

**MINUTES**  
**CITY COUNCIL MEETING**  
**August 31, 2021**

The Wayne City Council met in special session at the Wayne Fire Hall on Tuesday, August 31, 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, Nick Muir, Yasuko Taoka, Chris Woehler, Jason Karsky, Matt Eischeid and Jill Brodersen; Attorney Amy Miller (via zoom); City Administrator Wes Blecke; and City Clerk Betty McGuire.

Notice of the convening meeting was given in advance by posting in three places on August 27, 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 northwest wall of the Wayne Fire Hall, as well as on the City of Wayne website 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.

Mayor Giese declared the time was at hand for the public hearing on the proposed FY 2021-2022 budget.

Finance Director Beth Porter stated these numbers are based on the final numbers set at the budget work session. In addition, she stated because of the passage of LB148, the following changes are being made this year:

- The budget hearing must be held separately from regularly scheduled meetings and cannot be limited by time;
- At least 3 copies of the proposed budget must be available to the public;
- A presentation must be given outlining the key provisions of the proposed budget, including a comparison with the prior year's budget;

- Any member of the public desiring to speak must be allowed to address the governing body and given a reasonable amount of time to do so; and
- The methods and dates of meeting notices must be recorded in the meeting minutes.

The total of the FY 2021-2022 budget is \$38,014,955. The property tax proposal for the General Fund operation is \$983,869.00, which compares to the 2020 tax asking of \$925,180.00. Pursuant to State Law, the maximum levy for a municipality is \$0.45 per \$100 of property valuation. When combined with the debt service asking, the combined amount for the proposed budget year is \$1,086,369.00 or \$.413148 per \$100 of property valuation, which is slightly higher than last year - \$.412303. The valuation in the community, as reported by the County Assessor for 2021 is \$262,949,177, which is up \$13,695,415 from last year.

The 2021 operating budget is \$36,174,658; the 2020 operating budget was \$33,804,243. The combined levy from 2020 to 2021 stayed the same — \$.4490043.

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

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

The Council then discussed the following retreat items, keeping the discussion to the “wants and needs, both long-term and short-term” for the following city buildings/facilities:

### **Street/Parks & Recreation**

There is \$225,000 in the budget for an addition to the street shop. Currently, parks and rec, as well as city transit vehicles, are located/housed in the street shop. Since parks and rec is now separated, at least administratively from the street department, would it make more sense for that department to have its own designated building?

Discussion took place on putting up another building for the parks and rec department, as well as putting up a three-part (stall) storage shed at the summer sports complex to house the pitching machine, equipment, etc.

After discussion, the consensus seemed to be to proceed with building the storage shed at the summer sports complex and not wait for the floodplain information.

In addition, the consensus seemed to be to forego the street shop addition and look into getting the parks and rec department out of the street shop. Different locations were discussed (e.g. Lage property, property where the new Water/Wastewater Treatment building is located, lagoon).

Public transit was also discussed since their 4 vehicles are housed in the street shop. Questions posed were should public transit be run out of the Senior Center, should it be on their own, or does it make more sense for it to be run out of another department (e.g. the CAC). It makes sense to have the vehicles stored where

they are being dispatched from. Staff was directed to look into whether or not grants can be applied for to purchase property or build a building to house the public transit vehicles.

**Library:**

The Library is in need of more storage. In the budget, there is about \$55,000 for improvements. What has been talked about is an addition similar to what was added on to at the Senior Center. This would be at the northwest corner of the Library. Grant funds are available for a project like this. Staff would get an estimate for the addition to submit on the grant application.

**Community Activity Center:**

The City received a planning grant from the Civic and Community Center Financing Fund (CCCFF) 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 (CCCFF 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.

Ideas have been thrown out if you could wave a magic wand what would you do? Do we go huge with the idea of relocating the library/senior center, for example at the CAC? That then brought in the discussion about City Hall. Would you relocate City Hall to the current/library senior center?

Consensus was to proceed with the grant application.

The proposed renovations to the Wayne High School were reviewed. After some discussion, staff was directed to set up a joint meeting with the School Board and the City for a planning session.

**Local Option Sales Tax:**

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.

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 sun setting 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. Discussion regarding timing, rates, and projects and be discussed in more detail at the next retreat.

After some discussion, the consensus was to move forward with setting up a timeline for getting the 2% sales tax question on the ballot for the primary election in May, 2022.

### **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 the 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 the 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.

Mayor Giese stated what he would like to see is City Hall go to the Library/Senior Center, the Library/Senior Center go to the Community Activity Center, and then try to get the County to go with us on a large police law enforcement center.

Councilmember Eischeid stated whatever is done, he likes the idea of having City Hall on one floor that is easily accessible to the public. The facility we have now is not.

It was noted the front steps of City Hall need to be repaired. Administrator Blecke was directed to get a couple of bids to repair the same.

Staff was directed to reach out to other towns to see who or how many, if any, have built new city halls within the past few years.

This topic was also one that staff was directed to put on the next Retreat Agenda.

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