

AGENDA
CITY COUNCIL MINI - RETREAT
WAYNE FIRE HALL
August 31, 2021

5:30 p.m. Call the Meeting to Order

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located in the southwest corner of the Fire Hall.

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.

1. Public Hearing: 2021-2022 Budget (Advertised Time: 5:30 p.m.)
2. Update/Discussion/Possible Action on the following Retreat Topics:
 - Buildings/Facilities
 - a) Street/Parks & Recreation
 - b) Community Activity Center
 - c) Library/Senior Center
 - d) City Hall
 - e) Local Option Sales Tax
3. Adjourn

Street Shop Addition/Parks and Recreation Building

Joel has expressed a desire for additional room at the street shop. The current street shop is not only home to the Street Department equipment, but it also houses City transit vehicles and most Parks and Recreation vehicles and equipment. Equipment is always getting bigger. As the City grows, it also adds more paved streets, more trails to maintain (toolcat, mowers, etc.), more/bigger City Transit vehicles, more green space, etc. The need for storage increases as we get additional equipment. There is a possibility for an addition to the current street shop to the south. This would add 3 bays and take us to our lot line. Initial estimates are in the \$200k-\$250k range. An alternative to adding on is to find other spaces for the City transit and/or the Parks and Recreation Departments. With the old lagoon developing, that might be good space and timing for a separate Parks and Recreation Department facility. Another option is to find different storage for City transit vehicles. However, this might not solve long-term space issues at the street shop if only those vehicles are removed.

Community Activity Center (addition/updates)

The City received a planning grant from the Civic and Community Center Financing Fund (CCCCFF) to determine the possibilities of renovating the existing CAC (offices/weight room/cardio room/entry way) and adding on another gymnasium, with elevated walking track over the new gym, flex space, storage and restrooms. The City has also had some preliminary discussions with the school and hospital of how this project could impact their operations in the future. Both entities appear very interested to continue the conversation and planning. Besides deciding whether to incorporate the school and hospital into this project, the next big decision the Council must make is if the project moves forward, what funding options is it going to pursue (CCCCFF full application, sales tax, community contributions, etc.)? The preliminary cost estimate of this project is about \$4.5 million (and that does not include a new roof over the existing gym space). If the City plans to apply for the implementation grant this winter, the sales tax issue will have to be determined soon.

Library Addition

The Library is also struggling with limited space, mostly with onsite storage. Their current storage area (which is also used for checkout materials) is full, to say the least. Heather's proposal is to add the same space that the Senior Center did with its freezer room. This would be about a 12'x12' area at the northwest corner of the building. When the Senior Center had their addition constructed, the cost was about \$50,000. There was a little more work to do with electrical and plumbing, but with costs higher today, I would assume a Library storage area would be just as much or a little more.

City Hall

The topic of doing something different with City Hall has been ongoing for many years with budget authority being given yearly to make updates/set aside for a new/renovated building someday. While Council has given staff the go ahead to make improvements to office/common space, staff hesitates to invest this money as it sees more and more updates needing to be done in the next few years, and... does a larger renovation project make more sense financially in the long term? The options Council and staff have discussed for years include:

1. Stay at current location and make incremental improvements (much like was done with the Clerk/Finance offices a few years ago). However, this does nothing for additional/more usable space building-wide, and does not change accessibility to the Council Chambers for the public.
2. Stay at the current location, make incremental improvements, and add space for a new Council Chambers to the south of the building.
3. Find a temporary home...and renovate the existing building. This could include adding space to the south as well.
4. Find a temporary home...demolish current building and rebuild on the same site with a multi-floor or single-floor plan (a single-story would likely reconfigure the parking lot and the police garage).
5. Business as usual at current location while a new City Hall is built. This could be on land the City currently owns or on property the City would have to acquire.

***The communication equipment complicates things as it would likely be very expensive to move.

Local Option Sales Tax (LOST)

The City of Wayne currently has a 1.5% City sales tax. The breakdown is below:

1% City Sales Tax - passed in 2008 and began in 2009; sunsets in June 2024

*40% of this 1% goes to LB840. LB840 has a maximum amount of \$3.2M. After the \$3.2M is collected, the remaining amount until sunset can be spent on anything the City wants. It is estimated the LB840 fund will reach \$3.2M in late FY 21-22/early FY22-23.

*60% of this 1% goes towards capital projects. This continues until the June 2024 sunset date.

*0.5% City Sales Tax Pool Bond - passed in 2014 and sunsets when the bond is paid off. The City just refinanced this bond which is amortized to be paid off in September 2028. With projected sales tax figures, it is estimated this will be paid off in Feb/March 2025.

Future: Staff has been discussing options with the City's fiscal agent to determine how to continue all taxes and possibly add an additional .25% or .5%. Our fiscal agent has indicated it is possible to go to the voters as soon as May 2022 to pass the entire tax rate, even though projects would likely be sunsetting at different times. Council will need to determine what ballot language (rates and projects) it would like staff to take to our fiscal agent and ultimately the County Clerk. We can discuss more about timing, rates, and projects.