Phase 1 Utility Improvements
 Wayne, Ne
 Benscoter Plumbing and Construction

Change Order #1
 OA Project No. 009-0821
 3/27/2012

NO.	ITEM	UNITS	PLAN	FINAL	ADD /	UNIT	TOTAL PRICE
			QUANTITY	QUANTITY	(DEDUCT)	PRICE	
3	8" PVC SANITARY SEWER, SDR 26	LF	1717	2219	502	\$15.00	\$7,530.00
3A	8" PVC SANITARY SEWER, SDR 26 (COST ADJ)	LF	0	2219	2219	\$7.45	\$16,531.55
4	6" PVC SANITARY SERVICE, SDR 26	LF	140	139	(1)	\$10.00	(\$10.00)
5	4" PVC SANITARY SERVICE, SDR 26	LF	560	820	260	\$4.00	\$1,040.00
7	ADDITIONAL MANHOLE DEPTH	VF	80.18	20.63	(59.55)	\$100.00	(\$5,955.00)
8	SANITARY SEWER DROP	VF	11.71	13.84	2.13	\$6.00	\$12.78
16	8" PVC WATER, C900	LF	1277	2091	814	\$10.00	\$8,140.00
18	FIRE HYDRANT ASSEMBLY	EA	3	6	3	\$2,400.00	\$7,200.00
						Total	\$34,489.33



1707 Dakota Avenue South Sioux City, NE 68776

CERTIFICATE OF PAYMENT NO. 2

Date of Issuance: April 3, 2012

Project No. 009-0821

Project: Benscoter Addition - Phase 1 Utility

Contractor: Benscoter Plumbing and Construction

DETAILED ESTIMATE		
Description	Unit Prices	Extensions
See Attached		

PLEASE REMIT PAYMENT TO: Benscoter Plumbing and Construction

Value of Work Completed: **\$88,438.57**

Original Contract Cost:	<u>\$98,332.26</u>
Approved Change Orders:	
No. 1	<u>\$34,489.33</u>
No.	<u>\$0.00</u>
Total Contract Cost:	<u>\$132,821.59</u>

Value of completed work	<u>\$88,438.57</u>
Less retained percentage (10 %)	<u>\$8,843.86</u>
Net amount due including this estimate	<u>\$79,594.71</u>

Less: Estimates previously approved:

No. 1	<u>\$36,370.69</u>	No. 6	<u>\$0.00</u>
No. 2	<u>\$0.00</u>	No. 7	<u>\$0.00</u>
No. 3	<u>\$0.00</u>	No. 8	<u>\$0.00</u>
No. 4	<u>\$0.00</u>	No. 9	<u>\$0.00</u>
No. 5	<u>\$0.00</u>	No.10	<u>\$0.00</u>

Total Previous Estimates: \$36,370.69

NET AMOUNT DUE THIS ESTIMATE: \$43,224.02

The undersigned hereby certifies that the work done and materials delivered have been checked as to quantity and conformance with the plans and specifications and the Contractor, in accordance with the contract, is entitled to payment as indicated above.

cc: Benscoter Plumbing and Construction
Project File

OLSSON ASSOCIATES

By _____

No.	Unit	Description	Plan Quantity	Unit Price \$	Contract Price \$	Quantities Completed	Stored Materials	Total Amount Completed	90% Due Contractor	10% Retainage	Amt. Paid Prev. Est.	Total Due This Est.
Bid Section "B" - Utility Improvements												
1	LS	MOBILIZATION	1	\$4,000.00	\$4,000.00	1		\$4,000.00	\$3,600.00	\$400.00	\$1,290.26	\$2,309.74
2	SY	REMOVE & REPLACE CONCRETE PAVEMENT	13	\$20.00	\$260.00	13		\$260.00	\$234.00	\$26.00	\$234.00	\$0.00
3	LF	8" PVC SANITARY SEWER, SDR 26	2219	\$15.00	\$33,285.00	2219		\$33,285.00	\$29,956.50	\$3,328.50	\$23,179.50	\$6,777.00
3A	LF	8" PVC SANITARY SEWER, SDR 26 (COST ADJ)	2219	\$7.45	\$16,531.55	2219		\$16,531.55	\$14,878.40	\$1,653.16	\$0.00	\$14,878.40
4	LF	6" PVC SANITARY SERVICE, SDR 26	139	\$10.00	\$1,390.00	139		\$1,390.00	\$1,251.00	\$139.00	\$1,251.00	\$0.00
5	LF	4" PVC SANITARY SERVICE, SDR 26	820	\$4.00	\$3,280.00	820		\$3,280.00	\$2,952.00	\$328.00	\$2,016.00	\$936.00
6	EA	4" DIAMETER SANITARY SEWER MANHOLE >6' DEEP	8	\$900.00	\$7,200.00	8		\$7,200.00	\$6,480.00	\$720.00	\$6,480.00	\$0.00
7	VF	ADDITIONAL MANHOLE DEPTH	20.63	\$100.00	\$2,063.00	20.63		\$2,063.00	\$1,856.70	\$206.30	\$1,856.70	\$0.00
8	VF	SANITARY SEWER DROP	13.84	\$6.00	\$83.04	13.84		\$83.04	\$74.74	\$8.30	\$63.23	\$11.50
9	LF	24" RCP ARCH STORM SEWER	254	\$40.00	\$10,160.00	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	LF	18" RCP STORM SEWER	143	\$15.00	\$2,145.00	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	LF	15" RCP STORM SEWER	612	\$12.00	\$7,344.00	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	EA	4" DIAMETER STORM SEWER MANHOLE	1	\$500.00	\$500.00	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	EA	STORM SEWER JUNCTION BOX	1	\$700.00	\$700.00	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	EA	STORM SEWER CURB INLET	13	\$250.00	\$3,250.00	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15	TN	RIPRAP	30	\$15.00	\$450.00	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16	LF	8" PVC WATER C900	2091	\$10.00	\$20,910.00	0	12900.8	\$12,900.80	\$11,610.72	\$1,290.08	\$0.00	\$11,610.72
17	EA	8" GATE VALVE W/ BOX	3	\$960.00	\$2,880.00	0	1814.2	\$1,814.20	\$1,632.78	\$181.42	\$0.00	\$1,632.78
18	EA	FIRE HYDRANT ASSEMBLY	6	\$2,400.00	\$14,400.00	0	4795.78	\$4,795.78	\$4,316.20	\$479.58	\$0.00	\$4,316.20
19	EA	WET CUT-IN	1	\$1,000.00	\$1,000.00	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	EA	8"X8" D.I. TEE, M.J.	1	\$160.00	\$160.00	0	148	\$148.00	\$133.20	\$14.80	\$0.00	\$133.20
21	EA	8"X8" D.I. TEE, M.J.	3	\$160.00	\$480.00	0	372	\$372.00	\$334.80	\$37.20	\$0.00	\$334.80
22	EA	6"X6" D.I. TEE, M.J.	1	\$120.00	\$120.00	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
23	EA	8" D.I. PLUG, M.J.	1	\$100.00	\$100.00	0	58	\$58.00	\$52.20	\$5.80	\$0.00	\$52.20
24	EA	8" 90° D.I. BEND, M.J.	1	\$110.00	\$110.00	0	100.4	\$100.40	\$90.36	\$10.04	\$0.00	\$90.36
25	EA	8" 22.5° D.I. BEND, M.J.	2	\$100.00	\$200.00	0	156.8	\$156.80	\$141.12	\$15.68	\$0.00	\$141.12
26	EA	8"X6" D.I. REDUCER, M.J.	1	\$120.00	\$120.00	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL Bid Section "B"											\$36,370.69	\$36,370.69

