

MINUTES
CITY COUNCIL MEETING
March 21, 2023

The Wayne City Council met in regular session at City Hall on March 21, 2023, 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 Terri Buck, Brittany Webber, Clayton Bratcher, Jason Karsky and Matt Eischeid; City Administrator Wes Blecke; City Clerk Betty McGuire; and Attorney Amy Miller. Absent: Councilmembers Brendon Pick, Nick Muir and Jill Brodersen.

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 Eischeid made a motion, which was seconded by Councilmember Buck, to approve the minutes of the meeting of March 7, 2023, and to waive the reading thereof. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried and the Minutes approved.

The following claims were presented to Council for their approval:

APPROVED: March 7, 2023: Otte Construction, Se 19566.00

VARIOUS FUNDS: ACE HARDWARE & HOME, SU, 735.73; AMERITAS, SE, 178.96; AMERITAS, SE, 35.00; AMERITAS, SE, 3185.88; AMERITAS, SE, 72.00; AMERITAS, SE, 99.98; APPEARA, SE, 118.02; ARC-HEALTH & SAFETY, SE, 288.00; BAKER & TAYLOR BOOKS, SU, 942.35; BIG RIVERS ELECTRIC CORPORATION, SE, 133117.73; CINTAS, SU, 246.29; CITY EMPLOYEE, RE, 133.20; CITY EMPLOYEE, RE, 227.56; CITY EMPLOYEE, RE, 101.80; CITY EMPLOYEE, RE, 268.44; CITY EMPLOYEE, RE, 46.06; CITY OF KEARNEY PUBLIC LIBRARY, SU, 6.00; CITY OF WAYNE, PY, 99338.42; COPY WRITE PUBLISHING, SE, 15.57; DANKO EMERGENCY EQUIPMENT, SE, 214.93; DAS STATE ACCTG-CENTRAL FINANCE, SE, 62.36; DINKEL'S, SU, 1254.00; FIREMAN, RE, 75.00; EAKES OFFICE PLUS, SE, 210.75; FAITH REGIONAL PHYSICIAN SERV, SE, 60.00; FASTENAL, SU, 82.35; FIREMAN, RE, 225.85; FLOOR MAINTENANCE, SU, 889.68; GALE/CENGAGE LEARNING, SU, 74.07; GRAINLAND ESTATES, RE, 1827.51; GROSSENBURG IMPLEMENT, SU, 566.85; HAWKINS, SU, 696.67; HEIKES AUTOMOTIVE, SE, 661.99; HILAND DAIRY, SE, 302.21; HYPERION, SE, 84.24; ICMA, SE, 36.84; ICMA, SE, 186.63; ICMA, SE, 160.32; ICMA, SE, 372.24; ICMA, SE, 226.66; ICMA, SE, 9299.34; ICMA, SE, 127.36; ICMA, SE, 1401.78; ICMA, SE, 70.00; ICMA, SE, 137.38; ICMA, SE, 413.68; INGRAM LIBRARY SERVICES, SU, 831.73; IOWA PUMP WORKS, SE, 5405.42; IRS, TX, 16723.18; IRS, TX, 11746.48; IRS, TX, 3911.14; JOHN'S WELDING AND TOOL, SE, 157.14; L.G. EVERIST, SU, 888.40; LUNDAHL, EARL, RE, 350.00; MICRO FOCUS, SE, 3075.75; MIDWEST TAPE, SU, 4535.17; NE DEPT OF REVENUE, TX, 5417.52; NE HARVESTORE, SU, 1273.11; NEW PIG CORPORATION, SU, 194.37; NEXT LEVEL WRESTING, RE, 150.00; OMAHA FIGHT CLUB, RE, 150.00; O'REILLY AUTOMOTIVE STORES, SU, 147.33; OVERDRIVE, SU, 495.60; PREMIER BIOTECH, SE, 102.36; SEBADE HOUSING, RE, 4783.19; US FOODSERVICE, SU, 3212.17; VARLEY, MICHAEL, RE, 35.00; VERIZON, SE, 584.28; WAYNE COUNTRY CLUB, RE, 10165.00; WAYNE COUNTY COURT, RE, 400.00; WAYNE VETERINARY CLINIC, SE, 70.00; BLACK HILLS ENERGY, SE, 4443.46; BOMGAARS, SU, 472.61; BORDER STATES INDUSTRIES, SU, 1587.60; CARPENTER PAPER COMPANY, SU, 739.22; CITY EMPLOYEE, RE, 4200.00; CITY EMPLOYEE, RE, 81.62; CITY OF WAYNE, RE, 300.00; CORNERSTONE CONCRETE, SE, 7993.00; ED M. FELD EQUIPMENT, SU, 408.29; FASTWYRE BROADBAND, SE, 1512.16; FLOOR MAINTENANCE, SU, 108.88; HILAND DAIRY, SE, 93.02; HUBER TECHNOLOGY, SU, 1344.09; JEO CONSULTING GROUP, SE, 2610.12; MACQUEEN EQUIPMENT, SU, 1136.48; MARC JONES CONSTRUCTION, RE, 500.00; NE DEPT OF TRANSPORTATION, SE, 4935.00; NNEDD, SE, 468.75; NORTHEAST NEBRASKA NEWS, SU, 43.50; NORTHEAST POWER, SE, 18978.90; OLSSON, SE, 4200.00; STAPLES, SU, 123.13; THE MAJESTIC THEATER, SE, 800.00; TITAN MACHINERY, SU, 640.09; WAED, SE, 280.00

