

MINUTES
CITY COUNCIL MEETING
June 29, 2021

The Wayne City Council met in special session at the Wayne Fire Hall on Tuesday, June 29, 2021, at 5:30 o'clock P.M.

Mayor Cale Giese called the meeting to order with the following in attendance: Councilmembers Dwaine Spieker, Terri Buck, Yasuko Taoka, Chris Woehler, Jason Karsky, Matt Eischeid and Jill Brodersen; Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Councilmember Nick Muir.

Notice of the convening meeting was given in advance by posting in three places on June 24, 2021, 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 southwest wall of the Wayne Fire Hall, as well as on the City of Wayne website at cityofwayne.org/8/Government, 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.

The Council then discussed the following retreat items:

➤ **Water Update**

As of this writing, the City has failed another set of samples on the new main. Roger Protzman is reaching out to other engineers and the State to get advice on the sample failings. City Administrator Blecke and Water/Wastewater Superintendent Casey Junck updated the Council on what has been happening to date.

A memo was distributed from Roger Protzman, Engineer with JEO Consulting Group, Inc. The memo outlined the next steps they would like to work through:

- Disassemble the vent piping and observe valve operation (within 2 weeks);
- Disassemble two valves and inspect for contamination (within 2 weeks);
- Install just air releases in the first 1 to 2 miles and see if this resolves the problem (might take more time);

- Consult with HHS to see if they would send an engineer onsite to see if they observe anything unusual (he has been in contact with them); and
- Contact another consulting firm (HDR, Omaha, NE) to potentially review the project at Administrator Blecke’s request. (Council consensus was that the City should not be responsible for this charge.)

The warranty period is up at the end of August. Councilmember Woehler is concerned about the design of the project and the amount of time City staff is having to spend on this matter.

➤ **Discussion on Historic Buildings**

Representatives from the First Baptist Church were present to discuss the plans for church which is located at the corner of 4th Street and Main Street. Robert Dyer stated the building is in need of substantial improvements. They have found a new location on E. 10th Street. They are researching and trying to figure out what to do with the old building (e.g. demolish, rebuild, sell, etc.). They are having an auction on August 5th. They are in need of handicapped accessibility, which this facility does not have. The church is 112 years old. A suggestion was to list this property for sale to see if there is any interest in it, and take all reasonable efforts to sell the same.

Should the City play a role in historic preservation? Administrator Blecke stated the role we play is to facilitate or have economic development facilitate the process to go through the incentives for certain things and come forward with LB840, etc.

➤ **Videotaping Council Meetings**

Currently, the plan is to keep the regular meetings on Zoom, but not allow the public to talk via Zoom. This will be like a C-Span channel. You can tune in and watch, but to participate, you must show up in person at the meeting. It was noted that the Emergency Declaration ends June 30th.

Investing in better equipment was suggested/recommended.

➤ **Juneteenth Holiday**

Juneteenth (June 19) was declared a national holiday on June 16, 2021, and one day later a State holiday. Council consensus was to treat this as a “holiday” and close. This matter will be brought forward for Council consideration to amend the personnel manual at a future meeting.

➤ **Food Trucks**

Council reviewed several ordinances from other communities. An ordinance could be drafted to exempt Chicken Show, Bressler Fest, etc. The purpose for drafting an ordinance is: so that we know food truck are located in town and that everyone knows the rules.

➤ **Sidewalk Improvement Districts**
Sidewalk on the north side of 7th Street to Bomgaars

Sidewalk improvement districts allow the City to improve dilapidated sidewalks as well as add sidewalks where there are not any. Joel Hansen, Street & Planning Director, provided some past history on “Sidewalk Improvement Districts.” In the past, the City had a cost-share program of 50% of replacement costs to sidewalks, and the same could be assessed over a 7-year period. The Council, back in 2002, approved a 5-year moratorium on sidewalk improvement districts and to put

the money normally spent on those projects towards funding the trail program. The districts were usually done annually by quadrant.

Staff is taking into consideration having connectivity to the trail system. One of the areas looked at was the northwest quadrant (Westwood Addition).

Gap paving was also discussed.

