

**MINUTES**  
**CITY COUNCIL MEETING**  
**February 15, 2022**

The Wayne City Council met in regular session at City Hall on February 15, 2022, 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 Brendon Pick, Terri Buck, Nick Muir, Dallas Dorey, Chris Woehler, Jason Karsky and Jill Brodersen; Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Councilmember Matt Eischeid.

Notice of the convening meeting was given in advance thereof by publication in the Wayne Herald, Wayne, Nebraska, the designated method of giving notice, as shown by Affidavit of Publication. In addition, notice was given to the Mayor and all members of the City Council, and a copy of their acknowledgement of receipt of notice and agenda is on file with the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. 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 Council Chambers, 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.

Councilmember Karsky made a motion, which was seconded by Councilmember Woehler, to approve the minutes of the meeting of February 1, 2022, and to waive the reading thereof. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Eischeid who was absent, the Mayor declared the motion carried and the Minutes approved.

The following claims were presented to Council for their approval:

**VARIOUS FUNDS:** ACE HARDWARE & HOME, SU, 590.85; AMGL, SE, 30050.00; APPEARA, SE, 108.82; APPEARA, SE, 59.57; BORDER STATES INDUSTRIES, SU, 14883.77; BROWN, SANDY, RE, 106.84; CARHART KITCHEN & BATH, SU, 2730.00; CITY EMPLOYEE, RE, 62.40; CITY

EMPLOYEE, RE, 2837.02; CITY EMPLOYEE, FE, 75.00; CITY OF WAYNE, RE, 635.21; CITY OF WAYNE, RE, 2837.02; COPY WRITE PUBLISHING, SE, 136.11; DAVE'S DRY CLEANING, SE, 54.00; DEARBORN LIFE INSURANCE COMPANY, SE, 2836.90; FLOOR MAINTENANCE, SU, 242.20; GALE/CENGAGE LEARNING, SU, 74.07; GLOBAL PAYMENTS INTEGRATED, FE, 337.92; GROSSENBURG IMPLEMENT, SE, 1395.00; HATTIG CONSTRUCTION, SE, 255.00; HEIKES AUTOMOTIVE, SE, 3655.96; HILAND DAIRY, SE, 110.23; HILAND DAIRY, SE, 142.25; HYDRO OPTIMIZATION, SU, 788.70; ICC, FE, 145.00; INGRAM LIBRARY SERVICES, SU, 704.22; JOHN'S WELDING AND TOOL, SU, 2280.96; JOHNSON'S PLUMBING & HEATING, SE, 