

**AGENDA  
CITY COUNCIL MEETING  
March 19, 2019**

1. [Call the Meeting to Order](#)

2. [Pledge of Allegiance](#)

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 Council Chambers.

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

3. [Approval of Minutes – March 5, 2019](#)
4. [Approval of Claims](#)
5. [Adjourn as Mayor and City Council and Convene as the Board of Equalization](#)
6. [Resolution 2019-16: Approving Assessments in Street Improvement District No. 2017-01 – 4<sup>th</sup> Street](#)

**Background:** The City Council tabled this action from last meeting to learn more details about a previous Council action taken in January 2016 to approve engineering for this project.

7. [Resolution 2019-17: Approving Assessments in Sanitary Sewer Extension District No. 2017-01 – 4<sup>th</sup> Street](#)

**Background:** The City Council tabled this action from last meeting to learn more details about a previous Council action taken in January 2016 to approve engineering for this project.

8. [Adjourn as the Board of Equalization and Reconvene as Mayor and City Council](#)
9. [Resolution 2019-19: Authorizing the sale of Outlets E and F of the Amended Plat of Western Ridge II Addition to the City of Wayne, Wayne County, Nebraska, to the Wayne Community Redevelopment Authority](#)

**Background:** The City of Wayne owns both Outlots E and F in the Western Ridge II Addition. The CRA would like to have Joel administratively replat this area to square up the lots and sell the same. On the enclosed map, the original property lines are in red; the yellow lines represent the proposed replat. Sharon Braun of First Source Title is advising staff before an administrative replat can be done, the City needs to convey the Outlots as they now exist to the CRA. The conveyance by the City of Wayne is subject to a 30-day remonstrance period. This would require an ordinance be passed by the Mayor and Council directing the conveyance, and then an affidavit of the City Clerk verifying that a notice of the conveyance and terms were

published for 3 successive weeks and an affidavit of the City Clerk stating that a remonstrance against such conveyance was not filed with the governing body.

10. [Ordinance 2019-3: Directing the sale of Outlets E and F of the Amended Plat of Western Ridge II Addition to the City of Wayne, Wayne County, Nebraska, to the Wayne Community Redevelopment Authority](#)
  
11. [Resolution 2019-20: Reaffirming the Project Engineer and Approving the Plans and Specifications and Estimate of Cost for the “2019 for the Nebraska Street Improvements, 2<sup>nd</sup> to 7<sup>th</sup> Street Project” – CDBG No. 16-CD-208 and authorizing the City Clerk to advertise for bids](#)

**Background:** The final plans, specifications and opinion of probable cost for this project are completed and ready for Council review. Once the Council approves the same, the project will be advertised for bids. The attached letter from Jon Mooberry, the City’s engineer on the project, outlines his opinion of cost as well as the project schedule.

12. [Update from the Recreation and Performing Arts Community Task Force](#)

**Background:** At its September 4, 2018, meeting, the City Council appointed Jill Brodersen, Terri Buck and Bryce Meyer to the Recreation and Performing Arts Community Task Force. This Task Force also includes 3 members from the College, and 3 from Wayne Community Schools. The purpose of the task force is to consider facilities wanted/needed in the community that could benefit more than just one entity. Those possible facilities to the community include an indoor swimming pool, additional gymnasium space, and a performing arts center. This working group is currently collecting surveys available to the community at large. This is an update only.

13. [Adjourn](#)

**MINUTES  
CITY COUNCIL MEETING  
March 5, 2019**

The Wayne City Council met in regular session at City Hall on Tuesday, March 5, 2019, at 5:30 o'clock P.M.

Mayor Cale Giese called the meeting to order, followed by the Pledge of Allegiance, with the following in attendance: Councilmembers Terri Buck, Jon Haase, Jennifer Sievers, Chris Woehler, Jason Karsky and Jill Brodersen; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Councilmembers Dwaine Spieker and Matt Eischeid.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on February 21, 2019, 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.

Mayor Giese 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 Haase made a motion, which was seconded by Councilmember Sievers, to approve the minutes of the meeting of February 19, 2019, and to waive the reading thereof. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried and the Minutes approved.

The following claims were presented to Council for their approval:

**VARIOUS FUNDS:** ACES, SE, 901.25; AMAZON, SU, 652.10; AMERICAN PUBLIC POWER ASSOCIATION, FE, 1756.53; APPEARA, SE, 58.11; BIG RIVERS ELECTRIC CORPORATION, SE, 201619.35; BLACK HILLS ENERGY, SE, 2268.42; BOK FINANCIAL,