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

The following Ordinance will authorize the issuance of "Municipal Improvement Bonds" in the principal amount of not-to-exceed \$7,500,000.00 to use towards the cost of capital improvements.

Andy Forney, Senior Vice President Public Finance Banker with D.A. Davidson & Co., was present to explain what he referred to as a "parameters ordinance," which is specified as a not-to- exceed amount of \$7.5 million. This bond can function as a drawdown loan. When you have the actual construction costs

for any of the capital projects done, you can do permanent financing at that time. Municipal Improvement Bonds can be payable from any source of revenue that is available. They are subject to the levy limitations, but they provide municipalities with a little more flexibility. He noted that interest rates are good at this time.

Administrator Blecke advised the Council that the different projects staff is looking at are:

- Prairie Park;
- New park maintenance building;
- New city hall renovation; and
- Redesigning the 4th Street storm sewer.

Councilmember Eischeid introduced Ordinance No. 2023-6, and moved for approval thereof; Councilmember Webber seconded.

ORDINANCE NO. 2023-6

AN ORDINANCE AUTHORIZING THE ISSUANCE OF TAX SUPPORTED MUNICIPAL IMPROVEMENT BONDS, SERIES 2023, OF THE CITY OF WAYNE, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED SEVEN MILLION FIVE HUNDRED THOUSAND DOLLARS (\$7,500,000) FOR THE PURPOSE OF PAYING THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS TO BE OWNED BY THE CITY; PRESCRIBING THE FORM OF SAID BONDS; PLEDGING FUNDS TO BE RECEIVED BY A SALES AND USE TAX AND PROPERTY TAX FOR THE PAYMENT OF SAID BONDS; PROVIDING FOR THE LEVY AND COLLECTION OF SAID TAXES TO PAY THE SAME; PROVIDING FOR THE SALE OF THE BONDS; AUTHORIZING THE DELIVERY OF THE BONDS TO THE PURCHASER; PROVIDING FOR THE DISPOSITION OF BOND PROCEEDS; AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET OR ELECTRONIC FORM.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried. The second reading will take place at the next meeting.

Allison Szantor was present regarding the claim she submitted to the City's insurance carrier, EMC, in the amount of \$24,054.03 for damages sustained in the lower level of her home at 713 Pine Heights Road as a result of the City's sewer main being plugged.

The damage sustained to her basement was from a blockage that occurred several hundred feet from her house. Ms. Szantor noted that because of the length of time this has taken, ServiceMaster is now

charging interest on her unpaid bill — \$275.99. She advised the Council she now has a sewer backup rider policy that covers only up to \$10,000.

Ms. Szantor also presented an estimate for repairs to the basement in the amount of \$12,325.14.

The City's insurance carrier, EMC, after review of the same, denied her claim, as they found the City was not negligent or at fault in this incident.

Administrator Blecke further explained that in November, the City was called that there was a sewer backup at 713 Pine Heights Road. The City crew got the same unplugged, but there was damage done to Allison's basement. The plug was in the City's sewer main. About 10 days later, it started to back up again. Casey Junck, Water/Wastewater Superintendent, assumed it was tree roots. He then contacted a company to televise the line. The company did find tree roots in the main, they cut the same, and then foamed the line. Since then, the line has been clear.

Casey Junck stated they initially got through the clog with their jetter, but tree roots act like a filter or screen, so as time goes by, the roots still catch things and plug up. You have to physically remove the tree roots to clear the line. He intends to have the company or crew that comes back in the summer to camera that line again just to make sure the roots are still gone. Every four years, the entire town is televised. The company does one-fourth of the town per year. Annually, they do a physical inspection of every manhole. He noted they have a handful of problem areas in town that they look at annually. This line was last jetted in 2020.

