

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

The Wayne City Council met in special session at the Wayne Fire Hall on Tuesday, November 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, Brittany Webber, Chris Woehler, Jason Karsky, Matt Eischeid and Jill Brodersen; Attorney Amy Miller; and City Administrator Wes Blecke. Absent: City Clerk Betty McGuire.

Notice of the convening meeting was given in advance thereof by posting in three places on November 23, 2022. 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.

Luke Virgil, Director of Wayne Area Economic Development (WAED), reviewed "Housing Development - Next Steps" (Housing Summit). He presented an action plan that was put together by WAED. WAED came up with four viable options related to the development of single-family homes:

Option #1 – Interest Buy-Downs/Participation Loans
\$1M-\$5M to establish the program. The City would use cash reserves to provide interest buy-downs on financing via a local bank, which would reduce the risk for potential lot developers and offer a better rate of return on investment for their investment.

Option #2 – Another Western Ridge Project
\$3-\$5M to purchase/develop property (offset by up to \$1M in TIF/CDBG). Two lots are now available out of 60 when the Western Ridge Subdivision was started in the late 2000's. TIF

eligible land that is adjacent to Western Ridge would be a local location for a second development.

Option #3 -Buy-back Guarantees for Single-Family Homes

\$2.5M-\$5M (10 houses at \$250K-500K per house). Due to a massive manufacturing expansion, the City of Holdrege and their economic development organization have been working with Heritage Homes in Wayne to acquire single-family homes for new residential lots in Holdrege. Holdrege has an agreement with Heritage Homes which allows Heritage Homes to serve as the spec builder for the homes, but Holdrege guarantees the purchase of the homes 30 days after the house is finished. Heritage Homes will experience a return of investment via new housing stock to support a major employer's expansion.

Option #4 -Wayne Sales Tax Revenue Loaned to Wayne Community Housing Development Corporation (WCHDC) for a Subdivision Development

\$3M-\$5M to purchase/develop property (offset by up to \$2M via RWHF/TIF/CDBG). The City of Wisner and the Wisner Development Corporation are working to develop 30 residential lots and some hybrid commercial/residential lots. The City funded the Wisner Development Corporation so they could purchase around 80 acres and install infrastructure. As Wisner Development Corporation sells the 30 lots across 3 phases, they will reimburse the City on a per lot basis. Logically, Wayne Community Housing Development Corporation would be the partner to work with under this option. A new round of Rural Workforce Housing funds specific to land development for housing has become available and could offset \$1M for site acquisition and infrastructure. Since WCHDC has received Rural Workforce Housing Funds in the past, they would be the organization that could apply for the funds under the new program. December 15th is the deadline for filing a letter of intent to apply for the Rural Workforce Housing Grant. The full application needs to be submitted by January 15th.

The Business and Industry Committee that Mr. Virgil visited with preferred Option #4, as they felt it was the most equitable approach for new or existing contractors.

Consensus seemed to be to move forward with the necessary paperwork to apply for Rural Workforce Housing Development Grant Funds for up to \$1 million, knowing that the City would be responsible for providing matching funds and knowing that the same could be denied if awarded.

Mayor Giese then updated the Council on the following topics, which are items that could be brought forward for Council action in the upcoming year:

- Investment Policy – interest rate changes are prompting more discussion on the policy
- Park Equipment – East Park
- New Well – beginning stages for putting up a new well

- Electricity – generation needs will be presented by the newly hired consultant

Discussion took place on the Ameritas Property. Council previously reviewed the numbers put together by Otte Construction. Mayor Giese stated those numbers were based on square footage renovation. They are not looking at the inside of the building, etc. Mayor Giese suggested getting an actual cost/estimate for renovation from an outside source/contractor. It was estimated the fee for something like that could cost approximately \$5,000, but it could help determine whether or not the City would move forward with the purchase of the property. Administrator Blecke would visit with Roger Protzman, JEO Consulting Group, Inc., the City's engineer, regarding their past projects/remodels, etc. A proposal on this may be brought forward for Council action at the December 6th meeting.

Discussion then took place on parking on city streets. Mayor Giese noted this was sparked by the CRA's trip to Hastings. Hastings does not have a policy on their parking downtown. They said as they were creating more legislation, they created more problems. When they freed up the legislation, the traffic flowed more naturally. Do we want to experiment with that, or do we want to leave things as they are?

Councilmember Eischeid likes what is in place. The streets are free flowing with not a lot of congestion.

Joel Hansen, Street and Planning Director, noted that staff is not necessarily not going to like the change, but it will be a change in the service you get and in the community appearance. It is not just snow removal, but also street sweeping, spray painting lines on the streets, etc.

Mayor Giese questioned do we loosen our parking restrictions, or do we invest in a piece of property to create a public parking spot downtown?

Councilmember Webber stated she would not be opposed to this if there was a public parking lot downtown.

Administrator Blecke noted Hastings has three large parking lots downtown; they are not on a highway; and they do have regulations, but they do not get enforced.

There being no further business to come before the meeting, Mayor Giese declared the meeting adjourned at 6:49 p.m.