RE, 35855.63; BOK FINANCIAL, RE, 11090.00; BOMGAARS, SU, 4.98; BORDER STATES INDUSTRIES, SU, 706.20; CASEY ELECTRIC, SE, 151.63; CENTURYLINK, SE, 419.63; CERTIFIED TESTING SERVICES, SE, 1500.00; CITY EMPLOYEE, RE, 11.14; CITY EMPLOYEE, RE, 45.75; CITY OF WAYNE, RE, 238.10; CITY OF WAYNE, RE, 55.46; DAS STATE ACCTG-CENTRAL FINANCE, SE, 448.00; DEARBORN NATIONAL LIFE, SE, 96.32; DGR & ASSOCIATES, SE, 583.50; ELECTRICAL ENGINEERING & EQUIPMENT, SU, 1855.64; ELLIS HOME SERVICES, SE, 4812.87; ENGINEERED EQUIPMENT SOLUTIONS, SU, 6000.08; EVETOVICH, MARK, SE, 240.00; FLOOR MAINTENANCE, SU, 147.33; GROSSENBURG IMPLEMENT, SU, 182.46; HEIKES AUTOMOTIVE, SE, 214.00; HERITAGE INDUSTRIES, SU, 363.02; HILAND DAIRY, SE, 122.10; HOLIDAY INN OF KEARNEY, SE, 430.36; HR DIRECT, SU, 789.90; ICMA, RE, 9927.97; JEO CONSULTING GROUP, SE, 2563.75; LUNDAHL, EARL, FE, 350.00; MARCO TECHNOLOGIES, SE, 175.82; MUNICIPAL SERVICE, SE, 485.00; MUNICIPAL SUPPLY, SE, 3698.15; NE DEPT OF TRANSPORTATION, SE, 3701.25; NEBRASKA ASSOCIATION OF AIRPORT OFFICIALS, RE, -1,991.75; NEBRASKA ASSOCIATION OF AIRPORT OFFICIALS, SE, 1,991.75; NEBRASKA ASSOCIATION OF COUNTY OFFICIALS, RE, 1991.75; NORTHEAST POWER, SE, 13417.72; PRAUNER, TYLER, SE, 240.00; SCHEFFLER, JONAH, SE, 480.00; SEBADE HOUSING, RE, 3699.57; SIOUX CITY JOURNAL, SU, 452.32; STATE FARM INSURANCE, FE, 563.00; TASTE OF HOME BOOKS, SU, 33.98; VIAERO, SE, 67.36; WAYNE COUNTY COURT, RE, 300.00; WINDOM RIDGE, RE, 2362.26; WISNER WEST, SU, 220.00; WRECK-AMENDED TOWING & RECOVERY, SE, 200.00; AMERICAN BROADBAND, SE, 2474.05; AMERITAS, RE, 87.86; AMERITAS, RE, 60.07; AMERITAS, RE, 2853.70; AMERITAS, RE, 72.00; APPEARA, SE, 82.95; ARNIE'S FORD, SE, 90.24; AUTO ANATOMY ALTERNATIVES, SU, 130.99; BERNARD CEVERA, SE, 3000.00; CITY EMPLOYEE, RE, 94.79; CITY EMPLOYEE, RE, 2249.19; CITY OF WAYNE, PY, 85147.50; CITY OF WAYNE, RE, 102.42; CORE & MAIN, SU, 4513.12; DEARBORN NATIONAL LIFE, SE, 2457.86; DEMCO, SU, 297.03; EASYPERMIT POSTAGE, SU, 1836.47; EVOQUA WATER TECHNOLOGIES, SU, 2023.69; FRANA, JENNIFER, RE, 25.00; GALE/CENGAGE LEARNING, SU, 24.69; GEOCOMM, SE, 2388.00; GILL HAULING, SE, 237.50; GROSSENBURG IMPLEMENT, SU, 42.32; HEIKES AUTOMOTIVE, SE, 107.00; HILAND DAIRY, SE, 66.99; ICC, FE, 135.00; IRS, TX, 3362.36; IRS, TX, 10154.95; IRS, TX, 14377.10; JOHN E. REID AND ASSOCIATES, FE, 575.00; JOHN'S WELDING AND TOOL, SU, 189.93; MARCO, SE, 126.36; MARRIOTT HOTELS, SE, 550.00; MATHESON-LINWELD, SU, 39.76; MILLER LAW, SE, 5416.67; NE DEPT OF REVENUE, TX, 4141.86; NORFOLK DAILY NEWS, SU, 161.00; NORTHEAST POWER, SE, 4774.00; NOVA FITNESS EQUIPMENT, SU, 6215.80; ONE CALL CONCEPTS, SE, 26.15; OVERHEAD DOOR, SU, 997.00; PAC N SAVE, SU, 939.73; PLUNKETT'S PEST CONTROL, SE, 41.60; SHOPKO, SU, 12.99; SKARSHAUG TESTING LAB, SE, 176.36; SOOLAND BOBCAT, SU, 30.64; STAN HOUSTON EQUIPMENT, SU, 584.43; STAPLES, SU, 103.73; STATE NEBRASKA BANK-PETTY CASH, RE, 98.30; TYLER TECHNOLOGIES, SE, 1303.00; UNITED COMMUNICATIONS GROUP, SE, 115.39; US BANK, SE, 9309.37; US FOODSERVICE, SU, 1160.69; UTILITIES SECTION, FE, 480.00; WAED, RE, 7871.00; WAYNE COUNTRY CLUB, FE, 7707.00; WAYNE COUNTY CLERK, SE, 10.00; WAYNE HERALD, SE, 400.00; WAYNE HERALD, SE, 280.00; WAYNE VETERINARY CLINIC, SE, 53.00; WESCO, SU, 14566.98; WRECK-AMENDED TOWING & RECOVERY, SE, 100.00

Councilmember Haase made a motion, which was seconded by Councilmember Sievers, to approve the claims. Mayor Giese stated the motion, and the result of roll call being

all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

Because the City will be undertaking project financing, Phil Lorenzen of D.A. Davidson & Co., who was present, advised that the City must approve an updated engagement letter with his firm to comply with Security Exchange Commission (SEC) regulations.

Councilmember Sievers made a motion, which was seconded by Councilmember Buck, approving the updated Engagement Letter with D.A. Davidson & Co., for project financing in compliance with SEC Regulations. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

Mr. Lorenzen, again, representing D.A. Davidson & Co., the City's bond underwriter, reviewed and explained the reason for the issuance of Combined Utility Revenue Bond Anticipation Notes, Series 2019, for the City of Wayne.

The City has an upcoming \$800,000 Combined Utility (Water & Sewer Systems) Bond Anticipation Note, Series 2016, that will mature on June 1, 2019. He and staff are of the opinion that this should be retired and rolled into a longer payment period.

Councilmember Brodersen introduced Ordinance No. 2019-1, and moved for approval thereof; Councilmember Karsky seconded.

#### ORDINANCE NO. 2019-1

AN ORDINANCE AUTHORIZING THE ISSUANCE OF COMBINED UTILITY REVENUE BONDS, SERIES 2019, OF THE CITY OF WAYNE, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED EIGHT HUNDRED THIRTY THOUSAND DOLLARS (\$830,000), FOR THE PURPOSES OF (A) PROVIDING PERMANENT FINANCING TO PAY THE COSTS OF EXPANSIONS AND IMPROVEMENTS TO THE CITY'S COMBINED UTILITY SYSTEM, (B) FUNDING A DEBT SERVICE RESERVE FUND AND (C) PAYING COSTS OF ISSUANCE; DIRECTING THE APPLICATION OF THE PROCEEDS OF SAID BONDS; PRESCRIBING THE FORM AND CERTAIN TERMS AND DETAILS OF SAID BONDS AND AUTHORIZING THE OFFICERS OF THE CITY TO SET CERTAIN TERMS AND DETAILS OF SAID BONDS; PLEDGING AND HYPOTHECATING THE REVENUES AND EARNINGS OF THE WATERWORKS PLANT AND WATER SYSTEM AND THE SEWAGE DISPOSAL PLANT AND

SANITARY SEWER SYSTEM OWNED BY THE CITY FOR THE PAYMENT OF SAID BONDS; ESTABLISHING THE TERMS UPON WHICH ADDITIONAL BONDS OF EQUAL LIEN UPON REVENUES MAY BE ISSUED; ENTERING INTO A CONTRACT ON BEHALF OF THE CITY WITH THE OWNERS OF SAID BONDS; AUTHORIZING THE SALE OF SAID BONDS; APPROVING AN UNDERTAKING WITH RESPECT TO CONTINUING DISCLOSURE; PROVIDING FOR THE REDEMPTION OF CERTAIN OUTSTANDING INDEBTEDNESS; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

Councilmember Brodersen made a motion, which was seconded by Councilmember Buck, to suspend the statutory rules requiring ordinances to be read by title on three different days. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

Councilmember Brodersen made a motion, which was seconded by Councilmember Karsky, to move for final approval of Ordinance No. 2019-1. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

Mr. Lorenzen noted that the intent of Ordinance No. 2019-2 is to refinance \$675,000 of the remaining \$750,000 Various Purpose Bonds into a lower interest rate financing to capture debt service savings. A principal payment of \$75,000 is due June 15, 2019, and he recommended that the same be paid with money on hand in the City's bond payment fund. The refinancing would amount to approximately \$25,000 in savings. Again, he noted that this is a refinance of previous bonds.

Councilmember Brodersen introduced Ordinance No. 2019-2, and moved for approval thereof; Councilmember Karsky seconded.