752.00; KORN, RICHARD, RE, 866.94; L & L THOMPSON CONSTRUCTION, SE, 500.00; L.G. EVERIST, SU, 491.08; LEY, MATT, SE, 25.00; LIBERAL GASKET, SU, 63.97; LINDNER, DAVID, RE, 500.00; LOFFLER, SE, 271.89; LUEDERS, RYAN, RE, 500.00; LUTT OIL, SU, 4844.70; LYNN PEAVEY, SU, 51.60; MARCO TECHNOLOGIES, SE, 542.64; MATHESON-LINWELD, SU, 35.06; MERCHANT SERVICES, SE, 36.46; MERCHANT SERVICES, SE, 3447.11; MERCHANT SERVICES, SE, 1102.74; MIDWEST ALARM SERVICES, SE, 777.62; MIDWEST LABORATORIES, SE, 26.00; MUNICIPAL SUPPLY, SU, 3586.42; NAVIGATOR CO2 VENTURES, RE, 200.00; NE STATE FIRE MARSHAL, SE, 120.00; NPPD, SE, 7526.00; NEXIC, SE, -910.00; NORTHEAST POWER, SE, 6978.00; ONE CALL CONCEPTS, SE, 27.58; O'REILLY AUTOMOTIVE STORES, SU, 35.14; OVERDRIVE, SU, 676.47; PAC N SAVE, SU, 892.54; PATEFIELD, DAVID, SE, 100.00; QHA CLEANING, SE, 1618.95; QUALITY FOOD CENTER, SU, 34.89; SCHMITZ, CINDY, SE, 45.00; STAPLES, SU, 81.13; STATE NEBRASKA BANK & TRUST, SE, 60.16; SVEHLA, SED, SE, 40.00; US FOODSERVICE, SU, 1683.87; VAKOC, SU, 363.80; VERIZON, SE, 544.52; WAYNE AUTO PARTS, SU, 841.66; WAYNE COUNTY CLERK, SE, 64.00; WAYNE HERALD, SE, 994.72; WAYNE HERALD, SE, 92.50; WAPA, SE, 20458.24; AMERITAS, SE, 179.73; AMERITAS, SE, 94.18; AMERITAS, SE, 72.00; AMERITAS, SE, 2845.58; ARNIE'S FORD, SU, 32261.00; CASTANEDA, GEORGINA, SE, 25.00; CITY EMPLOYEE, RE, 14.50; CITY OF WAYNE, PY, 89998.27; DAS STATE ACCTG-CENTRAL FINANCE, SE, 67.79; ECHO GROUP, SU, 864.16; FLOOR MAINTENANCE, SU, 1024.87; GRAINLAND ESTATES, RE, 4980.33; ICMA, SE, 1561.62; ICMA, SE, 387.10; ICMA, SE, 35.42; ICMA, SE, 8550.05; ICMA, SE, 128.40; ICMA, SE, 65.00; ICMA, SE, 115.88; ICMA, SE, 149.64; ICMA, SE, 387.46; ICMA, SE, 163.92; INTERSTATE BATTERY, SU, 126.95; IRS, TX, 15258.30; IRS, TX, 11075.72; IRS, TX, 3568.46; J. F. AHERN CO, SE, 330.00; KELLY SUPPLY COMPANY, SU, 526.25; NE DEPT OF REVENUE, TX, 4908.62; NE RURAL WATER, FE, 1185.00; OLSSON ASSOCIATES, SE, 9500.00; O'REILLY AUTOMOTIVE STORES, SU, 152.81; PEPSI COLA OF SIOUXLAND, SU, 400.90; SEBADE HOUSING, RE, 7343.03; SEBADE HOUSING, RE, 2269.97; STAPLES, SU, 323.14; TIEDTKE CONSTRUCTION, RE, 100.00; TIEDTKE, DAN, RE, 141.00; WAYNE RENTALS, RE, 23882.88