[Back to Top](#)

PENRO CONSTRUCTION CO., INC.
810 INDUSTRIAL ROAD
P.O. BOX 520
PENDER, NEBRASKA 68047
402-385-0101
402-385-0197 (FAX)

TRANSMITTAL SHEET

TO:
John Zwingman

FROM:
Penro Construction Co., Inc.

COMPANY:
ACES

DATE:
3/29/2012

FAX NUMBER:

PHONE NUMBER:

RE:

Wayne Water and Sewer Project

URGENT

FOR REVIEW

PLEASE COMMENT

PLEASE REPLY

PLEASE RECYCLE

NOTES/COMMENTS:

Enclosed Herewith:

3 Duly Signed Application for Payment #2 Final, Change Order #1, Change Order #2 for the above-referenced project.

Thanks!

Penro Construction Co.

Change Order

No. 1

Date of issuance: March 28, 2012 Effective Date: March 28, 2012

Project: Water and Sewer Improvements - 2011	Owner: City of Wayne, Nebraska	Owner's Contract No.:
Contract:		Date of Contract:
Contractor: Penro Construction		Engineer's Project No.: 617-002

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Addition of water and sewer services for Glen's Body Shop and a sewer service for property East of Glen's.
Also includes additional work for boring under driveway at Glen's to save on removing and replacement cost and limit disruption to the business. Services lines were extended to property line.

Attachments: (List documents supporting change):
See attached documents

CHANGE IN CONTRACT PRICE: **CHANGE IN CONTRACT TIMES:**

Original Contract Price: \$108,702.42
Original Contract Times: Working days Calendar days
Substantial completion (days or date): _____
Ready for final payment (days or date): _____

Increase from previously approved Change Orders
No. 0 to No. 0: \$0.00
[Increase] [Decrease] from previously approved Change Orders
No. _____ to No. _____:
Ready for final payment (days): _____

Contract Price prior to this Change Order: \$108,702.42
Contract Times prior to this Change Order:
Ready for final payment (days or date): _____

Increase of this Change Order: \$5,890.00
[Increase] [Decrease] of this Change Order:
Ready for final payment (days or date): _____

Contract Price incorporating this Change Order: \$114,592.42
Contract Times with all approved Change Orders:
Ready for final payment (days or date): _____

RECOMMENDED: ACCEPTED: ACCEPTED:
By: _____ By: _____ By: 
Engineer (Authorized Signature) Owner (Authorized Signature) Contractor (Authorized Signature)
Date: _____ Date: _____ Date: 3-29-12

Change Order

No. 2

Date of Issuance: March 28, 2012 Effective Date: March 28, 2012

Project: Water and Sewer Improvements - 2011	Owner: City of Wayne, Nebraska	Owner's Contract No.:
Contract:	Date of Contract:	
Contractor: Penro Construction	Engineer's Project No.: 617-002	

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Adjustment for bringing proposed quantities in line with final quantities.