ORDINANCE NO. 2019-2

AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS OF THE CITY OF WAYNE, NEBRASKA, IN ONE OR MORE SERIES, IN THE AGGREGATE STATED PRINCIPAL AMOUNT OF NOT TO EXCEED SEVEN HUNDRED FIVE DOLLARS (\$705,000) FOR THE PURPOSE OF REFUNDING ALL OR A PORTION OF \$750,000 OUTSTANDING PRINCIPAL AMOUNT OF VARIOUS PURPOSE BONDS, SERIES 2013, DATED OCTOBER 15, 2013 AND AUTHORIZING THE REDEMPTION OF SUCH BONDS TO BE REFUNDED; PRESCRIBING THE FORM OF SUCH BONDS TO BE ISSUED AND AUTHORIZING OFFICERS OF THE CITY TO APPROVE CERTAIN FINAL TERMS OF THE BONDS; PROVIDING FOR THE LEVY AND COLLECTION OF TAXES TO PAY THE SAME, IF NECESSARY; PROVIDING FOR THE SALE OF THE BONDS; AUTHORIZING THE DELIVERY OF THE BONDS TO THE PURCHASER; AND PROVIDING FOR THE DISPOSITION OF BOND PROCEEDS; AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

Councilmember Brodersen made a motion, which was seconded by Councilmember Buck, to suspend the statutory rules requiring ordinances to be read by title on three different days. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

Councilmember Brodersen made a motion, which was seconded by Councilmember Buck, to move for final approval of Ordinance No. 2019-2. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

Thomas Kayton, a developer from Seward, was present to discuss housing development in Wayne.

City Administrator Blecke stated at Council Retreat, one of the goals was to possibly replat 4<sup>th</sup> Street for development. Mr. Kayton heard about the 518 funds and saw that Wakefield was the first community to complete a project with those funds. He has visited with Luke Virgil,

Executive Director of Wayne Area Economic Development, about housing development in Wayne. Mr. Virgil advised him of some of the properties available in Wayne.

Mayor Giese stated the area Mr. Kayton wanted to discuss was the northwest corner on 4<sup>th</sup> Street, which is currently where the community gardens and tree farm are located.

Mr. Kayton stated he has been in contact with Megan Weaver, Executive Director of Wayne Community Housing Development Corporation, and saw the need for more workforce type housing in Wayne. He was told that this was a potential site for this type of development. They are going to apply for some Nebraska State Trust Funds, which is for workforce type rental housing, and if they were to receive those funds, they would be putting up a 3-story apartment building, with a 2-3 bedroom mix. This would be the first phase. Eventually, he would most likely do a second phase of another 24-unit apartment building there. The funds they are going after require a certain percentage of rooms that are dedicated towards workforce type housing. The other funds they are going after are the LB18 funds, which would also tie them to workforce housing.

Councilmember Karsky stated he would like workforce type housing to be homes for families with garages, etc. He was not necessarily thinking apartments. Councilmember Sievers agreed.

When asked, Mr. Kayton stated their goal is to have rent be in the \$700-\$800 range. He thought that was a fair/realistic goal. He would manage the apartments. He stated he is in the process of undertaking a project across the street from Concordia College in Seward for student housing.

Administrator Blecke stated before anything could happen to this property, the City would need to replat it. The Council also has to have discussions on a street to the Summer Sports Complex. The property is currently zoned I-1, so it would also need to be rezoned. Many things need to happen before the Council could ever entertain selling the property.

Councilmember Brodersen stated she thought apartments would fill the need – it might not be everybody’s ideal living situation, unless you can afford a loan and you expect to stay in that house for at least 5 years. These are perfect for new employees that are unsure if they are going to stay in that job or Wayne for a couple of years. She thought this was a great project, and very much needed in Wayne.

Mayor Giese stated if somebody can produce houses with lawns and garages for \$125,000-\$150,000, then we will get you started here forever, but he did not think that was feasible. That’s what people think is missing in Wayne at that price range. A new house for \$125,000 does not seem realistic.

Ms. Weaver stated the number of units Mr. Kayton is proposing is 24, which is a good amount for them to start filling. If there is another developer that wants to do this, they have not talked to her about accessing the trust funds. For workforce housing, Ms. Weaver thought Wayne needs apartments, because unfortunately, the workforce does not take home enough money for a single-family home. They cannot afford the insurance, taxes, maintenance, etc., on top of a mortgage. They have been doing some single-family construction, but that is not having the impact on the workforce as they had hoped it would have. For the trust fund, there is an affordability period of 10 years, and those apartments have to be rented at different income levels. They are going to work with the local employers to make sure the rentals are to the workforce before offering it to others to rent. They have put up 32 income restricted residences in the past 18 months, but those are restricted at 60% of your area median income, which is restrictive for this area. All 20 of the duplexes are full, and there are three of the Crown homes that are not filled yet. They cannot be rented to college students because they are Federal Funds, nor can they be rented to full-time students unless they meet an exception, which is being a single parent.

Joel Hansen, Street and Planning Director, advised the Council that the housing survey stated Wayne is in need of everything. Council should keep in mind that a lot of the multi-

family residential housing is up near the college, and he thought it was important to remember when these workforce people are looking for apartments, their main competition right now is probably college students.

Councilmember Karsky stated the Council is going to have to answer to the public if more apartments are built. People feel as though their neighborhoods are being encroached upon by some of these apartment complexes.

Ms. Weaver stated the entrances would all be enclosed interior, with heated and cooled hallways. In addition, Mr. Kayton has also talked about a certain amount of stone or brick veneer on them and landscaping to make them more attractive and to fit in. In this particular location, an apartment complex is going to fit better than in the middle of an existing neighborhood. They have to have a site selected or narrowed down because the Department of Economic Development has to come and do a site review by the end of March or beginning of April. She noted a few other locations were looked at. One was not cost feasible and one of the properties identified, the landowner wanted an exorbitant amount for the property. It would have made this not a feasible project for the workforce. Some of the other locations were a little too close to the college. If you are going to have workforce housing, you cannot throw it in the middle of all the other college apartments and expect a mom or a dad of 2-3 kids to want to live there.

Councilmember Sievers stated she was okay with the location, but she would like to see what he has in his mind as far as a design for the apartment building.

Administrator Blecke again stated the area would have to be replatted. The City has a lot of other land around there, including the lagoon that would all need to be in one replat. There are 8 acres, which include the upper rugby fields, the parking lot, the community garden and the tree farm. The next step would be to present or direct the Planning Commission to replat the property and then bring the same before Council for approval.

Mr. Kayton noted they would need about 2.2 acres to build two 24-units.

Staff was directed to bring the Council 2-3 different concepts to review.

Councilmember Brodersen made a motion, which was seconded by Councilmember Buck, to adjourn as Mayor and City Council and convene as the Board of Equalization. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

The Mayor declared that in accordance with published notice, it was now time to conduct the public hearing relative to levying special assessments in Street Improvement District No. 2017-01 and declared the public hearing open.

Joel Hansen, Street and Planning Director, stated this is the final step of the development of those districts. Lou Benscoter came to the Council asking for improvement districts to be created to finance the paving and sewer for his developments. Spreadsheets have been prepared to compute the assessments on a per lot basis, which includes engineering, construction and design, building, etc. There are only three property owners in the two districts: Windom Ridge, Wayne Crown, and the City of Wayne.

The Mayor then asked if there were any persons present who wished to be heard concerning the proposed assessments in said Districts.

Lou Benscoter, a property owner in said District, was present to object to the amount of engineering fees that were in the proposed assessments. He stated when this was first started, the Council did not accept the low bid for the engineering fees. Instead, they accepted the proposal from McLaury Engineering. He thought the reason was to incent Steve Rames of McLaury Engineering to start a business in town. Mr. Rames is now gone, and Mr. Benscoter did not think he should have to pay his share of that \$30,000 to try to bring a new business to town, especially when the engineer that he had was already working on the project. He stated the mistakes that were made were terrible. It was a mess. Lowell Johnson, the former City Administrator, had McLaury Engineering go down there without his permission and start setting stuff up. Mr.