To prevent occurrences like this, Mr. Junck stated that homeowners can install check valves in their line. This is now required by the building code on all new homes. Another alternative is to make sure you have additional backup sewer coverage on your homeowners' insurance policy.

Attorney Miller advised the Council that if you decide to pay it in full or a portion of it, be prepared if this happens again for other citizens to come before you. If you decide to deny the claim, Ms. Szantor can always sue the City for damages.

After some discussion on the estimate presented from ServiceMaster for repairs (\$12,325.14), Council would feel more comfortable if Ms. Szantor provided them with three estimates from three

contractors for the damages/repairs to get her basement back to pre-damage condition. Ms. Szantor was advised that providing estimates did not necessarily mean that Council was going to agree to pay the same. Ms. Szantor was also asked to provide proof of her sewer backup coverage at this time.

Councilmember Bratcher had concerns in regard to approving the claim.

After discussion, Councilmember Eischeid made a motion, which was seconded by Councilmember Buck, approving to pay the sum of \$8,386.88 to ServiceMaster (initial bill and interest).

Councilmember Eischeid stated this is what he was comfortable with right now. This amount is an actual or hard number. The other number (\$12,325.14) is an estimate. In regard to the property loss, the City has nothing in writing showing that this is what each item cost. In response to Mayor Giese's question, Councilmember Eischeid stated that he was open to reimbursing Ms. Szantor for damages, but he would have to see hard numbers for material, labor, etc. Is that a guarantee that the City will take care of everything? No it is not. It is hard to come up with an exact dollar amount without having true costs.

Attorney Miller advised Council she would feel comfortable with them advising Ms. Szantor to get estimates in a timely manner and bring the same back to Council for consideration.

Mayor Giese then stated the motion. The result of roll call was all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, and Councilmember Bratcher who voted Nay. The Mayor then cast his vote in the affirmative and declared the motion carried.

Mayor Giese requested Council consideration to the appointment of Marian Clark (Resident Commissioner) to the Wayne Housing Authority.

Councilmember Eischeid made a motion, which was seconded by Councilmember Webber, approving the appointment of Marian Clark (Resident Commissioner) to the Wayne Housing Authority. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried.

Diane Bertrand, Senior Center Director, gave a report on what is taking place at the Senior Center. George Burcham, President of the Senior Center Board, was also present.

Diane Bertand, Senior Center Coordinator, requested Council consideration to approving the submission of the Senior Center Budget to the Northeast Nebraska Area Agency on Aging. The Senior Center must apply for State funding for the meal program, and Council must approve the budget to be submitted to the Northeast Nebraska Area Agency on Aging. In addition, she requested Council action on acceptance of the new fiscal year Service Awards that have been awarded by the Area Agency and approval of any revisions made during the fiscal year to the Service Awards.

Councilmember Karsky made a motion, which was seconded by Councilmember Bratcher, approving the submission of the Wayne Senior Center's Fiscal Year 2023 detailed plan of operation and budget to the Northeast Nebraska Area Agency on Aging; acceptance of new fiscal year Service Awards that have been awarded by the Area Agency; and approval of any revisions made during the fiscal year to the Service Awards. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried.

The following Resolution is an annual requirement to obtain funding from the Nebraska Department of Transportation to help pay for the operating costs of the local public transportation program.

Councilmember Eischeid introduced Resolution 2023-21, and moved for its approval; Councilmember Karsky seconded.

RESOLUTION NO. 2023-21

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR NEBRASKA PUBLIC TRANSPORTATION ACT FUNDS FOR THE OPERATION OF THE WAYNE PUBLIC TRANSPORTATION SYSTEM.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried.

The following Resolution is needed for the grant funds received by the State of Nebraska for the Senior Center transit program.

Councilmember Eischeid introduced Resolution 2023-22, and moved for its approval; Councilmember Webber seconded.

RESOLUTION NO. 2023-22

A RESOLUTION SUPPORTING THE APPLICATION FOR NEBRASKA PUBLIC TRANSPORTATION ACT FUNDS AND APPROVING LOCAL MATCH (\$41,066).

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried.

The following Resolution would adopt the Title VI Non-Discrimination Plan – 2023 for the City of Wayne Public Transit Program. This is a requirement to receive funding for the transit program. The last time the same was amended/adopted was in 2015.

Councilmember Karsky introduced Resolution No. 2023-23 and moved for its approval; Councilmember Buck seconded.