Councilmember Brodersen made a motion, which was seconded by Councilmember Karsky, to approve the claims. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Eischeid who was absent, the Mayor declared the motion carried.

Marcy Luth of AMGL presented the FY2020-21 Audit.

Mayor Giese declared the time was at hand for the public hearing on the City-Wide Sales Tax Usage Plan (LB840 Economic Development Plan).

Administrator Blecke stated the intent is to put the LB840 plan on the ballot in May even though it expires in 2024. We are trying to get everything consolidated into the May primary. Minor adjustments

have been made to the economic development plan that has been in effect since 2009. This public hearing is a requirement to officially adopt the plan. However, even if you adopt the plan, it has to go before the voters for approval. Staff is estimating the amount to be received over the next 15 years at \$2.25 million. He noted the reason this amount is lower than the last time this was done is that we have a revolving loan fund. We will couple that \$2.25 million with about \$2 million dollars in the revolving loan fund.

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.

Councilmember Karsky introduced Resolution No. 2022-10, and moved for its approval; Councilmember Dorey seconded.

#### RESOLUTION NO. 2022-10

##### A RESOLUTION TO ADOPT AN ECONOMIC DEVELOPMENT PLAN.

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

The following Resolution would place the following sales tax questions/propositions on the ballot.

- Proposition A - 1% tax (85% of that 1% will go to "Capital Expenditures" and 15% of that 1% will go to LB 840) [this tax is currently split 60/40 for capital improvements and LB 840];
- Proposition B - LB 840 (Wayne Economic Development Program) program approval with an estimated \$2,250,000 collected for the fund over 15 years;
- Proposition C - .5% tax for Parks and Recreation purposes [this tax is currently used for swimming pool bonds and is likely to be paid off in September 2024]; and,
- Proposition D - .5% tax for "Public Infrastructure Improvements," which shall include recreational facilities (this is the additional .5% with the school to update and add on to the CAC).

Councilmember Brodersen introduced Resolution 2022-11, and moved for its approval; Councilmember Woehler seconded.

#### RESOLUTION NO. 2022-11

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WAYNE, NEBRASKA, CALLING AN ELECTION ON THE PROPOSITION OF EXTENDING THE CITY'S EXISTING ADDITIONAL SALES AND USE TAX AND INCREASING THE SALES AND USE TAX, UPON THE SAME TRANSACTIONS WITHIN THE CITY OF WAYNE ON WHICH THE STATE OF NEBRASKA IS AUTHORIZED TO IMPOSE A TAX.

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

Mayor Giese declared the time was at hand for the public hearing to consider the Planning Commission's recommendation in regard to amending the Future Land Use Map of the Comprehensive Plan for the City of Wayne.

Joel Hansen, Street & Planning Director, stated the Planning Commission met on February 7, 2022, to review the "Future Land Use Map of the Comprehensive Plan." The Planning Commission has begun the process of reviewing annually the "Future Land Use Map" and has brought forth revisions, which will place the zoning request to follow in compliance with the new "Future Land Use Map" should the changes be approved.

The Planning Commission recommended approval of the Future Land Use Map, as amended, with the "Finding of Fact" being staff's recommendation.

City Clerk McGuire had not received any comments, either verbal or in writing, for or against this public hearing.

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

Councilmember Karsky introduced Ordinance No. 2022-2, and moved for approval thereof; Councilmember Brodersen seconded.

#### ORDINANCE NO. 2022-2

#### AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR THE CITY OF WAYNE.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Eischeid who was absent, the Mayor declared the motion carried. The second reading will take place at the next meeting.

Roger Protzman, JEO Consulting Group, updated the Council on the "Water Transmission Main Project." He noted that all parties want a solution to this problem. The one option identified that has not been tried is the use of an outside third-party company that specializes in chlorinating water lines. Chlorina-

serve is a company from Texas that has completed projects around the United States including in Nebraska. They have offered to complete their process and Rutjens Construction has offered to pay for the work if the third-party is able to achieve passing results. This cost will be \$25,000. However, Rutjens has indicated that if they pay for the third-party chlorination, they want to be released of any future warranty responsibility for the project. Mr. Protzman is in the process of obtaining an agreement to be executed by the respective parties. Mr. Protzman was asked to contact Chloraserve to see if they would be willing to provide a one-year warranty. The company should be here within a month.

After discussion, Councilmember Brodersen made a motion, which was seconded by Councilmember Karsky, authorizing city staff to enter into an agreement with Rutjens to pay for the services of Chloraserve. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Eischeid who was absent, the Mayor declared the motion carried.

Mayor Giese declared the time was at hand for the public hearing to consider the Planning Commission's recommendation in regard to a request to rezone property (Block 8, Crawford & Brown's Addition and the West Half of Block 12, North Addition) from B-2 (Central Business District) to B-3 (Neighborhood Commercial District). The applicant, Sanctuary Apartments, LLC, is seeking the request to rezone the area to allow for the conversion of the former Baptist Church into residential apartments with no commercial tenants.

Joel Hansen, Street and Planning Director, advised the Council that the Planning Commission held a public hearing on February 7, 2022, regarding this rezoning request, and have recommended approval thereof, with the "Findings of Fact" being:

- Consistency with the current and future land use maps; and
- Staff's recommendation.