Benscoter wanted ACES from day one, because he was his engineer and he knew he would do a good job.

Administrator Blecke stated he had reviewed the minutes and the previous City Administrator's comments on the agenda. Three engineers submitted proposals. The initial staff recommendation was to go with McLaury Engineering, and then the Council rejected that and directed staff to go out for proposals. They were able to renegotiate their bid if they wanted to or bid something lower, but chose not to. The other two firms were around \$30,000 less expensive, and the Council still went with McLaury Engineering. It was noted that at the time Council directed the City Administrator to seek proposals from other firms, the McLaury Engineering proposal fees were public knowledge.

Administrator Blecke noted the City has been very developer friendly in assessing only one frontage. Many other communities assess everything or a portion thereof. The City of Wayne has historically assessed just one frontage, and that is what staff has done on all of these.

Councilmember Woehler stated he would like to see the minutes and the reason why the Council selected McLaury Engineering.

Attorney Miller advised the Council that you are not required to seek proposals for engineering. It is a professional service. The previous Administrator was just going to make that decision to go with McLaury Engineering, which is why they started on the project. Then it came to Council and Council directed Administrator Johnson to go out and seek proposals. They asked McLaury Engineering if they were going to change their proposal and they said no. The thinking was that if the City had to pay McLaury Engineering for the work they had already done and they then go with another engineer to start from the beginning, the total cost probably would have been more than the McLaury Engineering proposal.

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

Mayor Giese suggested tabling the matter until further research could be done on the matter.

There being no other persons wishing to be heard concerning the levying of special assessments within Street Improvement District No. 2017-01, the Mayor declared the hearing closed.

Councilmember Brodersen made a motion, which was seconded by Councilmember Woehler, to table action on Resolution 2019-16 until the next meeting. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

The Mayor declared that in accordance with published notice, it was now time to conduct the public hearing relative to levying special assessments in Sanitary Sewer Extension District No. 2017-01 and declared the public hearing open.

The Mayor then asked if there were any persons present who wished to be heard concerning the proposed assessments in said Districts.

Lou Bencoter representing one of the property owners in said district was present to object to the amount of engineering fees that were in the proposed assessments.

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

There being no other persons wishing to be heard concerning the levying of special assessments within Sanitary Sewer Extension District No. 2017-01, the Mayor declared the hearing closed.

Councilmember Brodersen made a motion, which was seconded by Councilmember Woehler, to table action on Resolution 2019-17 until the next meeting. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

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

Administrator Blecke stated that the following matter is another retreat goal. The Council wanted to review and discuss the investment policy. The Council approved the initial policy in April of 2007, and made one amendment thereto back in July of 2008. One of the major changes was changing the names of all of the banks. The other item that was left blank was the basis points, which would allow staff to go outside the community or with a broker to invest. The intent of the Council at the time was obviously to keep as much money local as possible so the banks could relend it out to the projects in town, etc. Interest rates at the time were much higher than they are now, so he just wanted to get direction from Council as does the Finance Director, as to whether or not the 75 basis points means the same today as it did back then or do they want to change that to more of a percentage instead of basis points. That is just for Council discussion.

Matt Ley, representing State Nebraska Bank, was present and stated he did not have any problem with the 75 basis points.

Corby Schweers, representing Elkhorn Valley Bank, stated when rates dropped and stayed, they stopped seeing many of the bids come through because the City stayed with what they had. He stated basis points are percentages, so .75 basis points is a percentage. If you get a bid of 2.25 basis points, the bid would have to come in at over 3.00 basis points to be able to go out of town.

Councilmember Brodersen introduced Resolution 2019-18, and moved for its approval and keeping the 75 bps; Councilmember Sievers seconded.

#### RESOLUTION NO. 2019-18

#### A RESOLUTION AMENDING INVESTMENT AND PORTFOLIO POLICY FOR THE CITY OF WAYNE.

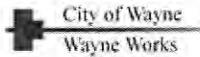
Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker and Eischeid who were absent, the Mayor declared the motion carried.

Joel Hansen, Street and Planning Director, updated the Council on the park fee ordinances.

Mayor Giese stated his opinion on this is with the rising cost of park equipment and the rapid pace at which our current equipment is falling out of compliance, we need to consolidate our resources into the existing parks that we have and go towards a fee base instead of a dedication of land base.

Administrator Blecke stated the City has the authority when a developer comes to us to either require them to donate land for a park or donate the funds. We have that already in this ordinance. It has been that the developer has determined whether or not they were going to pay or donate the land, and the developer has led that discussion. From the sound of it, Council would like the City to lead that discussion, rather than the developer. That authority is already in the ordinance, but past policy has been to let the developer dictate that. The City can also dictate if it wants land to be developed, and we can say we do not want the little piece in the corner that you cannot do anything with, but we want a piece in the middle where houses around can access the property. In the future, the park fee/land decision will come before Council for approval.

Councilmember Sievers made a motion, which was seconded by Councilmember Woehler, to adjourn the meeting. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spicker and Eischeid who were absent, the Mayor declared the motion carried and the meeting adjourned at 7:05 p.m.



<b>Vendor</b>	<b>Payable Description</b>	<b>Payment Total</b>
APPEARA	CAC MAT SERVICE	34.21
ARC-HEALTH & SAFETY	FIRST AID/CPR/AED	30.00
BAKER & TAYLOR BOOKS	BOOKS	818.81
BRODERSON, JILL	MILEAGE REIMBURSEMENT	153.93
CITY OF WAYNE	PAYROLL	73,539.29
CITY OF WAYNE	UTILITY REFUNDS	570.99
COPY WRITE PUBLISHING	OFFICE SUPPLIES/SHIPPING CHARGES	144.76
CORNERSTONE LLC	BUILDING PERMIT DEPOSIT REFUND	250.00
COTTONWOOD WIND PROJECT, LLC	WIND ENERGY	12,833.22
DAS STATE ACCTG-CENTRAL FINANCE	WSC INTERNET CHARGES	60.15
DAVE'S DRY CLEANING	POLICE UNIFORM CLEANING	96.00
DENDINGER, LAURA	AUDITORIUM DEPOSIT REFUND	200.00
ECHO GROUP INC JESCO	BREAKER	115.33
FIREMAN	MILEAGE REIMBURSEMENT	311.44
FLOOR MAINTENANCE	JANITORIAL SUPPLIES	793.01
GALE/CENGAGE LEARNING	BOOKS	24.69
HAUFF MID-AMERICAN SPORTS	STRIPING TAPE	47.78
HILAND DAIRY	SENIOR CENTER NOON MEAL SUPPLIES	95.64
HOLIDAY INN OF KEARNEY	LODGING	624.00
HOMETOWN LEASING	CITY HALL COPIER LEASE	409.53
ICMA RETIREMENT-FIRST NATL BANK -MARYLAND	PAYROLL RETIREMENT	9,942.09
INGRAM LIBRARY SERVICES	BOOKS	634.57
INTERSTATE ALL BATTERY	BATTERIES	395.70
JEO CONSULTING GROUP	PEDESTRIAN CROSSING CURB RAMPS	2,740.00
JOHN'S WELDING AND TOOL LLC	SNOW BLADE REPAIR	360.20
KELLY SUPPLY COMPANY	AIR REGULATOR	189.32
LEAGUE OF NEBRASKA MUNICIPALITIES	MIDWINTER CONFERENCE LODGING	1,508.00
LIBERAL GASKET MFG	SHEET METAL	178.22
MIDWEST LABORATORIES, INC	WASTE WATER ANALYSIS	411.00
MILO MEYER CONSTRUCTION	BUILDING PERMIT DEPOSIT REFUND	100.00
MUNICIPAL SERVICE	SUBMERSIBLE PUMP	680.00
NE NEBRASKA VOLUNTEER FIREFIGHTERS ASSN	DUES	50.00
NEBRASKA PUBLIC POWER DIST	CAPACITY FUEL PURCHASE	180,053.80
NEBRASKA PUBLIC POWER DIST	ELECTRICITY	30,309.25
NORTHEAST NE ECONOMIC DEV DIST	16-CD-208 JANUARY SERVICES	810.00
NORTHEAST NEBRASKA NEWS	LIBRARY SUBSCRIPTION	34.00
PITNEY BOWES INC	FOLDER/POSTAGE METER LEASE	1,497.56
QUALITY FOOD CENTER	SENIOR CENTER NOON MEAL SUPPLIES	124.76
SPARKLING KLEAN	JANITORIAL SERVICES	3,345.67
TITAN MACHINERY	FILTERS	1,123.20
VERIZON WIRELESS SERVICES LLC	CELL PHONES	318.73
WAYNE HERALD	SUBSCRIPTION RENEWAL	48.00

