

**AGENDA**  
**CITY COUNCIL MINI - RETREAT**  
**WAYNE FIRE HALL**  
**March 29, 2022**

**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. Update/Discussion/Possible Action on the following Retreat Topics:
  - Wayne Community Redevelopment Authority Update
  - Transit – Discussion on Public Facilities’ Needs
  - Wayne County Discussion – South Lincoln Street & Centennial Road
  - Wayne State College Update
  - Problem Resolution Team Discussion
  - Update on Water Main Transmission Line
  - Update on Housing Project(s)
  
2. Adjourn

**Betty McGuire - CRA financial info**

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**From:** Beth Porter  
**To:** Wes Blecke; Betty McGuire  
**Date:** 3/23/2022 4:12 PM  
**Subject:** CRA financial info  
**Attachments:** CRA bank balance 3-29-22.docx; CRA line of credit.xlsx;  
copier@cityofwayne.org\_20220323\_160640.pdf

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Current financial info for CRA

CRA checking account balance as of 3/29/22	\$23,988.62
Debt/loans	
CRA LOC (0.50%) balance due to Electric fund as of 3/23/22	\$95,174.52
CRA loan (0%) due to Electric fund	\$300,000.00

I've attached the monthly bank balance sheet that will be included in the packet for the 3/29/22 meeting, the LOC spreadsheet, and the audit document detailing the outstanding \$300,000 due to Electric Fund.

Let me know if you need anything else.

Thanks,  
Beth

CRA  
BANK SUMMARY  
CHECKING ACCOUNT  
March 29, 2022

BALANCE 2/25/22 17,972.00

DEPOSITS:

Interest	3.74
Rent 2 <sup>nd</sup> & Nebr.	250.00
DPA payment	100.00
2 <sup>nd</sup> & Main Deposit/1 <sup>st</sup> month rent	6,500.00
	6,853.74

SUBTOTAL: 24,825.74

CLAIMS:

Claims Paid	837.12
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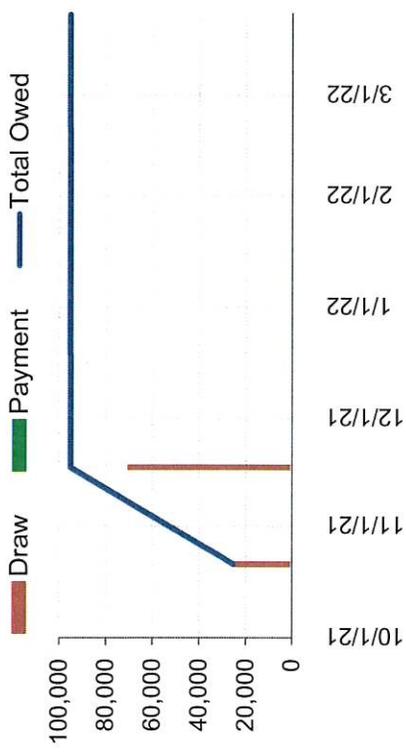
BOOK BALANCE as of 3/29/22 23,988.62

# Line of Credit

Borrower: **Community Redevelopment Authority**

**City of Wayne- Electric Fund**

Credit Limit (reference)	\$ 200,000.00
Days in Year (for per diem rate)	365



Summary To Date	
Total Payments	\$ -
Total Draws/Disbursements	\$ 95,000.00
Total Interest Accrued	\$ 174.52
Total Interest Paid	\$ -
<b>Total Currently Owed</b>	<b>\$ 95,174.52</b>

## Payment and Draw History

Date	Interest Rate	Payment	Draw	Memo	Interest Accrued	Interest Paid	Interest Balance	Principal Paid	Principal Balance	Total Owed
10/21/21	0.500%		25,000.00	LOC approved 10/5/21	0.34	0.00	0.34	0.00	25,000.00	25,000.34
11/17/21	0.500%		70,000.00	LOC draw 11/17/21	10.21	0.00	10.55	0.00	95,000.00	95,010.55
3/23/22	0.500%		0.00	balance update	163.97	0.00	174.52	0.00	95,000.00	95,174.52
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Rounding of Interest Accrued is: On

