

MINUTES
CITY COUNCIL MEETING
August 30, 2022

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

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

Notice of the convening meeting was given in advance thereof by posting in three places. 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.

Mayor Giese declared the time was at hand for the public hearing on the proposed FY 2022-2023 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 2022-2023 budget is \$42,437,986. The property tax proposal for the General Fund operation is \$1,009,364.56, which compares to the 2021 tax asking of \$983,869.00. 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 \$1,111,864.56 or \$0.384371 per \$100 of property valuation, which is lower than last year - \$0.413148. The valuation in the community, as reported by the County Assessor for 2022, is \$289,268,676, which is up \$26,319,499 or 10% from last year.

The 2022 operating budget is \$40,484,352; the 2021 operating budget was \$36,174,658. The combined levy from 2021 to 2022 has decreased from \$0.4490043 to \$0.419053.

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.

Mayor Giese requested Council consideration to the appointment of Brittany Webber as Councilmember for Ward 3.

Councilmember Eischeid made a motion, which was seconded by Councilmember Buck, approving the mayoral appointment of Brittany Webber as Councilmember for Ward 3. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick and Brodersen who were absent, the Mayor declared the motion carried.

Attorney Miller then gave the Oath of Office to Brittany Webber as Councilmember for Ward 3.

The Council then discussed the following retreat items:

- Future Council Priorities

Housing — should the City be more active in developing property or more active in incentivizing developers to build (e.g. providing water and sewer improvements)? How important is it to incentivize a developer if they are unable to get tax increment financing? Would lot prices be reduced to reflect this incentive? Council consensus was that maybe something could be worked out that would be beneficial to both the City and developers.

4th Street; 21st Street; Centennial Road – The County participated one-third in the engineering costs for these proposed street improvements. The City Administrator was

directed to contact the County Commissioners regarding these street improvements and the future thereof.

➤ New Topics

CRA Funding

Continue to rethink and discuss how the City will fund the CRA (e.g. come before Council every time they would like to do a project; ask for a levy which would generate around \$86,000/yr.; implementing a fee for tax increment financing; and discuss wiping their slate clean for a fresh start). At this time, they have a \$300,000 loan and a \$400,000 line of credit. The City could allocate a portion of sales tax to the CRA for development. Hopefully, their balance sheet will look different a year from now.

Skate Park

David Lindner has inquired whether or not the City has any interest in moving forward with building a skate park. Councilmember Muir has reached out to the City's insurance carrier, and he was advised that the way the State Legislature has rewritten this, a skate park is considered to be more like a park now and would fall under the insurance we have for parks. There are guidelines that would need to be followed with EMC to insure safety and coverage on the liability side. There is no additional cost to the City's for adding a skate park to their policy. Possible locations discussed could be at the CAC, old pool area, Prairie Park complex, East Park or Nebraska Street Park. Discussions would continue on the matter, as well as pursuing funding options.

Ameritas Building — Discussions have taken place for several years regarding the current City Hall building and the challenges with the building. The Ameritas building is now for sale, along with the parking lot on Logan Street. Consensus was that the Facility Committee consisting of Councilmembers Brent Pick, Matt Eischeid, and Jill Brodersen should look at the building for a possible location to move City Hall.

Emergency Vehicle Parking

Consensus was to **not** modify the parking restrictions to allow emergency vehicles to park overnight on the street.

Lagoon/Lake Conceptual Plan

The Council was updated on the project. The engineer is working on the grading design/plan. They have until December 31st to complete the same.

Allowing chickens inside city limits

Council was provided excerpts of minutes of previous Council minutes regarding chickens/poultry being allowed in city limits. Several communities in Nebraska allow chickens and there are stipulations and requirements for the same. Staff would resurrect the previous proposed ordinance for Council. After discussion, consensus was to continue conversations on this matter.

Mayor Giese stated the next item on the agenda is an update on the litigation matter.

Councilmember Eischeid made a motion, which was seconded by Councilmember Buck, to enter into executive/closed session for the purpose of protecting the public interest to discuss the litigation matter and to allow Administrator Blecke, Attorney Miller, and City Clerk McGuire, to be in attendance. Mayor

Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick and Brodersen who were absent, the Mayor declared the motion carried, and executive/closed session began at 7:50 p.m.

Mayor Giese again stated the matter to be discussed in executive/closed session relates to a litigation matter.

Councilmember Eischeid made a motion, which was seconded by Councilmember Buck, to resume open session. Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried, with the exception of Councilmembers Pick and Brodersen who were absent, and open session resumed at 7:57 p.m.

There being no further business to come before the meeting, Mayor Giese declared the meeting adjourned at 7:57 p.m.