Vendor	Payable Description	Payment Total
WESCO DISTRIBUTION INC	SWITCH GEAR MOUNTING PAD	781.10
WESTERHOLD, SARA	AUDITORIUM DEPOSIT REFUND	200.00
WESTERN AREA POWER ADMIN	ELECTRICITY	19,450.70
WISNER WEST	FD GASOLINE	33.52
<b>Grand Total:</b>		<b>346,472.17</b>

**RESOLUTION NO. 2019-16**

**RESOLUTION MAKING ASSESSMENTS IN STREET IMPROVEMENT DISTRICT NO. 2017-01 (4<sup>th</sup> STREET).**

WHEREAS, Notice has been published as provided by law concerning the levy of special assessments in Street Improvement District No. 2017-01 in the Wayne Herald Newspaper on February 21 and 28, 2019, and a copy of said Notice has been mailed to all resident and non-resident owners of property in said District 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: \_\_\_\_\_

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 \_\_\_\_\_ percent (\_\_\_\_%) per annum from the date of this Resolution until delinquent; such assessments shall become delinquent as follows:

One-fifteenth of the total amount shall become delinquent fifty days after such levy; one-fifteenth in one year; one-fifteenth in two years; one-fifteenth in three years; one-fifteenth in four years; one-fifteenth in five years; one-fifteenth in six years; one-fifteenth in seven years; one-fifteenth in eight years; one-fifteenth in nine years; one-fifteenth in ten years; one-fifteenth in eleven years; one-fifteenth in twelve years; one-fifteenth in thirteen years; and one-fifteenth in fourteen 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 schedule be filed by the City Clerk with the City Treasurer and with the County Treasurer and the County Clerk of Wayne County, as provided by law.

PASSED AND APPROVED this 19<sup>th</sup> day of March, 2019.

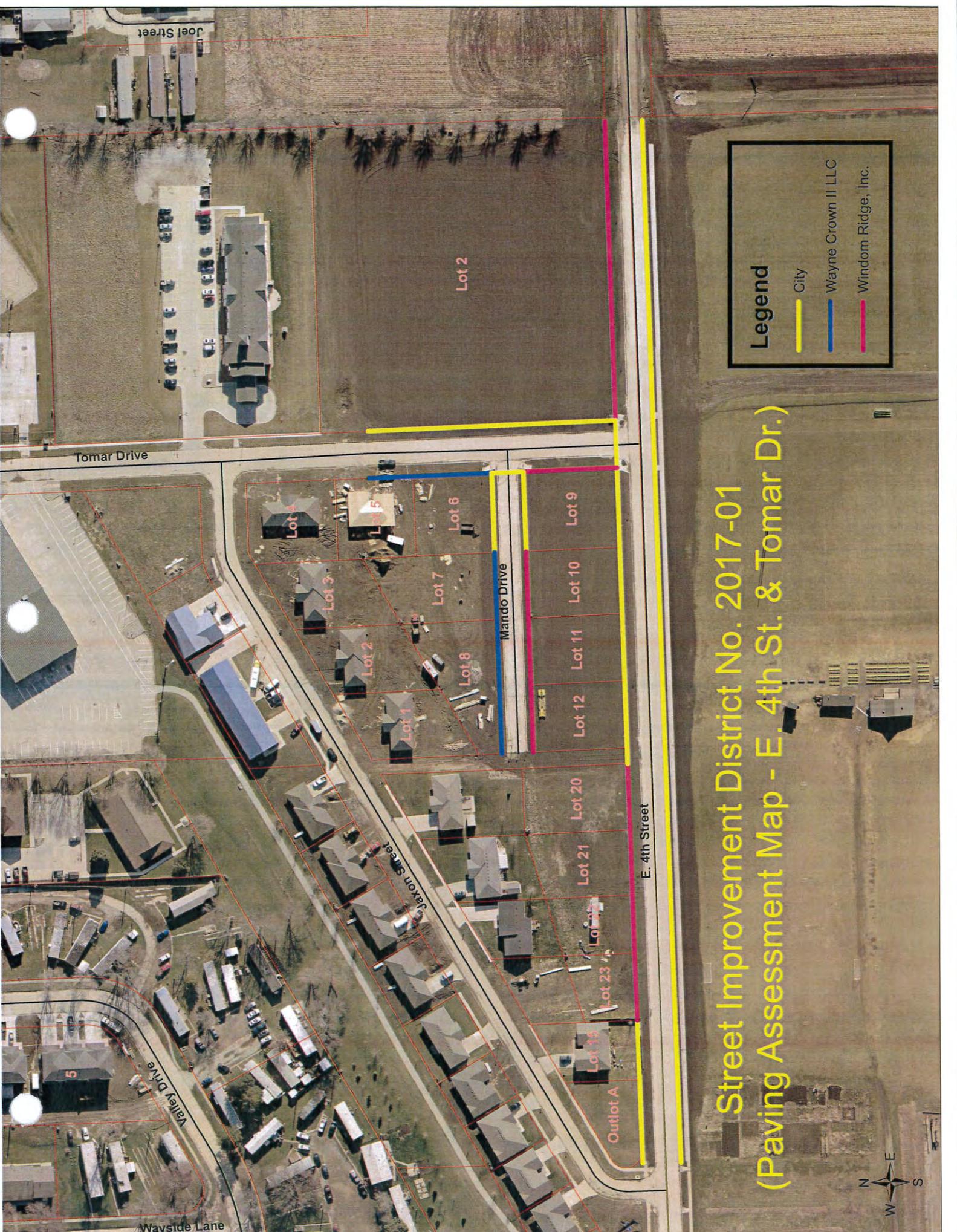
THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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