Attachments: (List documents supporting change):

CHANGE IN CONTRACT PRICE: **CHANGE IN CONTRACT TIMES:**

Original Contract Price: \$108,702.42
Original Contract Times: Working days Calendar days
Substantial completion (days or date): _____
Ready for final payment (days or date): _____

Increase from previously approved Change Orders
No. 1 to No. 1: \$5,890.00
[[Increase] [Decrease] from previously approved Change Orders
No. _____ to No. _____:
Ready for final payment (days): _____

Contract Price prior to this Change Order: \$114,592.42
Contract Times prior to this Change Order:
Ready for final payment (days or date): _____

Decrease of this Change Order: \$(267.44)
[[Increase] [Decrease] of this Change Order:
Ready for final payment (days or date): _____

Contract Price incorporating this Change Order: \$114,324.98
Contract Times with all approved Change Orders:
Ready for final payment (days or date): _____

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____ Engineer (Authorized Signature)	By: _____ Owner (Authorized Signature)	By:  Contractor (Authorized Signature)
Date: _____	Date: _____	Date: <u>3-29-12</u>

Contractor's Application For Payment No. 2 Final

Application Period: 3/29/2012	Application Date: 3/29/2012
From (Contractor): Pemco Construction Co., Inc.	Via (Engineer): John A. Zwingman
Contract:	Advanced Consulting Engineering Services
Contractor's Project No.:	Engineer's Project No.: 617-002
To (Owner): City of Wayne	
Project: Water and Sewer Improvements - 2011, Wayne, NE	
Owner's Contract No.:	

APPLICATION FOR PAYMENT

Change Order Summary

Approved Change Orders	Additions	Deductions
1	\$5,890.00	
2		-\$267.44
TOTALS		-\$267.44
NET CHANGE BY CHANGE ORDERS		\$5,622.56

1. ORIGINAL CONTRACT PRICE	\$ 108,702.42
2. Net change by Change Orders	\$ 5,622.56
3. CURRENT CONTRACT PRICE (Line 1 ± 2).....	\$ 114,324.98
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Continuation Page)	\$ 114,324.98
5. RETAINAGE:	
a. _____ % x \$ _____ Work Completed	\$ 0
b. _____ % x \$ _____ Stored Material.....	\$ 0
c. Total Retainage (Line 5a + Line 5b)	\$ 0
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	\$ 114,324.98
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 77384.07
8. AMOUNT DUE THIS APPLICATION	\$ 36,940.91
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 - Line 8)	\$ 0

CONTRACTOR'S CERTIFICATION

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Date: 3-29-12

Payment of: \$ _____ (Line 8 or other - attach explanation of other amount)
 is recommended by: _____ (Engineer) _____ (Date)
 Payment of: \$ _____ (Line 8 or other - attach explanation of other amount)
 is approved by: _____ (Owner) _____ (Date)
 Approved by: _____ Funding Agency (if applicable) _____ (Date)

CONTINUATION PAGE

PROJECT: Water & Sewer Improvements
 Water & Sewer Improvements - 2011
 APPLICATION #: 2 Final
 DATE OF APPLICATION: 03/29/2012
 PERIOD THRU: 03/29/2012
 PROJECT #s:

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT		D COMPLETED WORK		E AMOUNT THIS PERIOD	F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H BALANCE TO COMPLETION (C-G)	I RETAINAGE (If Variable)
		QTY	\$ AMT	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
1	8" C-900 Water Main		\$26,658.60	\$0.00	\$27,239.50	\$0.00	\$0.00	\$27,239.50	(\$580.90)	
	\$15.70 PER Ft.	1,698.00		0.00	1,735.00	0.00	0.00	1,735.00	-37.00	
2	6" C-900 Water Main		\$252.00	\$0.00	\$252.00	\$0.00	\$0.00	\$252.00	\$0.00	
	\$12.00 PER Ft.	21.00		0.00	21.00	0.00	0.00	21.00	0.00	
3	8" Tee MJ		\$288.00	\$0.00	\$288.00	\$0.00	\$0.00	\$288.00	\$0.00	
	\$288.00 PER Each	1.00		0.00	1.00	0.00	0.00	1.00	0.00	
4	8" x 6" Tee MJ		\$1,052.00	\$0.00	\$1,052.00	\$0.00	\$0.00	\$1,052.00	\$0.00	
	\$263.00 PER Each	4.00		0.00	4.00	0.00	0.00	4.00	0.00	
5	8" Gate Valve w/Rdwy Box		\$3,440.00	\$0.00	\$3,440.00	\$0.00	\$0.00	\$3,440.00	\$0.00	
	\$860.00 PER Each	4.00		0.00	4.00	0.00	0.00	4.00	0.00	
6	6" Gate Valve w/Rdwy Box		\$2,640.00	\$0.00	\$2,640.00	\$0.00	\$0.00	\$2,640.00	\$0.00	
	\$660.00 PER Each	4.00		0.00	4.00	0.00	0.00	4.00	0.00	
7	8" Plug MJ		\$224.00	\$0.00	\$224.00	\$0.00	\$0.00	\$224.00	\$0.00	
	\$112.00 PER Each	2.00		0.00	2.00	0.00	0.00	2.00	0.00	
8	6" Fire Hydrant		\$8,220.00	\$0.00	\$8,220.00	\$0.00	\$0.00	\$8,220.00	\$0.00	
	\$2,055.00 PER Each	4.00		0.00	4.00	0.00	0.00	4.00	0.00	
9	Connect to Existing Water Main		\$900.00	\$0.00	\$900.00	\$0.00	\$0.00	\$900.00	\$0.00	
	\$900.00 PER Each	1.00		0.00	1.00	0.00	0.00	1.00	0.00	
10	Tracer Wire		\$481.32	\$0.00	\$491.68	\$0.00	\$0.00	\$491.68	(\$10.36)	
	\$0.28 PER LF	1,719.00		0.00	1,756.00	0.00	0.00	1,756.00	-37.00	
	SUB-TOTALS		\$44,155.92	\$0.00	\$44,747.18	\$0.00	\$0.00	\$44,747.18	(\$591.26)	