RESOLUTION NO. 2023-23

A RESOLUTION ADOPTING TITLE VI – NON-DISCRIMINATION PLAN – 2023 FOR THE CITY OF WAYNE PUBLIC TRANSIT PROGRAM.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried.

Administrator Blecke stated the following Resolution would approve an Interlocal Cooperation Act Agreement between the City and Wayne State College that pertains to the installation of a new sewer line and manholes which will serve the future college athletic and recreation dome, as well as connect to the sewer line to the southeast portion of the area where an existing lift station will be eliminated. The portions that the City will be responsible for comes to \$72,700.39. That amount represents a new sewer line extension for future city expansion, 4” of the 12” line material cost, and 50% of the installation cost.

Councilmember Eischeid introduced Resolution No. 2023-24 and moved for its approval; Councilmember Buck seconded.

RESOLUTION NO. 2023-24

A RESOLUTION APPROVING INTERLOCAL COOPERATION ACT AGREEMENT BY AND BETWEEN THE CITY OF WAYNE AND THE BOARD OF TRUSTEES OF THE NEBRASKA STATE COLLEGES, D/B/A WAYNE STATE COLLEGE FOR THE REIMBURSEMENT OF SEWER LINE EXTENSION COSTS (\$72,700.39).

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were 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 March 6, 2023, to review the "Future Land Use Map of the Comprehensive Plan." The Planning Commission has begun the process of reviewing the "Future Land Use Map" annually. The only changes from last year's review are the addition of the five industrial properties that were annexed in 2022 by Centennial Road.

Mr. Hansen noted that there is a gentleman (Harry Lindner) in the audience that wanted to address the Council in regard to a house on Main Street that is in a commercial area that is currently zoned B-1. If that house were to be damaged beyond 60% of the assessed value by fire, wind, etc., the property owner would not be able to rebuild. Mr. Lindner would like to amend the zoning. He was advised that right now, they cannot rezone that to something like a mixed use because of the future land use map.

Harry Lindner explained why he would like to change the zoning. They inherited the house (223 S Main Street) and would like to sell it. They have a buyer who is trying to get a VA loan for his family and his business (Stanley Steamer). The problem the buyer has run into is that the VA will not give him a loan because the property is zoned commercial. The VA has said that they do not loan for commercial properties, so he would like the Council to change the zoning for this property to B-3.

Trisha Peters, real estate agent with White Farmhouse Realty, explained the situation with the VA and with any lender for that matter. When a lender looks at the zoning for a property, they see it as it is zoned. In this case, the house would not be able to be rebuilt if it burned down or got destroyed past 60% of its standing value. That is a concern for a lender.

Outside of that, all of the qualifications have been met for the buyer and the other restrictions for the financing. They are requesting that the zoning be changed to B-3 or B-2 to allow for the mixed use of residential and commercial.

There was concern that this would be spot zoning. However, the main concern is that the future land use map would have to be modified, because at this time, it is shown as commercial, and B-3 is a mixed use. The first step would be amending the future land use map. Right now, the City's zoning, as well as the future land use map, are reflecting the City wants business in this area.

Street and Planning Director Hansen also noted he was just made aware of the home occupation business, so he was unsure whether or not it would be allowed. He noted that this issue came about after the Planning Commission approved the Land Use Map. He cautioned the Council not to confuse the zoning map with the future land use map.

Mayor Giese stated this is a complex issue for the Council to make a decision this evening.

Discussion concerning the amendment of the Future Land Use Map should go back before the Planning Commission. The rezoning request could go hand in hand with that at the Planning Commission meeting. It was noted that the soonest this could be heard by the Planning Commission would be at their May meeting.

To continue with the public hearing matter, it was noted the Planning Commission recommended approval of this Future Land Use Map, 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.

After discussion, Councilmember Eischeid made a motion, which was seconded by Councilmember Buck, to table action on Ordinance No. 2023-3 until the Planning Commission has an opportunity to review some of the previously addressed concerns. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried.

The following ordinance would add a "violation penalty" provision to the Property Maintenance Code. Joel Hansen, Street and Planning Director, stated adding this provision will provide the Problem

Resolution Team with some leverage when property owners do not follow through with the complaint process.

Councilmember Eischeid, who is a member of the Problem Resolution Team, was in favor of this amendment.

Councilmember Karsky introduced Ordinance No. 2023-4, and moved for approval thereof; Councilmember Webber seconded.