4th Street Assessment District Summary - City of Wayne - PAVING TOTAL COST					
Land Owner Name	Legal Description	Frontage	Side of Road	Total Contract	Additional City Share
<b>4th Street</b>					
City of Wayne	City Park (Rugby Field)	1,321	South	\$ 201,549.65	
City of Wayne	Oullot A, Benscoter Add. Planned Unit Development Replat 2	106	North	\$ 16,172.80	
Michael & Brooke Sturm	Lot 15, Benscoter Add.	75	North		\$ 11,443.02
Windom Ridge, Inc.	Lot 23, Benscoter Add. Planned Unit Development Replat 2	85	North	\$ 12,968.75	
Windom Ridge, Inc.	Lot 22, Benscoter Add. Planned Unit Development Replat 2	73	North	\$ 11,137.87	
Windom Ridge, Inc.	Lot 21, Benscoter Add. Planned Unit Development Replat 2	83	North	\$ 12,663.60	
Windom Ridge, Inc.	Lot 20, Benscoter Add. Planned Unit Development Replat 2	84	North	\$ 12,816.18	
City of Wayne	Alley Between Lot 20 & Lot 12	20	North		\$ 3,051.47
Windom Ridge, Inc.	Lot 12, Benscoter Addition Planned Unit Development Replat 3	85	North	\$ 12,968.75	
Windom Ridge, Inc.	Lot 11, Benscoter Addition Planned Unit Development Replat 3	85	North	\$ 12,968.75	
Windom Ridge, Inc.	Lot 10, Benscoter Addition Planned Unit Development Replat 3	85	North	\$ 12,968.75	
Windom Ridge, Inc.	Lot 9, Benscoter Addition Planned Unit Development Replat 3	101	North	\$ 15,409.93	
Windom Ridge, Inc.	Tomar Drive	60	North	\$ 9,154.41	
Windom Ridge, Inc.	Lot 2, Benscoter Add. Planned Unit Development Replat 1	379	North	\$ 57,825.37	
<b>Mando Drive</b>					
Wayne Crown II LLC	Lot 6, Benscoter Addition Planned Unit Development Replat 3	101	North		\$ 13,198.29
Wayne Crown II LLC	Lot 7, Benscoter Addition Planned Unit Development Replat 3	85	North	\$ 11,107.47	
Wayne Crown II LLC	Lot 8, Benscoter Addition Planned Unit Development Replat 3	170	North	\$ 22,214.94	
Windom Ridge, Inc.	Lot 9, Benscoter Addition Planned Unit Development Replat 3	101	South		\$ 13,198.29
Windom Ridge, Inc.	Lot 10, Benscoter Addition Planned Unit Development Replat 3	85	South	\$ 11,107.47	
Windom Ridge, Inc.	Lot 11, Benscoter Addition Planned Unit Development Replat 3	85	South	\$ 11,107.47	
Windom Ridge, Inc.	Lot 12, Benscoter Addition Planned Unit Development Replat 3	85	South	\$ 11,107.47	
<b>Tomar Drive</b>					
Wayne Crown II LLC	Lot 5, Benscoter Addition Planned Unit Development Replat 3	56	West	\$ 9,005.27	
Wayne Crown II LLC	Lot 6, Benscoter Addition Planned Unit Development Replat 3	100	West	\$ 16,080.84	
Wayne Crown II LLC	Mando Drive	40	West		\$ 6,432.33
Windom Ridge, Inc.	Lot 9, Benscoter Addition Planned Unit Development Replat 3	120	West	\$ 19,297.00	
Windom Ridge, Inc.	Lot 2, Benscoter Add. Planned Unit Development Replat 1	316	East		\$ 50,815.44
<b>Breakout of Street Costs</b>					
					Cost/LF
Total Frontage E. 4th Street		2,642 LF			
Total Frontage Mando Drive		712 LF			
Total Frontage Tomar Drive		632 LF			
Paving Cost for E. 4th Street		\$ 168,487.11			
Paving Cost for Mando Drive		\$ 39,168.00			
Paving Cost for Tomar Drive		\$ 42,492.45			
Storm Sewer Cost for City		\$ 37,360.00			
Storm Sewer Cost for Project		\$ 113,773.80			
Engineering Cost for Project		\$ 131,981.92			
City Contract Cost for Project		\$ 4,768.00			
City Sidewalk Cost		\$ 31,805.74			
Total Remaining Street Cost for Project		\$ 97,100.29			
Total Street Cost		\$ 666,937.31			
Total Street Cost for E. 4th Street		\$ 403,099.30			\$ 152.57
Total Street Cost for Mando Drive		\$ 93,041.39			\$ 130.68
Total Street Cost for Tomar Drive		\$ 101,630.88			\$ 160.81
Total Cost for Street Lights - Windom Ridge, Inc.		\$ 6,316.25			
Total Cost For Adjacent Properties		\$ 597,771.57			
<b>Breakout of Concrete Costs</b>					
					\$/LF
Area Concrete (SY)	Quantity (SY)	LF ROW	Conc/Conc Tot		
4th Street	4,738.11	2,642	\$ 168,487.11		\$ 63.77
Mando Drive	1,088.00	712	\$ 39,168.00		\$ 55.01
Tomar Drive	1,194.33	632	\$ 42,492.45		\$ 67.23
Total Concrete	7,020.44	3,986	\$ 250,147.57		
<b>Summary of Owners Total Cost</b>					
City of Wayne		\$ 448,497.62			
Windom Ridge, Inc.		\$ 166,347.43			
Wayne Crown II LLC		\$ 58,408.52			



# Street Improvement District No. 2017-01 (Paving Assessment Map - E. 4th St. & Tomar Dr.)

**Legend**

- City
- Wayne Crown II LLC
- Windom Ridge, Inc.



**RESOLUTION NO. 2019-17**

**RESOLUTION MAKING ASSESSMENTS IN SANITARY SEWER EXTENSION DISTRICT NO. 2017-01 (4<sup>th</sup> STREET).**

WHEREAS, Notice has been published as provided by law concerning the levy of special assessments in Sanitary Sewer Extension District No. 2017-01 in the Wayne Herald Newspaper on February 21 and 28, 2019, and a copy of said Notice has been mailed to all resident and non-resident owners of property in said District 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: \_\_\_\_\_

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 \_\_\_\_\_ percent (\_\_\_\_%) per annum from the date of this Resolution until delinquent; such assessments shall become delinquent as follows:

One-fifteenth of the total amount shall become delinquent fifty days after such levy; one-fifteenth in one year; one-fifteenth in two years; one-fifteenth in three years; one-fifteenth in four years; one-fifteenth in five years; one-fifteenth in six years; one-fifteenth in seven years; one-fifteenth in eight years; one-fifteenth in nine years; one-fifteenth in ten years; one-fifteenth in eleven years; one-fifteenth in twelve years; one-fifteenth in thirteen years; and one-fifteenth in fourteen 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 schedule be filed by the City Clerk with the City Treasurer and with the County Treasurer and the County Clerk of Wayne County, as provided by law.

PASSED AND APPROVED this 19<sup>th</sup> day of March, 2019.