CONTINUATION PAGE

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A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT		D COMPLETED WORK		E AMOUNT THIS PERIOD	F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H % COMP (G / C)	I BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
		QTY	\$ AMT	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD						
11	8" PVC SDR35 Sanitary Sewer Main	1,502.00	\$33,044.00	1,502.00	\$0.00	\$0.00	\$0.00	\$33,044.00	100%	\$0.00	
12	Concrete Manhole	57.00	\$11,542.50	55.92	\$0.00	\$0.00	\$0.00	\$1,323.80	98%	\$218.70	
13	Bore Highway Undercrossing (90 L.F.)	1.00	\$13,285.00	1.00	\$0.00	\$0.00	\$0.00	\$13,285.00	100%	\$0.00	
14	Seeding	1.50	\$2,400.00	0.00	\$0.00	\$1,760.00	\$0.00	\$1,760.00	73%	\$640.00	
15	Traffic Control	1.00	\$800.00	0.75	\$600.00	\$200.00	\$0.00	\$800.00	100%	\$0.00	
16	Erosion Control	1.00	\$2,500.00	1.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00	100%	\$0.00	
17	Install 4" PVC Conduit and Caution Tape	650.00	\$975.00	0.00	\$0.00	\$975.00	\$0.00	\$975.00	100%	\$0.00	
18	Change Order Request #1, #2, and #3	1.00	\$5,890.00	0.00	\$0.00	\$5,890.00	\$0.00	\$5,890.00	100%	\$0.00	
19	Final Qty. Differences (Reflected in Line Items Above)	1.00	(\$267.44)	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	(\$267.44)	
	TOTALS		\$114,324.98	\$60,752.80	\$53,572.18		\$0.00	\$114,324.98	100%	\$0.00	

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

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March 26, 2012



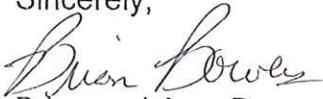
Betty McGuire, City Clerk
City of Wayne
306 Pearl Street
Wayne NE 68787

Dear Ms. McGuire,

This is our official request, as owners of record, for deferral from all special assessments from Pheasant Run Road Paving District for property that is included in the district and is owned by us. This request for deferral is provided for and is pursuant to Sections 19-2427 to 19-2431 of Nebraska Statutes.

An identical request for deferral of the special assessments for the Pheasant Run Road Paving District has also been made to the Wayne County Clerk, as register of deeds.

Sincerely,


Brian and Amy Bowers



RESOLUTION NO. 2012-29

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

Section 1. The Mayor and Council hereby find and determine that it is necessary and appropriate to declare an official intent to issue tax-exempt bond anticipation notes or bonds by the City and, in addition, the City's reasonable expectations to reimburse certain expenditures with the proceeds of such bond anticipation notes or bonds as proposed to be issued by the City in connection with the construction of certain street improvements, storm drainage improvements, utility system improvements and other related appurtenant improvements now being or to be constructed in the City of Wayne, Nebraska, specifically including infrastructure improvements in project areas referred to as the Pheasant Run and the Western Ridge project areas, together with engineering, legal, financing and other related project costs.

Section 2. This resolution shall stand as a statement of the official intent of the City under Regulation Section 1.150-2 and for such purpose the following information is hereby given:

1. A general functional description of the project for which expenditures may be made and reimbursement from bond anticipation notes or bond proceeds for the construction of certain street improvements, storm drainage improvements, utility system improvements and other related appurtenant improvements now being or to be constructed in project areas referred to as the Pheasant Run and the Western Ridge project areas, together with engineering, legal, financing and other related project costs in the City of Wayne, Nebraska.
2. The principal amount of notes or bonds expected to be issued by the City for that portion of improvements pertaining to this reimbursement resolution is estimated to be and amount not to exceed \$ _____.

PASSED AND APPROVED this 20th day of March, 2012.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

TRI-CITY SIGN COMPANY
 363 N ELM STREET
 GRAND ISLAND, NE 68801
 Phone: (308) 384-6335 Fax: (308) 384-0483

INVOICE

INVOICE NO. 23199

BILLING PHONE:
 BILLING FAX:

ACCT. NO.: CITWAY
 SOLD TO: CITY OF WAYNE
 306 PEARL ST
 WAYNE, NE 68787

SHIP TO: HENRY VICOR MEMORIAL
 316 MAIN ST
 WAYNE, NE 68787

SALES NO.	PURCHASE ORDER NO.	SHIP VIA	SALES-PERSON	DATE SHIPPED	TERMS	INVOICE DATE
7			CV	01/19/2012	NET ON RECEIPT	01/25/2012

QUANTITY ORDERED	QUANTITY SHIPPED	BACK ORDERED	ITEM NO.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	1.00	0.00	QM	MANUFACTURE AND INSTALL (11) ELEVEN SINGLE FACED SIGNS. CONTRACTOR LABOR, MATERIAL & OVERHEAD	8,625.00	8,625.00
1.00	1.00	0.00	INST	INSTALLATION	2,175.00	2,175.00
-1.00	-1.00	0.00	CD	CUSTOMER DEPOSIT	5,445.00	-5,445.00
				THANK YOU FOR YOUR BUSINESS		

PLEASE
 CODE

					SALES AMOUNT	5,355.00
					TAXABLE TOTAL	0.00
					SALES TAX	0.00
					FREIGHT	0.00
Thank You					TOTAL	5,355.00

ORDINANCE NO. 2012-9

AN ORDINANCE ESTABLISHING ANNUAL SALARY FOR MAYOR AND CITY COUNCIL MEMBERS, 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, Council President and Councilmembers shall be as follows:

Mayor

\$190 per regular Council meeting (24) = annual salary of \$4560

Council President

\$160 per regular Council meeting (24) = annual salary of \$3840

Councilmember

\$125 per regular Council meeting (24) = annual salary of \$3000

For special sessions (e.g. Retreat, League of Nebraska Municipality Conferences, etc.) (per event):

Mayor - \$190

Council President - \$160

Councilmember - \$125

For all conferences, meetings, legislative visits lasting greater than 4 hours (travel included for non-local) - \$100 per event

For all conferences, meetings, legislative visits lasting greater than 2 hours, but less than 4 hours (travel included for non-local) - \$50 per event

For all conferences, meetings, legislative visits lasting less than 2 hours (travel included for non-local) - \$25 per event

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 4, 2012, only upon its passage, approval, and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2012.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2012-30

A RESOLUTION ESTABLISHING HOUSING CONSTRUCTION LOAN INCENTIVES FOR BUILDERS.