ORDINANCE NO. 2023-4

AN ORDINANCE TO AMEND TITLE XV LAND USAGE, CHAPTER 150 BUILDING REGULATIONS; CONSTRUCTION, SECTION 150.31 PROPERTY MAINTENANCE CODE; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND TO PROVIDE THAT SAID ORDINANCE BE PUBLISHED IN PAMPHLET FORM.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried. The second reading will take place at the next meeting.

The following Ordinance would amend the City Code to remove siding requirements in the A-1 and A-2 zoning districts when getting a temporary occupancy permit. Exterior siding will only be required in any R or B District.

Councilmember Eischeid introduced Ordinance No. 2023-5, and moved for approval thereof; Councilmember Karsky seconded.

ORDINANCE NO. 2023-5

AN ORDINANCE TO AMEND TITLE XV LAND USAGE, CHAPTER 150 BUILDING REGULATIONS; CONSTRUCTION, SECTION 150.17 ONE AND TWO FAMILY DWELLING CODE; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND TO PROVIDE THAT SAID ORDINANCE BE PUBLISHED IN PAMPHLET FORM.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried. The second reading will take place at the next meeting.

Greg Ptacek, representing Johnnie Byrd Brewing Company, was present to request Council consideration to amending the City Code regarding liquor license occupation taxes that are collected by the City. Johnny Byrd Brewing Company now has three liquor licenses: Class C (on and off sale), Class LK (Craft Brewery) and Class Z (Microdistillery). The license fees for the same are \$300, \$350 and \$250 respectively. This is the first year he will have three licenses. The City, by State Statute and City Code, collects an occupation tax double the license fee, which means an additional \$600, \$700 and \$500 respectively. Mr. Ptacek has requested that Council give consideration to reducing the amount of the occupation taxes.

Staff is proposing City Code be amended to add the following language:

If a liquor license holder of the city has more than one type of liquor license for the establishment at the same address, the occupation tax for said liquor license will be two times the amount of the highest license fee established by the State Liquor Control Commission.

If approved, Johnnie Byrd would pay \$700 instead of \$1,800. The City cannot do anything regarding the license fee, only the occupation tax.

Councilmember Karsky introduced Ordinance No. 2023-7, and moved for approval thereof; Councilmember Bratcher seconded.

ORDINANCE NO. 2023-7

AN ORDINANCE AMENDING WAYNE MUNICIPAL CODE TITLE XI BUSINESS REGULATIONS, CHAPTER 110 OCCUPATION TAXES, SECTION 110.02 ALCOHOLIC LIQUORS; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried. The second reading will take place at the next meeting.

Discussion took place regarding the request of the Community Redevelopment Authority (CRA) to purchase the following properties upon which to place three houses that are being given to them by Wayne State College: 204 S Lincoln Street, 208 S Lincoln Street and 401 S Sherman Street.

Administrator Blecke stated Wayne State College has three houses on campus that the Foundation currently owns. The Foundation will be transferring that property to the College so the College can put up a suite-style dormitory. The Foundation has approached the CRA and asked if they would like those houses at no cost and then move them, at their cost, to a different location. The CRA has talked about this at a couple of meetings. At the CRA's meeting today, they voted to pursue the houses, contingent upon finding a moving company that would move up to three houses in the timeframe that the College is wanting. What the CRA is asking from the City is if the City is open to the idea of gifting them some of the lots on Chicago Street.

Mayor Giese stated there are three houses currently on the tax rolls. If the City/CRA does nothing, they are not only going to be demolished, but their land will also be taken over for a dormitory which means that the land itself will not be on the tax roll. If the CRA does get all three, there will be moving costs and construction costs. However, the infrastructure is in place, and there is no tax increment financing associated with this. Is the City willing to lend money to the CRA in a gamble that they would break even or lose enough money that it would be worth it to them in future revenue to do so?

Mr. Ptacek, a member of the CRA, stated that Jon Meyer estimated it would cost around \$210,000 per house to get the houses moved and a basement dug so they are ready to sell. The CRA has met their 3-5 year plan in a year and a half. The nicest house (the Alumni House), might fit on a lot across the street from the College (old armory property) that the CRA owns. He noted that the CRA will be looking for different funding sources at budget time so they can become a little more self-sufficient.

Administrator Blecke stated he will work on a proposal to send to some moving companies.

Councilmember Eischeid made a motion, which was seconded by Councilmember Webber, to entertain the idea to sell these properties (204 S Lincoln Street, 208 S Lincoln Street and 401 S Sherman Street) to the Community Redevelopment Authority. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Pick, Muir and Brodersen who were absent, the Mayor declared the motion carried.

There being no further business to come before the meeting, Mayor Giese declared the meeting adjourned at 7:58 p.m.