

**MINUTES  
CITY COUNCIL MEETING  
March 29, 2022**

The Wayne City Council met in special session at the Wayne Fire Hall on Tuesday, March 29, 2022, at 5:30 o'clock P.M.

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

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. 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.

The Council discussed the following retreat items:

➤ **Wayne Community Redevelopment Authority Update**

Greg Ptacek and Mike Powicki, Members of the CRA, updated the Council on what the CRA has accomplished in the previous year.

➤ **Transit – Discussion on Public Facilities' Needs**

Diane Bertrand, Senior Center Coordinator, updated the Council on the transit program. Should they expand their hours, days of the week, jurisdiction? The Street Department building is running out of room due to having to store the transit vehicles.

North Fork Area Transit from Norfolk approached the City in regarding to taking over the transit program. They could retain all of the vehicles (lease) and the people from the City. If the City would put up a new building, they would also lease that from the City.

Consensus was to explore this possibility and compare it to what it would cost the City if we would expand services. A suggestion was to also contact First Student in Wayne.

Consensus was to get a plan on a building, decide where the building is going, how big it is going to be and what the lifespan of it will be before we need something else. The City is not getting rid of vehicles, but adding vehicles.

➤ **Wayne County Discussion – South Lincoln Street & Centennial Road**

Discussion took place in regard to working together (City, Public Health and County) to possibly combine facilities for a regional building to share office space and try to save taxpayer dollars.

Julie Rother, Health Director, spoke on the needs of the Health Department.

The County buildings located on South Lincoln Street were discussed. If moved, that could open up 3 lots for possibly residential development. The Police Department puts their impound vehicles in the Water Department's building. A question was whether or not the City and County could have a shared facility for those impounded vehicles. If these entities could try to relocate as much stuff as possible into one spot, there has to be some synergy there by joining a couple of departments together. If we are going to build a big building, it makes more sense to have a shared roof line.

Another item that was talked about was a shared meeting room between the City and County or a shared building where the City could have a wing, the County could have a wing, and then the two share a meeting room.

It was recommended that the County and Health Department have conversations within their groups to decide whether or not there is interest in these proposed options.

➤ **Wayne State College Update**

Administrator Blecke updated the Council on the three homes along Highway 15 north of the College that are annexed, but not on City sewer.

Wayne State College is looking to develop suite style living. The college would have interest in Viken Park to use as a lot for parking.

➤ **Problem Resolution Team Discussion**

Police Chief Marlen Chinn, who is the Chair of the Problem Resolution Team, reviewed the proposed changes they would like to make to the complaint process. The proposed amended changes would be brought before Council for consideration at a future meeting.

➤ **Update on Water Main Transmission Line**

Chloraserve has been in Wayne and has super chlorinated the water main. The tests were sent in and all eight passed. The water line is back in service at this time. After discussion, consensus was to voluntarily chlorinate at this time. It was noted that very few communities in Nebraska **do not** chlorinate.

Joel Hansen, Street & Planning Director, updated the Council on the proposed CO2 liquid carbon dioxide pipelines (one south and one north of Wayne) and explained what might need to be changed in the zoning code. A definition would need to be created, and the Council would have to say where and how it is allowed (permitted use, use by exception, or conditional use). The concern is this pipeline crossing the City's water main. Staff will research the matter further.

➤ **Update on Housing Project(s)**

Administrator Blecke updated the Council on the R. Perry Construction Project. A tax increment financing application has been received from R. Perry Construction. The Community Redevelopment Authority (CRA) reviewed the application and authorized sending the same to the CRA's TIF Attorney, Mike Bacon, to review and prepare a Redevelopment Plan, Cost Benefit Analysis and Redevelopment Contract. The TIF is for \$4.88 million. That is more than all TIF projects previously combined. The assessed value they are putting on this project is around \$22 million, which is also more than all TIF project valuations combined. This is a significant project. Of the \$4.88 million, \$2.2 million would be utilized to put the lake in for the City. They would put the lake in on public property and it would be a public lake. At this point, they are not using any vertical construction costs (workforce housing). The Stool to Cool Task Force Committee will probably come before Council for a vote on the lake in the not-too-distant future.

Administrator Blecke advised the Council that he had a conversation with a developer for the development of a parcel of land that could have 26 lots. The estimated cost to put in the infrastructure for that development was estimated to be \$1.2 million – an average of about \$47,000 per lot. If this property is sold, the purchaser would add in the cost of the property to the cost of the infrastructure. Administrator Blecke is looking for ways to get this developed and hold down the costs to make it affordable. A concept proposed was for the City to pay for water and sewer as some other towns do.

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