WHEREAS, at their 2012 Council Retreat, the City Council discussed certain loan incentives for builders to build market-rate houses or townhouses in Wayne; and

WHEREAS, the City Council desires to approve and adopt "Housing Construction Loan Incentives" for builders to build fifteen market-rate houses or townhouses in Wayne.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the City of Wayne, Nebraska, hereby approve and adopt the following "Housing Construction Loan Incentives" to builders to build fifteen market rate houses or townhouses:

1. Lots can be selected within the city limits by the buyer or builder.
2. Incentives for fifteen homes will be approved on a first-come, first-serve basis.
3. Builder/buyer will sign an agreement with the City for incentives for approved incentives.
4. Builder/buyer participation in the "Energy Star Program" is required with every house receiving incentives.
5. Eligible home buyers must have an annual household income of no more than 150% median income for Wayne County.
6. Builder will be eligible for a \$20,000 construction loan per speculative housing unit and \$30,000 per housing unit being built by an owner of a lot, at 0% interest until date of sale or four (4) years, whichever comes first, from LB840 funds or other funds provided by the City with payback from the homebuyer at the time of permanent financing.
7. Proceeds from the incentive loan repayments will be deposited into a City revolving loan fund to be re-loaned for future housing construction incentives.
8. Construction loan would be secured by a Deed of Trust on the property and subordinate to commercial or private construction financing.
9. Applications for housing incentive construction loans must be submitted to the Wayne City Council for their approval.
10. Approval of front elevation design of each house receiving a construction loan incentive will be required by the City Council or a designated representative with approval of the building permit.

11. Houses must be ready for occupancy permit within 24 months of date of execution of an incentive agreement. **(Do we want to make sure they have two full construction seasons?)**.
12. Suggested penalties for not completing house within the required 24 months are:
- a. If primary construction loan is not secured within 6 months of approval of the incentive, the City incentive loan will become void.
 - b. If the house is not ready for occupancy within 24 months, the builder is not eligible for future city incentives.
 - c. If the house does not have an occupancy permit within 24 months, the loan is in default and due immediately at 5% interest from the date of loan approval.
13. Request for LB840 funds – will need to borrow funds from the Electric Fund to establish the first round of loans.

PASSED AND APPROVED this 20th day of March, 2012.

THE CITY OF WAYNE, NEBRASKA

By _____
Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2012-31

A RESOLUTION IDENTIFYING CITY OF WAYNE GOALS.

WHEREAS, the Mayor and City Council met in open session on January 27th and 28th, 2012, 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:

Increase availability of affordable housing:

- Develop multiple new construction incentive plans for all locations in Wayne
 - Auction off lots or sell with lot price reimbursed after construction?
 - Low interest or 0% loans?
 - Down payment loans?
 - NIFA Super-targeted Funds available in Wayne?
 - Carry lot costs or material costs for builders?
 - Incentives for local builders?
 - Prepare a joint CDA/Wayne Community Housing Development Corp agreement for new construction?
 - Other incentives with Wayne Community Housing?
 - Designate sources of funds available for incentives
 - Require a “curb appeal” review of new houses being incented?
- Focus incentives on energy efficiency such as participating in a 5 Start Energy Program
 - Create a “Wayne Green Home” project incentive with incentives
 - “Green Home” energy efficiency technical assistance promotion and logos
- Develop Western Ridge as a “Green Subdivision”
- Develop two in-fill lots owned by the city that were cleared through code enforcement
- There is a strong market in Wayne for homes in the \$80,000 to \$150,000 range

Pave the remaining sections of streets and cul de sacs in Western Ridge:

- Complete in 2012 if possible

Enforcement of Property Maintenance Code:

- Incent local contractor cooperation and contracting with Goldenrod Hills ARRA free energy improvement projects in Wayne
- Focus on an active PRT Committee to deal with complaints
- Find other grant assistance for energy improvements on old homes
- Work with Mayor’s Youth Group and other community service organizations to paint older homes for older residents

Review of Police Dispatch to convert to 12 hour shifts:

- Staff and mayor will review with interim police chief

Improve multi-cultural relations in the community:

- Reach out more to opportunities at WSC
- Reach out to multi-cultural workers coming here for jobs
- Translate more of our published city materials

Conduct an outside management review of city departments:

- Interview all departments including administration
- Present results to staff and elected officials
- Offer counseling where appropriate

Develop a future use plan for the existing sewer lagoon:

- Seek input from public, planning commission and others
- Recreational, camping and pet areas?
- Recreational lake?
- Parking?
- Commercial or industrial?
- Combinations?

New Welcome Signs

On-line bill paying and upgrade of website

Budget Alternatives for severe loss of state funding:

- \$380,000 in state equalization funding is at risk this year – how to cut costs and replace revenues
- This risk will be the same every year as state budgets get tighter
- Get a long-range plan

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 20th day of March, 2012.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk

**COMMUNITY DEVELOPMENT AGENCY
MINUTES OF FEBRUARY 21, 2012**

Councilmember Ley made a motion and seconded by Councilmember Alexander to recess as Council and convene as the Community Development Agency. Mayor Chamberlain stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Chair Haase called the meeting of the Community Development Agency to order. Those in attendance were: Members Brian Frevert, Jim Van Delden, Dale Alexander Ken Chamberlain, Doug Sturm, Kaki Ley, and Kathy Berry; City Attorney Amy Miller; City Administrator Lowell Johnson; and City Clerk Betty McGuire. Absent: Member Jill Brodersen.