The Planning Commission expressed concern regarding the parking for this area. Mr. Hansen stated he explained to the Commission that the zoning change is not about parking. This project meets the parking requirements of our current zoning language, and if the Planning Commission is unhappy with the current parking requirements, we should be amending the same. This zoning change is about where you

want the north end of the downtown business district to end. Do you want it to end at the street where it currently does or do you want it to end at 4<sup>th</sup> Street?

Matt Ley was present to answer questions. He noted the plan is to sell the house adjacent to the church building.

City Clerk McGuire had not received any comments, either verbal or in writing, for or against this public hearing.

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

Councilmember Brodersen introduced Ordinance No. 2022-3 and moved for its approval; Councilmember Pick seconded.

#### ORDINANCE NO. 2022-3

AN ORDINANCE AMENDING THE ZONING MAP AND CHANGING THE ZONING OF BLOCK EIGHT (8), CRAWFORD & BROWN'S ADDITION, AND THE WEST HALF (W1/2) OF BLOCK TWELVE (12) NORTH ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, FROM B-2 CENTRAL BUSINESS DISTRICT TO B-3 NEIGHBORHOOD COMMERCIAL DISTRICT.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Eischeid who was absent, the Mayor declared the motion carried. The second reading will take place at the next meeting.

Mayor Giese declared the time was at hand for the public hearing to consider the Planning Commission's recommendation in regard to annexing a parcel of land containing 1.02 acres, more or less, to the City of Wayne. The applicant is the City of Wayne. The City wishes to annex the parcel on which the Dollar General at 1915 E. 7<sup>th</sup> Street is located, more particularly described as Lot 1, Logan Valley Industrial Park, Wayne County, Nebraska.

This action only annexes one property in the industrial area. There will likely be another ordinance for annexation at the second meeting in March after the Planning Commission discusses annexing property south of Grainland Road.

The Planning Commission held a public hearing on this matter on February 7, 2022, and recommended that the Council approve this annexation, with the finding of fact being staff's recommendation.

City Clerk McGuire had not received any comments, either verbal or in writing, for or against this public hearing.

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

Councilmember Brodersen introduced Ordinance No. 2022-4, and moved for approval thereof; Councilmember Buck seconded.

#### ORDINANCE NO. 2022-4

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WAYNE AND EXTENDING THE CORPORATE LIMITS IN THE SOUTHEAST QUADRANT OF THE CITY OF WAYNE TO INCLUDE SAID REAL ESTATE.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Eischeid who was absent, the Mayor declared the motion carried. The second reading will take place at the next meeting.

Mayor Giese declared the time was at hand for the public hearing on the One and Six Year Street Improvement Program.

Joel Hansen, Street and Planning Director, presented the One and Six Year Street Improvement Program. This is a yearly requirement to receive Highway Allocation Funds from the Nebraska Department of Transportation. He noted that just because a project is in the One and Six Year Street Improvement Plan does not mean the project has to be done that year. However, if the City would want to do a project that is not in the One and Six Year Street Improvement Plan, another public hearing would have to be held to amend the plan.

Upcoming projects, which include some carry-over projects from previous year(s), include the following:

<u>Project Number</u>	<u>Project Year</u>	<u>Improvement</u>	<u>Estimated Cost</u>
*****			
M – 617(128)	2022	Chicago Street from S. Lincoln to S. Sherman – 800’ South Lincoln Street from W. 1 <sup>st</sup> to Chicago – 475’ Construct Concrete Paving, Curb & Gutter	\$800,000
*****			
M – 617(129)	2023	Fairgrounds Avenue from S. Main to S. Nebraska – 415’ Construct Concrete Paving, Curb & Gutter, Storm Sewer	\$395,000
M – 617(115)	2023	W. 3 <sup>rd</sup> Street from Oak Dr. to 250’ E. of Oak Dr. – 250’ Construct Concrete Paving, Curb & Gutter	\$ 70,000
*****			
M – 617(132)	2024	E. 4 <sup>th</sup> Street and Thorman Street – 2,300’ Construct Concrete Paving, Curb & Gutter, Storm Sewer	\$900,000
M – 617(127)	2024	Downtown Alleys – 2,880’ Overlay and Concrete Paving	\$480,000
*****			
M – 617(107)	2025	Clark Street & S. Pearl Street – 745’ Construct Concrete Paving, Curb & Gutter, Storm Sewer	\$350,000
M – 617(114)	2025	W. 2 <sup>nd</sup> Street from Blaine St. to 360’ E of Blaine St. – 380’ Construct Concrete Paving, Curb & Gutter, Storm Sewer	\$180,000
M – 617(131)	2025	E. 21 <sup>st</sup> Street from Vintage Hill Drive to Centennial Road and Centennial Road from E. 14 <sup>th</sup> to E. 21 <sup>st</sup> – 4,500’ Construct Concrete Paving, Curb & Gutter, Storm Sewer	\$ 1,300,000
*****			
M – 617(98)	2026	Sherman Street from W. 5 <sup>th</sup> St. to W. 6 <sup>th</sup> St. – 300’ Construct Concrete Paving, Curb & Gutter, Storm Sewer	\$140,000
M – 617(113)	2026	Sherman Street from W. 3 <sup>rd</sup> St. to W. 4 <sup>th</sup> St. – 300’ Construct Concrete Paving, Curb & Gutter	\$140,000
*****			
M – 617(112)	2027	Lagoon Streets – 2,500’ Construct Concrete Paving	\$900,000
M – 617(130)	2027	W. 11 <sup>th</sup> Street from Main to Sherman – 1,550’ Construct Concrete Paving, Curb & Gutter, Storm Sewer	\$850,000
M – 617(89)	2027	Lage Subdivision – South of Fairgrounds Avenue – 900’ Construct Concrete Paving, Curb & Gutter, Storm Sewer	\$400,000
M – 617(120)	2027	Northern Ridge Drive from Highway 15 to W. 21 <sup>st</sup> St. – 1,800’ Construct Concrete Paving, Curb & Gutter, & Storm Sewer	\$800,000
M – 617(116)	2027	W. 7 <sup>th</sup> Street from Haas Avenue to Pheasant Run – 1,650’ Storm Sewer & Sidewalk	\$110,000
M – 617(119)	2027	South Windom Street from 232’ S of Folk St. to 333’ S of Folk St. Construct Concrete Paving, Curb and Gutter – 101’	\$25,000

M – 617(133)	2027	E. 10 <sup>th</sup> Street from Schreiner Drive to east end of Viken Park Reconstruct Concrete Paving, Curb and Gutter – 200'	\$500,000
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Councilmember Woehler wanted to move the E. 4<sup>th</sup> Street and Thorman Street Project, as well as the E. 21<sup>st</sup> Street project from Vintage Hill Drive to Centennial Road, to year 2023.

City Clerk McGuire had not received any comments, either verbal or in writing, for or against this public hearing.

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

Councilmember Woehler introduced Resolution 2022-12 and moved for its approval with the following amendments:

Move the following projects to year 2023:

<b>M – 617(132)</b>	<b>2024</b>	<b>E. 4<sup>th</sup> Street and Thorman Street – 2,300'</b> <b>Construct Concrete Paving, Curb &amp; Gutter, Storm Sewer</b>	<b>\$900,000</b>
<b>M – 617(131)</b>	<b>2025</b>	<b>E. 21<sup>st</sup> Street from Vintage Hill Drive to Centennial Road and Centennial Road from E. 14<sup>th</sup> to E. 21<sup>st</sup> – 4,500'</b> <b>Construct Concrete Paving, Curb &amp; Gutter, Storm Sewer</b>	<b>\$ 1,300,000</b>

Councilmember Buck seconded.

RESOLUTION NO. 2022-12

A RESOLUTION APPROVING THE ONE AND SIX YEAR STREET IMPROVEMENT PROGRAM.

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

The following Resolutions and Ordinance pertain to the sale of Lot 3, Southeast Addition, to R. Perry Construction, Inc. for \$1.00.