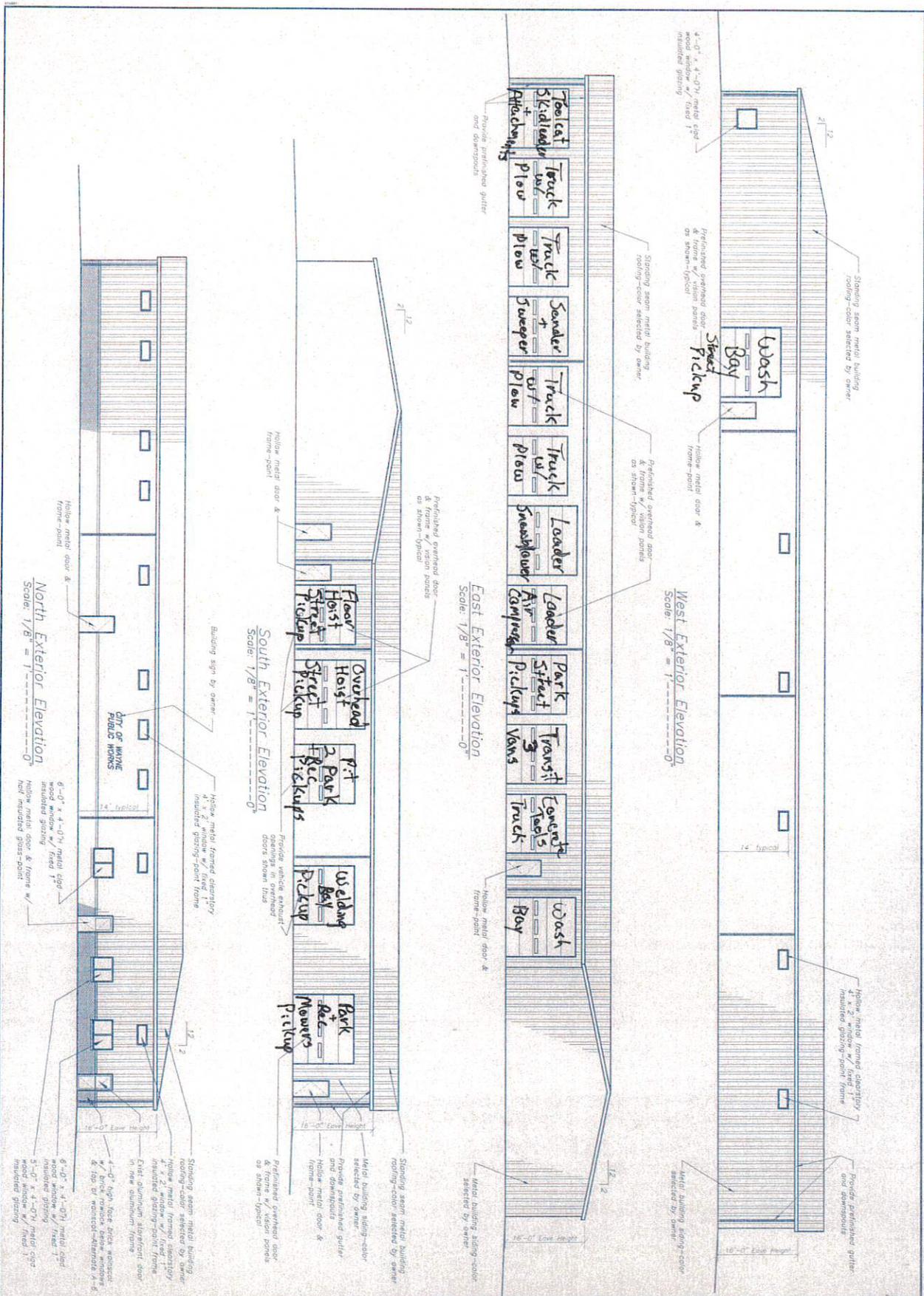
**CITY OF WAYNE, NEBRASKA**  
**NOTES TO FINANCIAL STATEMENTS, Continued**  
**September 30, 2021**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**7. Interfund Transactions and Balances, continued**

Interfund balances:

<u>Due From</u>	<u>Due To</u>	<u>Amount</u>	<u>Terms</u>
LB840-Tornado Relief	Electric	\$ <u>40,000</u>	Principal of \$40,000 is due annually, plus interest at 0.5% due semi-annually through March 1, 2022.
Airport	General	\$ 461	0%; will be repaid during year ending September 30, 2022.
CDA	General	194	0%; will be repaid during year ending September 30, 2022.
CDA	Electric	300,000	0%; on demand or upon sale of real estate.
Total		\$ <u>300,655</u>	





As requested

1. Review process of how this needs to be done (what does it all take to get to razing a structure or do we bid out repairs?) See attached. Need a flow chart for the group to see/follow what we have set as a precedent and how does council want us to move forward, To fast to slow lots of staff time taken up and PD Chief as chair?

Most of this is to be done by building inspector but it is coming to us, which is fine but language needs updated

2. Who talks to the property owner, I get it should be a city official for official action but for "a multi disciplined approach" member of the team should be used to soften the first contact and possibly save staff time and cost

3. How/ who can follow complaints

Staff?

Council/Mayor?

PRT?

Out of town complainant's Is that allowed, or should it be? If it goes to court would they need to be produced?

Hire a 3d party consultant to do entire town or section and work on a graded list

Lottery of blocks from each ward

Citizen living in Wayne only?