Chair Haase 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.

The next item on the CDA agenda was to approve the minutes of the February 7, 2012, meeting.

Member Alexander made a motion and Member Chamberlain seconded approving the minutes of the February 7, 2012, meeting. Chair Haase stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

The next item on the agenda was to consider and take action on CDA Resolution 2012-1 authorizing the issuance of tax increment revenue bonds (Fourth Generation Family Limited Partnership).

Member Frevert introduced CDA Resolution No. 2012-1 and moved for its approval; Member Chamberlain seconded.

CDA RESOLUTION NO. 2012-1

A RESOLUTION OF THE CITY OF WAYNE, NEBRASKA, ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAYNE ACTING AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT AGENCY OF SAID CITY; AUTHORIZING THE ISSUANCE OF A TAX INCREMENT REVENUE BOND; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID BOND; PLEDGING REVENUES OF THE AGENCY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW; AUTHORIZING THE SALE OF SAID BOND; PROVIDING FOR A GRANT; PROVIDING FOR A REDEVELOPMENT CONTRACT AND PROVIDING FOR THIS RESOLUTION TO TAKE EFFECT.

Chair Haase stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

A request has been made by Dan Rose, on behalf of Wayne NG Cars, LLC, for a 90-day extension on the current purchase agreement they have with the City for land in the industrial park on the east side of town. Production orders for CNG cars should be forthcoming in the next 90 days that would allow them to fulfill the agreement and purchase the property.

Member Chamberlain made a motion and Member Sturm seconded to approve the request for a second 90-day extension on the closing date regarding the purchase of Lot 2A, Replat of Kardell Industrial Park, a Subdivision by Wayne NG Cars, LLC. Chair Haase stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Member Frevert made a motion and Member Alexander seconded to adjourn as the Community Development Agency and reconvene as Council. Chair Haase