Administrator Blecke stated the Council has been talking about this 8-acre tract down by the Summer Sports Complex for about two years. We have replatted and rezoned the property. Staff went out for proposals and received two. Council evaluated the proposals about a month ago and approved and directed staff to work with R. Perry Construction on some of the details.

Attorney Miller advised the Council that she had prepared a purchase agreement to be forwarded to R. Perry Construction. This afternoon, she received a redrafted purchase agreement. She noted her main concern was the paragraph relating to "Right of Reversion." In her agreement, if R. Perry Construction did not construct the project according to the plans, then the City could either foreclose on a performance deed of trust or R. Perry Construction would have to pay the City \$500,000 to keep that land or construct the project according to the plans that had been agreed upon. With this redrafted purchase agreement, R. Perry Construction is proposing that there be two phases. Phase I will get built first, and they will construct the apartment units that are outlined in paragraph 11. The right of reversion will be on the second phase. If they are unable to rent out all of the units in the first phase, then they will grant the land that they were going to use for the second phase back to the City. They were not agreeable to a right of reversion on Phase I.

Cory Christensen, Director of Public Relations with R. Perry Construction, was present to answer questions. They have tweaked their plan from what was originally presented. There will be more green space. Phase I will consist of 72 apartment units, with the clubhouse and pool. Phase II will consist of 72 apartment units.

Attorney Miller stated if Council approves the following Resolution, she would ask that it be approved contingent upon an approved purchase agreement.

Ed Brogie had concerns regarding this proposal (increased traffic, being in competition with other property owners and landlords, putting a burden on an already crowded school district, and taking away a recreational area).

Administrator Blecke stated this property would be assessed at \$90-100,000 according to the County Assessor. Right now, it is assessed at zero because it is city-owned.

Mayor Giese stated there was an email that went out late and he spoke regarding the highlights of it: taking away rec facilities for future use, calling into question why we (the Council) are acting on this now, and the question of why we are going with an out-of-town firm.

Councilmember Brodersen stated she felt this was putting the cart before the horse. We do not have a design for the sports complex yet. As part of the Stool-too-Cool Committee, she would have liked to have seen a design for the sports complex first before selling this property.

Councilmember Muir stated he would have felt differently if they weren't looking at repurposing the lagoon area and capturing back 25-acres of green space. This could be a way to help solve the issue of apartment complexes popping up in residential areas.

Mr. Christensen stated they (R Perry Construction) want the lake project to happen, and they will contribute to that to make sure it happens. They only do "A" properties, which means that the finishes inside these apartments will be "A" quality (e.g. quartz countertops, certain cabinetry and finishes).

There was a concern from a citizen of selling the property for \$1.00 and taking away recreation fields.

It was noted that both of the proposals received wanted the property for \$1.00, as well as tax increment financing and/or LB840, etc.

Joel Hansen, Street and Planning Director, addressed the traffic concerns that had been brought up.

It was noted that the lower rugby fields will be opened up for recreation use since WSC rugby will be relocated up at the college.

Mr. Christensen stated the rent would be \$850 for a one-bedroom apartment, \$1,150 for two bedrooms and \$1,250 for three bedrooms. They are comfortable with these rental rates. This rental rate includes, cable, internet, water and sewer, but not electric. The apartments they are building in South Sioux City that have similar rental rates are 40% occupied by the workforce from Tyson. They have 96 people on a waiting list. TIF would be around \$3.5-4 million, depending upon the assessed value.

Councilmember Woehler stated he had concerns about the sale of the property for \$1.00 and getting TIF on top of free land, which would be the reason for his voting nay on the Resolution. However, he is not against the project.

Joel Hansen, Street and Planning Director, stated this type of project and the scale it brings addresses so many issues with property maintenance because you now have options for where people can live. This will provide potential openings for people who have families that maybe can't afford this, but it opens up some other homes in town that they can afford.