THE CITY OF WAYNE, NEBRASKA,

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

ATTEST:

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

**4th Street Assessment District Summary - City of Wayne - SEWER TOTAL COST**

Land Owner Name	Legal Description	Frontage	Side of Road	Total Contract	Additional City Share												
<b>4th Street</b>																	
Windom Ridge, Inc.	Lot 12, Benscoter Addition Planned Unit Development Replat 3	85	North	\$ 7,559.05													
Windom Ridge, Inc.	Lot 11, Benscoter Addition Planned Unit Development Replat 3	85	North	\$ 7,559.05													
Windom Ridge, Inc.	Lot 10, Benscoter Addition Planned Unit Development Replat 3	85	North	\$ 7,559.05													
Windom Ridge, Inc.	Lot 9, Benscoter Addition Planned Unit Development Replat 3	101	North	\$ 8,981.93													
City of Wayne	City Park (Rugby Field)	356	North	\$ 31,659.08													
<b>Mando Drive</b>																	
Wayne Crown II LLC	Lot 7, Benscoter Addition Planned Unit Development Replat 3	85	North	\$ 7,559.05													
Wayne Crown II LLC	Lot 8, Benscoter Addition Planned Unit Development Replat 3	170	South	\$ 15,118.10													
<b>Jaxon Street</b>																	
Wayne Crown II LLC	Lot 1, Benscoter Addition Planned Unit Development Replat 3	97	West	\$ 8,626.21													
Wayne Crown II LLC	Lot 2, Benscoter Addition Planned Unit Development Replat 3	97	West	\$ 8,626.21													
Wayne Crown II LLC	Lot 3, Benscoter Addition Planned Unit Development Replat 3	97	East	\$ 8,626.21													
<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total Frontage Length</td> <td align="right">1,258 LF</td> </tr> <tr> <td style="text-align: right;">Total Contract Construction Cost For Sewer</td> <td align="right">\$ 88,830.70</td> </tr> <tr> <td style="text-align: right;">Total Contract Engineering Cost for Sewer</td> <td align="right">\$ 22,239.81</td> </tr> <tr> <td style="text-align: right;">Total Contract City Cost for Sewer</td> <td align="right">\$ 803.44</td> </tr> <tr> <td style="text-align: right;">Total Cost of Sewer for Project</td> <td align="right">\$ 111,873.95</td> </tr> <tr> <td style="text-align: right;">Total Cost per Foot For Sewer</td> <td align="right">\$ 88.93</td> </tr> </table>						Total Frontage Length	1,258 LF	Total Contract Construction Cost For Sewer	\$ 88,830.70	Total Contract Engineering Cost for Sewer	\$ 22,239.81	Total Contract City Cost for Sewer	\$ 803.44	Total Cost of Sewer for Project	\$ 111,873.95	Total Cost per Foot For Sewer	\$ 88.93
Total Frontage Length	1,258 LF																
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Total Contract City Cost for Sewer	\$ 803.44																
Total Cost of Sewer for Project	\$ 111,873.95																
Total Cost per Foot For Sewer	\$ 88.93																
<b>Summary of Owners Total Cost</b>																	
		City of Wayne	31,659.08														
		Windom Ridge, Inc.	31,659.08														
		Wayne Crown II LLC	48,555.78														



**Legend**

- City
- Wayne Crown II LLC
- Windom Ridge, Inc.

**Sanitary Sewer Extension District No. 2017-01  
(Sewer Assessment Map - E. 4th St. & Tomar Dr.)**



**RESOLUTION NO. 2019-19**

**A RESOLUTION AUTHORIZING THE SALE OF OUTLOTS E AND F OF THE AMENDED PLAT OF WESTERN RIDGE II ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, TO THE WAYNE COMMUNITY REDEVELOPMENT AUTHORITY.**

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

Outlets E and F of the Amended Plat of Western Ridge II Addition to the City of Wayne, Wayne County, Nebraska; and

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

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

Outlets E and F of the Amended Plat of Western Ridge II Addition to the City of Wayne, Wayne County, Nebraska,

to the Wayne Community Redevelopment Authority for the sum of \$1.00 and other valuable consideration.

PASSED AND APPROVED this 19<sup>th</sup> day of March, 2019.

THE CITY OF WAYNE, NEBRASKA

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

ATTEST:

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



1012

1010

1008

1006

1002

Out Lot F

Out Lot F

LaPorte Street

Bressler Court

910

909

910

903

903

907

908

907

701

906

905

906

905

902

904

903

904

Savidge Court

900

902

901

902

Nelhardt Avenue

809

903

808

810

809

808

**ORDINANCE NO. 2019-4**

**AN ORDINANCE DIRECTING THE SALE OF OUTLOTS E AND F OF THE AMENDED PLAT OF WESTERN RIDGE II ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, TO THE WAYNE COMMUNITY REDEVELOPMENT AUTHORITY.**

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

Section 1. The Mayor and City Council are directed to convey by Quitclaim Deed to the Wayne Community Redevelopment Authority a tract of land legally described as:

Outlots E and F of the Amended Plat of Western Ridge II Addition to the City of Wayne, Wayne County, Nebraska,

for the sum of \$1.00 and other valuable consideration.

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

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

PASSED AND APPROVED this 19<sup>th</sup> day of day of March, 2019.

THE CITY OF WAYNE, NEBRASKA

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

ATTEST:

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

**RESOLUTION NO. 2019-20**

**A RESOLUTION REAFFIRMING THE PROJECT ENGINEER AND APPROVING THE PLANS, SPECIFICATIONS AND ESTIMATE OF COST FOR THE “2019 NEBRASKA STREET IMPROVEMENTS, 2<sup>ND</sup> TO 7<sup>TH</sup> STREET PROJECT” – CDBG NO. 16-CD-208, AND AUTHORIZING THE CITY CLERK TO ADVERTISE FOR BIDS.**

BE IT RESOLVED by the Mayor and Council of the City of Wayne, Nebraska, that the hiring of JEO Consulting Group, Inc., as engineers for the “2019 Nebraska Street Improvements, 2<sup>nd</sup> to 7<sup>th</sup> Street Project” – CDBG No. 16-CD-208, is hereby reaffirmed, and that the plans, specifications and estimate of cost of \$1,190,430 for Group A and Group C and Professional Services of \$149,080, for an estimated total project cost of \$1,339,510 for Group A and Group C, as prepared by the City’s engineer and filed in the office of the City Clerk for the said project, are hereby approved, and the City Clerk is directed to advertise for bids in the form of the notice prepared by the City’s Engineer.

PASSED AND APPROVED this 19<sup>th</sup> day of March, 2019.

THE CITY OF WAYNE, NEBRASKA

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

ATTEST:

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



March 14, 2019

City of Wayne  
Attn: Wes Blecke  
306 Pearl Street  
Wayne, NE 68787

RE: Final Plans, Specifications, & Estimate  
Wayne 2019 Nebraska Street Improvements  
City No. M-617(117), CDBG No. 16-CD-208  
JEO Project No. 180975

Dear Wes and City Council:

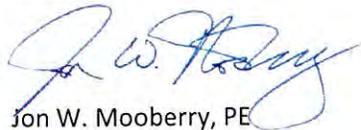
Enclosed with this letter sent via email are the final plans, specifications, and opinion of probable cost for your review. The plans and specifications will be signed following Council's approval to advertise for letting. If any changes to plans and specifications are needed, let us know and we'll address them. If acceptable, please forward on for approval by Council. Below is an outline of relevant project information for review:

- ❖ Engineer's Opinion of Probable Cost
  - Total Opinion of Construction Cost = \$1,190,430 for Group A and Group C
    - Note, we will be bidding a separate Group B allowing construction to take place in 2020. Group A is for construction to be substantially completed in 2019. Group B contains same bid items and quantities as Group A. Group C is for cold milling of asphalt to be salvaged to the City. Group C will be considered for awarding with either Group A or Group B.
    - The above estimated construction costs contain an industry standard 5% contingency for estimating final opinions of cost. Note, the Opinion of Probable Construction Cost provided on the invitation to bidders does not include this contingency or costs for Group C and is reported as \$1,110,00 for Group A only.
  - Total Opinion of Professional Services = \$149,080
  - Total Opinion of Project Cost = \$1,339,510 for Group A and Group C
- ❖ Project Schedule
  - Advertisement/Publication Dates – March 21, March 28, and April 4
  - Bid Opening – April 9, 2019, at 10:30 am
  - Notice of Award – April 16, 2019 (Regular Council Meeting)
  - Earliest Tentative Start of Construction – June 1, 2019
  - Group A Completion Dates:
    - Substantial Completion – November 15, 2019
    - Final Completion – May 15, 2020
  - Group B Completion Dates:
    - Substantial Completion – September 1, 2019 (150 Calendar Days)
    - Final Completion – October 1, 2020

Following your review, hard copies of these documents will be mailed to you for your use during the project letting phase. I would like to thank the City of Wayne for the continued opportunity to work with you.

Please feel free to call with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon W. Mooberry". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jon W. Mooberry, PE  
Project Manager

Enclosures (Via Email); Final Plans, Specifications, and Opinion of Probable Cost  
Cc (Via Email); Jan Merrill, Joel Hansen

ENGINEER'S FINAL OPINION OF PROBABLE COST

Project Name: Nebraska Street Improvements, 2nd St. to 7th St.

Project Location: Wayne, NE

Date Prepared:

March 14, 2019



ESTIMATE OF QUANTITIES

Item #	Description	Unit	Quantity	Unit Price	Total
<b>Group A - Paving &amp; Storm Sewer Improvements</b>					
1.	Mobilization	LS	1	\$80,300.00	\$80,300
2.	Temporary Traffic Control Measures	LS	1	\$10,100.00	\$10,100
3.	Clearing and Grubbing	LS	1	\$6,000.00	\$6,000
4.	Excavation, Established Quantity	CY	1,060	\$8.00	\$8,480
5.	Remove Pavement	SY	6,957	\$8.00	\$55,656
6.	Remove Concrete Sidewalk	SF	3,946	\$2.00	\$7,892
7.	Subgrade Stabilization	SY	6,504	\$11.00	\$71,544
8.	8" Concrete Pavement	SY	6,504	\$46.00	\$299,184
9.	6" Concrete Driveway	SY	768	\$42.00	\$32,256
10.	5" Concrete Sidewalk	SF	4,229	\$5.00	\$21,145
11.	Detectable Warning Panels	SF	256	\$30.00	\$7,680
12.	Crushed Rock Surface Course	TONS	21	\$45.00	\$945
13.	Modular Block Retaining Wall	SF	120	\$45.00	\$5,400
14.	Remove Storm Sewer Pipe	LF	2,504	\$16.00	\$40,064
15.	Remove Storm Sewer Structure (< 6' deep)	EA	19	\$750.00	\$14,250
16.	Remove Storm Sewer Structure (> 6' deep)	EA	5	\$1,250.00	\$6,250
17.	Storm Sewer Manhole, 72"x54"	EA	1	\$8,000.00	\$8,000
18.	Storm Sewer Manhole, 72"x42"	EA	1	\$6,000.00	\$6,000
19.	Storm Sewer Manhole, 72"x36"	EA	1	\$5,000.00	\$5,000
20.	Storm Sewer Manhole, 60"x36"	EA	5	\$4,500.00	\$22,500
21.	Storm Sewer Manhole, 54"x36"	EA	1	\$4,250.00	\$4,250
22.	Storm Sewer Manhole, 42"x36"	EA	1	\$4,000.00	\$4,000
23.	Drop Curb Inlet w/ Grate	EA	1	\$4,500.00	\$4,500
24.	Steel Curb Inlet w/ Grate	EA	1	\$4,500.00	\$4,500
25.	Curb Inlet (y=8')	EA	19	\$4,250.00	\$80,750
26.	48" RCP, Class III	LF	386	\$140.00	\$54,040
27.	42" RCP, Class III	LF	653	\$130.00	\$84,890
28.	36" RCP, Class III	LF	517	\$110.00	\$56,870
29.	30" RCP, Class III	LF	55	\$85.00	\$4,675
30.	24" RCP, Class III	LF	204	\$65.00	\$13,260
31.	18" RCP, Class III	LF	180	\$50.00	\$9,000
32.	15" RCP, Class III	LF	284	\$45.00	\$12,780
33.	Concrete Collar, 48"	EA	1	\$900.00	\$900
34.	Concrete Collar, 30"	EA	1	\$800.00	\$800
35.	Concrete Collar, 24"	EA	1	\$700.00	\$700
36.	Concrete Collar, 15"	EA	1	\$500.00	\$500
37.	Storm Sewer Tap, 15"	EA	1	\$650.00	\$650
38.	Remove Water Main	LF	175	\$18.00	\$3,150
39.	6" PVC Water Main, DR 18	LF	45	\$50.00	\$2,250
40.	Water Main Loop, 6"	LF	40	\$140.00	\$5,600
41.	Water Main Loop, 8"	LF	90	\$150.00	\$13,500
42.	1" PE Water Service (SDR 11)	LF	251	\$20.00	\$5,020
43.	6" x 1" Saddle	EA	1	\$225.00	\$225
44.	1" Curb Stop and Box	EA	1	\$500.00	\$500
45.	Water Service Loop, 1"	LF	220	\$35.00	\$7,700
46.	4" Insulation of Water Main	EA	2	\$500.00	\$1,000
47.	6" Gate Valve and Box, MJ	EA	1	\$1,750.00	\$1,750
48.	Adjust Manhole to Grade	EA	5	\$800.00	\$4,000
49.	Adjust Valve Box to Grade	EA	8	\$300.00	\$2,400
50.	Adjust Curb Stop to Grade	EA	1	\$200.00	\$200
51.	Curb Inlet Sediment Filter	EA	21	\$150.00	\$3,150
52.	Seeding, Fertilizer	SY	3,850	\$1.00	\$3,850
53.	Erosion Control Mat, Class 1D	SY	3,850	\$2.00	\$7,700

		Construction Subtotal	Group A		\$1,107,710
		Contingency	5%		\$55,390
		<b>Total Opinion of Construction Cost - Group A</b>			<b>\$1,163,100</b>
<b>GROUP C - COLD MILLING SALVAGE TO OWNER</b>					
1.	Cold Milling Salvage To Owner	SY	6,504	\$4.00	\$26,016
		Construction Subtotal	Group C		\$26,020
		Contingency	5%		\$1,310
		<b>Total Opinion of Construction Cost - Group C</b>			<b>\$27,330</b>
		Construction Subtotal - All Groups			\$1,133,730
		Contingency			\$56,700
		<b>Total Opinion of Construction Cost - All Groups</b>			<b>\$1,190,430</b>
<b>PROFESSIONAL SERVICES</b>					
1.	Design & Construction Services Estimate				\$126,930
2.	Overhead (Legal, Fiscal, Etc.)			2%	\$22,150
		Subtotal			\$149,080
		<b>Total Opinion of Project Cost</b>			<b>\$1,339,510</b>

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.