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

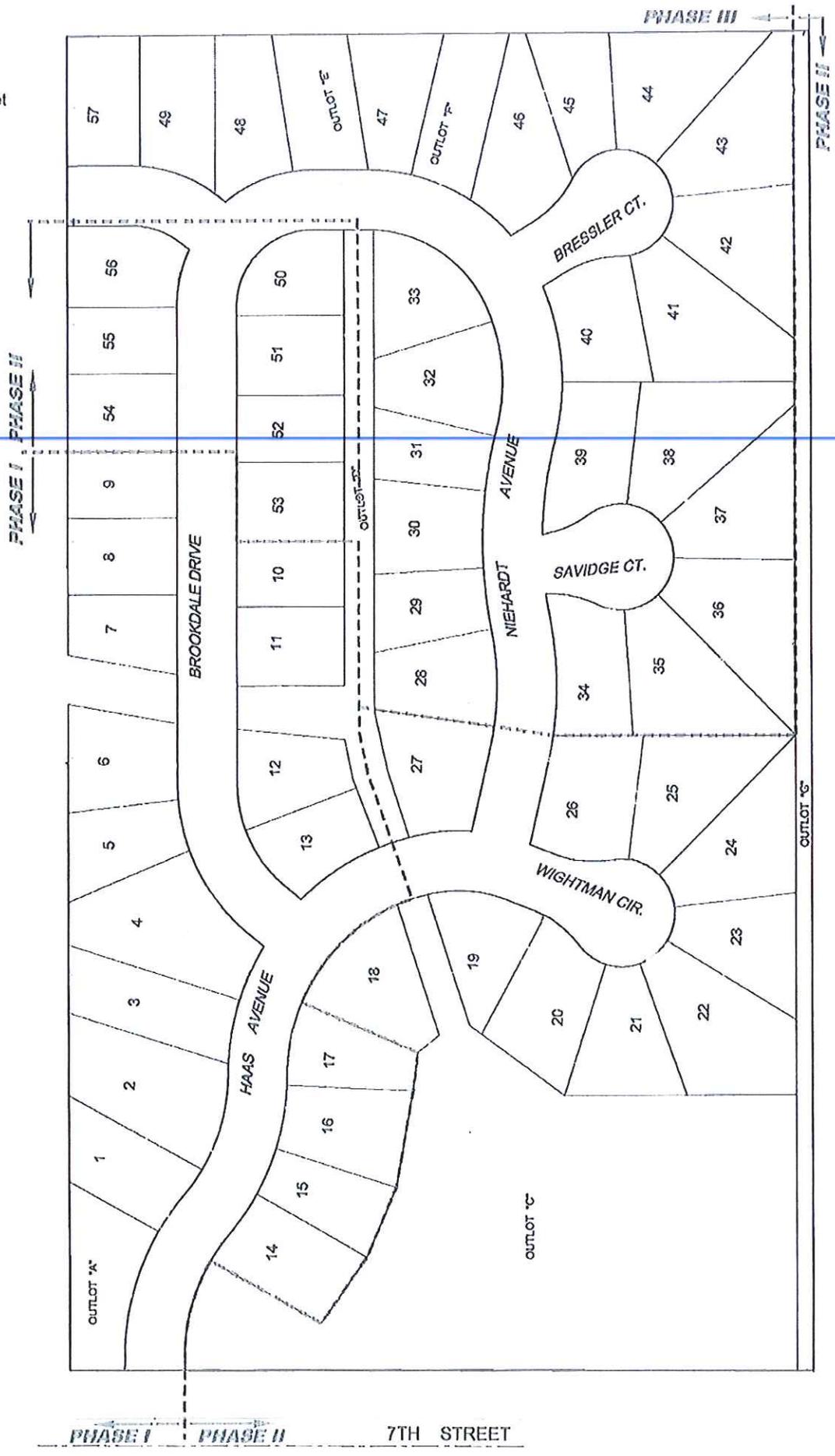
City of Wayne
Western Ridge II Addition

	lot #	Sq footage	Front footage	Sale price	Adjusted Price \$0 if attached to
Phase I	1	8,291	70.55	\$ 5,000.00	lot 2
	2	13,239	93.03	\$ 9,500.00	\$ 9,000.00
	3	9,658	60.72	Sold	
	4	14,210	170.45	Sold	
	5	7,122	48.66	\$ 5,000.00	\$ 5,000.00
	6	8,754	70.50	Sold	
	7	6,689	74.81	Sold	
	8	7,344	72.00	Sold	
	9	6,324	62.00	\$ 5,000.00	\$ 5,000.00
	10	6,324	62.00	\$ 5,000.00	\$ 5,000.00
	11	7,548	74.00	Sold	
	12	6,095	94.62	\$ 5,000.00	\$ 5,000.00
	13	8,535	173.65	\$ 5,500.00	\$ 5,000.00
	14	8,997	75.77	\$ 6,500.00	\$ 12,000.00
	15	6,911	46.14	Sold	
	16	8,511	60.27	\$ 6,500.00	\$ 12,000.00
	17	6,973	79.29	Sold	
Phase II	18	9,763	131.57	\$ 12,000.00	\$ 12,000.00
	19	7,939	114.52	\$ 12,000.00	\$ 12,000.00
	20	10,315	73.76	Sold	
	21	8,995	32.72	Sold	
	22	13,743	34.00	Sold	
	23	8,928	32.72	\$ 12,000.00	\$ 9,000.00
	24	11,382	33.78	Sold	
	25	10,354	32.95	Sold	
	26	10,143	198.85	\$ 12,000.00	\$ 12,000.00
	27	9,405	161.71	\$ 12,000.00	\$ 12,000.00
	50	7,045	151.10	\$ 12,000.00	\$ 12,000.00
	51	7,548	74.00	Sold	
	52	6,324	62.00	Sold	
	53	7,548	74.00	Sold	
54	7,344	72.00	Sold		
55	6,324	62.00	Sold		
56	7,853	175.18	\$ 12,000.00	\$ 12,000.00	

City of Wayne
Western Ridge II Addition

	lot #	Sq footage	Front footage	Sale price	Adjusted Price
Phase III	28	8,310	91.51	TBD	\$ 12,000.00
	29	7,059	58.31	TBD	\$ 12,000.00
	30	8,380	72.09	TBD	\$ 12,000.00
	31	6,533	52.03	TBD	\$ 12,000.00
	32	9,109	107.77	TBD	\$ 12,000.00
	33	8,913	150.57	TBD	\$ 12,000.00
	34	8,788	209.40	TBD	\$ 12,000.00
	35	12,380	35.50	TBD	\$ 12,000.00
	36	12,208	38.80	TBD	\$ 9,000.00
	37	11,076	36.52	TBD	\$ 9,000.00
	38	12,715	37.19	TBD	\$ 9,000.00
	39	9,510	229.12	TBD	\$ 9,000.00
	40	9,086	179.63	TBD	\$ 12,000.00
	41	13,340	36.52	TBD	\$ 12,000.00
	42	10,960	38.03	TBD	\$ 5,000.00
	43	12,480	36.52	TBD	\$ 5,000.00
	44	11,464	39.92	TBD	\$ 5,000.00
	45	7,524	52.00	TBD	\$ 9,000.00
	46	10,364	130.05	TBD	\$ 9,000.00
	47	8,614	41.92	TBD	\$ 9,000.00
	48	9,055	70.65	TBD	\$ 9,000.00
	49	9,215	75.84	\$ 12,000.00	\$ 9,000.00
	57	8,312	68.15	\$ 12,000.00	\$ 9,000.00