Installing sidewalk on 7th Street from the cemetery to Bomgaars was discussed. After discussion, staff was directed to come up with an estimate (ballpark figure) to extend that sidewalk. A question arose as to why those businesses did not have sidewalks in their plans when those buildings were built.

➤ **4th Street Development**

With this area now being rezoned for residential development, staff was seeking direction from Council on what they would like to do next. Staff outlined that:

1. The City can continue to operate the property “as is” (the rezoning doesn’t force the City to do anything);
2. The City can wait until more is known about the lagoon developments and how best to tie this property into it; or
3. The City can solicit proposals from developers now or in the future to sell and develop the land.

Even if No. 3 is chosen, the City would not have to accept any proposals. No matter what the Council decides to do with this property, staff advises that no physical development take place until June 2022 or after, as there is a national high school rugby tournament planned for May 2022. If Council wants to solicit proposals, Council should have some type of discussion if it wants to consider certain development over others (i.e. all multifamily units, only single-family units, or a combination thereof). It was noted that there has been some interest expressed in this property.

After some discussion, consensus was that this should wait until decisions are made on what the lagoon layout is going to be.

➤ **Update on Civic and Community Center Financing Fund (CCCFF) Planning Grant.**

In 2019, the City applied for and received a planning grant from the CCCFF. The City chose to use Carlson West Povondra Architects to complete the plan. The architect has met with City staff as well as Wayne Community Schools a few times to see how updates and an addition could better serve the public. Current budget numbers for updates and an addition is about \$4.5 million (pre-COVID).

The planning grant was funded. The hope was to apply for funding in the spring of 2021. There were no applications because that money was all derived from Pinnacle Bank, CHI, and the Baxter and Ralston Arenas. Administrator Blecke did not know if anything would be open in the spring of 2022, but Jan Merrill with the Northeast Nebraska Economic Development District said we need to get the application done to be able to apply for funding. The intent is to have this done this fall. At some point, the Council will have to review and make a final decision on what they want to do. Preliminary plans of several proposed additions, including a walking track, gym and indoor pool

were reviewed. Partners could include, Wayne Community Schools, Wayne State College and Providence Medical Center.

Administrator Blecke noted that the LB840 sales tax will be up in 2024. We will meet the \$3.2 million threshold well before that. Whatever sales tax comes in after that point will go into the General Fund.

➤ **Disputes on Water/Sewer Bills**

Summaries of the past four disputes were presented to Council for their review.

➤ **Lagoon Redevelopment Survey Updates/Recreational Development**

- **Additional Recreation Fields**
- **Fitness Court Presentation**

The lagoon redevelopment survey results were discussed. Recreation fields, pond/lake, campsites were probably the most common survey wants. Consensus of Council was to accelerate the lagoon project.

In regard to the fitness court presentation brought forward by Councilmember Spieker from a recent visit to UNL, staff was to contact the District to see if this could be incorporated into the grant for the old pool bathhouse project/renovation. Right now, the estimate on the old pool bathhouse project is \$230,000. The minimum grant is \$250,000, with a maximum of \$400,000, and you have to match with 30%. So, we have to have a \$350,000 project for this area. If the fitness court could be incorporated therein, that would meet the minimum requirement.

➤ **Alley Parking/New Construction/Owner Responsibility/Runoff**

Councilmember Buck had concerns from property owners regarding runoff in the alley — 8th street between Nebraska and Windom. Mr. Hansen advised that property owners can petition to get gravel/rock for the alleys. The City then provides the gravel/rock and then bills those that sign the petition an equal share for one-half the cost or one dump truck load.

➤ **Update on Community Redevelopment Authority**

Councilmember Brodersen (Chair of the CRA) stated that the CRA now owns 717 Main Street. The intent is to demolish the same. The CRA has talked about coming to the City for funding for different things. The CRA currently owes the City \$300,000. If the CRA is going to continue to undertake those types of purchases or try to obtain some of those properties, they are likely going to need more funding at some point. They can levy a property tax, but they have to come through the City to get that. However, you (the City) cannot go over the \$.45 levy limit.

There being no further business to come before the meeting, Mayor Giese declared the meeting adjourned at 9:00 p.m.