Councilmember Karsky noted that youth participation in sports has been declining since 2008 by around 40%. We cannot assume we are going to need all of this area for youth sports.

Councilmember Pick stated lots in Western Ridge are being sold for \$3-5,000 a lot and in Vintage Hills for \$38,000 a lot. The City subsidized Western Ridge to get houses built because the City needed houses. He did not think this was a problem. This is what the need of the town is.

Councilmember Muir introduced Resolution 2022-13, and moved for its approval, contingent upon there being an approved purchase agreement; Councilmember Pick seconded.

#### RESOLUTION NO. 2022-13

A RESOLUTION AUTHORIZING THE SALE OF LOT THREE (3), SOUTHEAST ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, TO R. PERRY CONSTRUCTION, INC., FOR \$1.00.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Woehler who voted Nay and Councilmember Eischeid who was absent, the Mayor declared the motion carried.

Councilmember Muir introduced Ordinance No. 2022-5, and moved for approval thereof contingent upon their being an executed Purchase Agreement; Councilmember Pick seconded.

#### ORDINANCE NO. 2022-5

AN ORDINANCE DIRECTING THE SALE OF LOT THREE (3), SOUTHEAST ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, TO R. PERRY CONSTRUCTION, INC.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Woehler who voted Nay and Councilmember Eischeid who was absent, the Mayor declared the motion carried. The second reading will take place at the next meeting.

Councilmember Muir made a motion to table action on Resolution 2022-14 until the next meeting, which was seconded by Councilmember Pick. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Eischeid who was absent, the Mayor declared the motion carried.

The Council approved Olsson as the special engineer on the “Chicago Street and Storm Sewer and Paving Project” on October 19, 2021, after going through a “Request for Qualification” process. The following Resolution would reaffirm their appointment, as well as approve the final plans, specifications and opinion of probable cost for this project. Once the Council approves the same, the project will be advertised for bids.

Joel Hansen, Street and Planning Director, explained that the reason for this project coming forward now is that we have a Subdivision Agreement in the Southview II Addition/S. Sherman Street area with the developer where we agreed in five years, the City would relocate the storm sewer that goes through a couple of the lots he owns, and in 10 years to put the street in. Prior discussion was that it did not make a lot of sense to do one project without the other. Therefore, we have hired Olsson to prepare the plans and specs for the Chicago Street project.

Administrator Blecke stated the thought is to possibly move houses into this area and on lots that the City owns. One possibility is the house the CRA purchased at 711 Main Street. He noted he has visited with Terry Sievers, Wayne County Commissioner, and they are looking for some property to move the County sheds to, which would then open up a couple of more lots.

Matthew Smith, representing Olsson, the City’s engineer on the project, reviewed the plans and specifications, as well as updated them on the project. The estimated construction cost is \$780,000.

Councilmember Brodersen introduced Resolution No. 2022-15 and moved for its approval, Councilmember Buck seconded.

RESOLUTION NO. 2022-15

A RESOLUTION REAFFIRMING THE PROJECT ENGINEER AND APPROVING THE PLANS, SPECIFICATIONS AND ESTIMATE OF COST FOR THE “2022 CHICAGO STREET IMPROVEMENTS PROJECT,” AND AUTHORIZING THE CITY CLERK TO ADVERTISE FOR BIDS.

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

Discussion took place regarding “lake development” on the lagoon property. Administrator Blecke asked Olsson to provide an estimate for a 4-acre lake. This would be about \$1.88 million.

Matthew Smith, representing Olsson on this project, stated the \$1.88 million would include, but not be limited to:

- Mobilization
- Clearing and excavation of the lake
- Installation of a clay liner for the bottom of the lake
- Infrastructure, such as piping, etc., for the outlet of the lake
- Erosion control items
- 100’ deep, 500 GPM well, pump house and electrical
- Riprap

George Burcham, Ed Brogie and Karen Granberg spoke and asked questions regarding this project.

There being no further business to come before the meeting, Mayor Giese declared the meeting adjourned at 8:12 p.m.