LaPorte Street



PHASE I PHASE II PHASE III 7TH STREET

NEBRASKA

2012 INCOME LIMITS (100%) Effective 02/09/2012

COUNTY NAME	100% Limit 1 Person	100% Limit 2 Person	100% Limit 3 Person	100% Limit 4 Person	100% Limit 5 Person	100% Limit 6 Person	100% Limit 7 Person	100% Limit 8 Person
¹⁾ Lincoln, NE HUD Metro FMR Area	\$49,400	\$56,400	\$63,500	\$70,500	\$76,200	\$81,800	\$87,500	\$93,100
²⁾ Seward County NE HUD Metro FMR	\$52,000	\$59,400	\$66,800	\$74,200	\$80,200	\$86,100	\$92,100	\$98,000
³⁾ Omaha-Council Bluffs, NE-IA HUD Metro FMR Area	\$50,100	\$57,200	\$64,400	\$71,500	\$77,300	\$83,000	\$88,700	\$94,400
⁴⁾ Saunders County, NE HUD Metro FMR Area	\$4,9300	\$56,300	\$63,300	\$70,300	\$76,000	\$81,600	\$87,200	\$92,800
⁵⁾ Sioux City, IA-NE-SD MSA	\$41,800	\$47,700	\$53,700	\$59,600	\$64,400	\$69,200	\$740,00	\$78,700
Adams County	\$40,900	\$46,700	\$52,500	\$58,300	\$63,000	\$67,700	\$72,300	\$77,000
BoxButte County	\$40,800	\$46,600	\$52,400	\$58,200	\$62,900	\$67,600	\$72,200	\$76,900
Buffalo County	\$44,700	\$51,100	\$57,500	\$63,800	\$69,000	\$74,100	\$79,200	\$84,300
Burt County	\$41,500	\$47,400	\$53,300	\$59,200	\$64,000	\$68,700	\$73,500	\$78,200
Butler County	\$40,800	\$46,600	\$52,400	\$58,200	\$62,900	\$67,600	\$72,200	\$76,900
Cedar County	\$40,200	\$45,900	\$51,600	\$57,300	\$61,900	\$66,500	\$71,100	\$75,700
Cheyenne County	\$41,800	\$47,800	\$53,800	\$59,700	\$64,500	\$69,300	\$74,100	\$78,900
Cuming County	\$41,200	\$47,100	\$53,000	\$58,800	\$63,600	\$68,300	\$73,000	\$77,700
Dodge County	\$41,300	\$47,200	\$53,100	\$58,900	\$63,700	\$68,400	\$73,100	\$77,800
Dundy County	\$40,300	\$46,000	\$51,800	\$57,500	\$62,100	\$66,700	\$71,300	\$75,900
Gage County	\$40,400	\$46,200	\$52,000	\$57,700	\$62,400	\$67,000	\$71,600	\$76,200
Hall County	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,300	\$70,900	\$75,400
Hamilton County	\$43,100	\$49,200	\$55,400	\$61,500	\$66,500	\$71,400	\$76,300	\$81,200
Howard County	\$40,500	\$46,300	\$52,100	\$57,800	\$62,500	\$67,100	\$71,700	\$76,300
Johnson County	\$41,100	\$46,900	\$52,800	\$58,600	\$63,300	\$68,000	\$72,700	\$77,400
Kearney County	\$45,100	\$51,600	\$58,000	\$64,400	\$69,600	\$74,800	\$79,900	\$85,100
Lincoln County	\$44,100	\$50,400	\$56,700	\$63,000	\$68,100	\$73,100	\$78,200	\$83,200
McPherson County	\$41,800	\$47,800	\$53,800	\$59,700	\$64,500	\$69,300	\$74,100	\$78,900
Madison County	\$42,600	\$48,700	\$54,800	\$60,800	\$65,700	\$70,600	\$75,400	\$80,300
Merrick County	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,300	\$70,900	\$75,400
Nemaha County	\$40,900	\$46,700	\$52,500	\$58,300	\$63,000	\$67,700	\$72,300	\$77,000
Otoe County	\$42,100	\$48,100	\$54,100	\$60,100	\$65,000	\$69,800	\$74,600	\$79,400
Perkins County	\$41,300	\$47,200	\$53,100	\$59,000	\$63,800	\$68,500	\$73,200	\$77,900
Phelps County	\$43,300	\$49,500	\$55,700	\$61,800	\$66,800	\$71,700	\$76,700	\$81,600
Pierce County	\$41,800	\$47,800	\$53,800	\$59,700	\$64,500	\$69,300	\$74,100	\$78,900
Platte County	\$43,900	\$50,200	\$56,500	\$62,700	\$67,800	\$72,800	\$77,800	\$82,800
Polk County	\$41,800	\$47,800	\$53,800	\$59,700	\$64,500	\$69,300	\$74,100	\$78,900
Saline County	\$41,100	\$47,000	\$52,900	\$587,00	\$63,400	\$68,100	\$72,800	\$77,500
Stanton County	\$40,200	\$46,000	\$51,700	\$57,400	\$62,000	\$66,600	\$71,200	\$75,800
Thomas County	\$41,800	\$47,800	\$53,800	\$59,700	\$64,500	\$69,300	\$74,100	\$78,900
Wayne County	\$41,400	\$47,300	\$53,200	\$59,100	\$63,900	\$68,600	\$73,300	\$78,100
Wheeler County	\$41,800	\$47,800	\$53,800	\$59,700	\$64,500	\$69,300	\$74,100	\$78,900
York County	\$43,900	\$50,100	\$56,400	\$62,600	\$67,700	\$72,700	\$77,700	\$82,700
All other counties:	\$39,900	\$45,600	\$51,300	\$57,000	\$61,600	\$66,200	\$70,700	\$75,300

¹⁾ Lincoln Metro FMR Area includes Lancaster County only

²⁾ Seward County Metro FMR Area includes Seward County only

³⁾ Omaha Metro FMR Area includes the counties of Cass, Douglas, Sarpy, and Washington

⁴⁾ Saunders County Metro FMR Area includes Saunders County only

⁵⁾ Sioux City MSA includes the counties of Dakota and Dixon

Note: NAHP 100% AMI income limits are based on the 50% Very Low Income limit as set by HUD for the HOME program. Metropolitan Areas are not necessarily the same from year to year.

March 28, 2012

To: Wayne City Council, Mayor, City Administrator

From: Kelby Herman
1102 West 7th Street
Wayne, NE 68787

In an effort to increase the rate of quality development in Western Ridge II, improve the image of the subdivision and add property to the tax base I am submitting the following option to purchase proposal.

1. Kelby Herman and the City of Wayne will execute an option to purchase contract for the purchase of Western Ridge lot 1 for \$2,500.00 with a 6-month option window.
2. Kelby Herman and the City of Wayne will execute an option to purchase contract for the purchase of Western Ridge lot 2 for \$2,500.00 with a 6-month option window.
3. The City of Wayne will allow the owner of Western Ridge I to utilize the sewer stub located near outlot A or provide a stub at the expense of the City of Wayne when the City enforces the discontinued use of the septic system located on Western Ridge I.
4. Kelby Herman will agree to have a structure completed with-in 6-months after executing the option to purchase contract on lots 1 & 2.
5. The City of Wayne will "rebate" the building permit costs back to Kelby Herman to be used as a "credit" for future lot purchases in Western Ridge II. The sum/credit can only be redeemed if additional lots are purchased in Western Ridge II.

Enclosed is a rendering of the potential structure to be located on Western Ridge lots 1 & 2.

Sincerely,

Kelby Herman