Person living with in 500'

4. New/active members we have lost a few
5. Interior life safety issues are the bigger concern for me and should be of the city and this group, Rental Inspections or certifications/permit? My fear is landlords are spending money/time of exterior beautification projects and interiors are getting worse

I think we have done some great things and have more to do but want to make sure we are heading in the right direction that council and citizens want

Call me with questions

Thanks

Bj

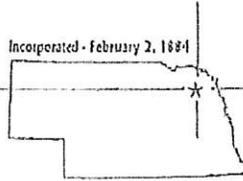
Sent from Outlook

# City of Wayne

306 Pearl • P.O. Box 8  
Wayne, Nebraska 68787

(402) 375-1733  
Fax (402) 375-1619

Incorporated - February 2, 1884



## PRT Complaint Process (Effective September 17, 2013)

As per council directive, all complaints are to be investigated. Complaints must be in writing. Verbal complaints will only be investigated if they involve conditions which in the opinion of the Code Official pose an eminent danger to life, such as a building ready to collapse, and are visible from public property. All written complaints must contain the following information:

- A. Name of complainant.
- B. Phone number to contact complainant for additional information.
- C. Property address.
- D. Description of alleged violation.
- E. Supporting evidence, such as photos or professional reports, if they are available.

1. Upon receipt of a complaint, the Code Official shall place the complaint on the PRT agenda for discussion and recommendation at their next scheduled meeting. Such recommendation shall then be directed to the Code Official for enforcement. The Police Chief will assist the Code Official as deemed appropriate.

2. Upon receipt of a complaint regarding the interior of the building or an exterior safety issue, the Code Official, or his designee, shall telephone the property owner to notify them that there is a complaint against their property and briefly describe the alleged violation. The Code Official, or his designee, shall request the property owner set up a date and time for an inspection of the property within the next seven (7) days. In addition to the telephone call, the Code Official, or his designee, shall send via Certified Mail an official request of the same. If the complaint involves only the exterior of the building and no safety issues, the Code Official will refer the complaint to the PRT for a hearing and recommendation. Any complaint regarding safety issues will result in the Code Official requesting an inspection of the entire building.

No person of the City of Wayne shall, on the ground of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity.



Home of Wayne State College



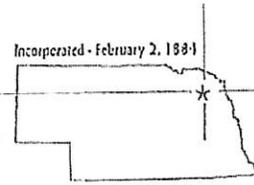
Equal Housing Opportunity

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Incorporated - February 2, 1881



3. Should the property owner refuse to allow an inspection, the Code Official will work with the City Attorney to obtain an inspection warrant whenever possible.
4. Upon inspection, the Code Official will document any code violations and work with the property owner to set reasonable deadlines for correction. All deadlines will be presented to the PRT for affirmation at their next scheduled meeting. If the Code Official determines the violations are severe enough that they endanger the safety of the occupants, he may set deadlines which expire prior to the next PRT meeting. Should the PRT determine that the deadlines are inappropriate they may set new deadlines and direct the Code Official to notify the property owner in writing of any amendments to the original decision of the Code Official. Any decision of the Code Official may be appealed by the owner to the Board of Appeals in writing within 20 days of the order.
5. This process shall not prevent the Code Official from taking necessary steps as outlined in the International Property Maintenance Code (IPMC). If the Code Official deems the structure unfit for occupancy he/she shall have any occupants removed, placard the building, and set guidelines for the building to be occupied again. The complaint and the inspection results shall be brought before the PRT before the Code Official issues a demolition order. In extreme instances the Code Official may take action based upon Emergency measures as outlined in the IPMC.
6. If the property owner fails to comply with a deadline, the Code Official may recommend an extension to the PRT based upon significant progress or in cases of extreme hardship. At the next scheduled meeting the PRT will review any recommendation and either grant an extension or request the Code Official to advertise for bids the required work. Such advertisement shall be published at least twice in a local paper. The bids shall then be submitted to the City Council for action based upon the PRT recommendation.
7. Once the property owner has addressed all code violations, or removed the building according to City Code, the Code Official will verify compliance and report the actions to the PRT at their next meeting. The PRT will then take action to verify that the complaint may be closed or request additional information from the Code Official.
8. Upon closure of the complaint by the PRT, the Code Official, or his designee, shall send written notice to the property owner acknowledging their compliance.

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← Has  
this ever  
been done  
to repair  
like single  
side/can  
this ever  
be done  
and how



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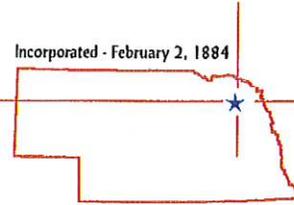


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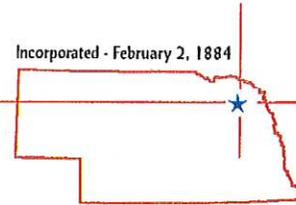


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