

**MINUTES**  
**CITY COUNCIL MEETING**  
**May 30, 2023**

The Wayne City Council met in special session at the Wayne Fire Hall on Tuesday, May 30, 2023, 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, Clayton Bratcher, Jason Karsky, Matt Eischeid, and Jill Brodersen; Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire.

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 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.

➤ Update on Electricity Process:

Dave Peterson, Engineer with JEO Consulting Group, Inc., gave an overview of wholesale power and reviewed some options that are available for Council to consider. He reviewed a no risk option (all inclusive), two managed risk options (semi-inclusive and energy only), and one high risk option (open market). He prefers the managed risk options. Mr. Peterson talked about the USDA Rural Development Loan Program – Powering Affordable Clean Energy Act. This is to help replace the older generation with new renewables. They have a program that allows for solar. Depending upon how you qualify, the categories can be 20, 40 or 60% forgiveness of the total cost, and up to 75% of the total project. You can

include all of the costs that it takes to connect it to the grid or to the system which would be part of the substation and the transformer that it would take to get it to the grid or the City's system. This PACE program actually then gives you a low interest loan on the remainder of the cost. To be considered for funding, you need to first submit a letter of interest. The application window for that is June 30<sup>th</sup> – September 29, 2023. Mr. Peterson also touched upon generation and presented 4 comparisons, with the 4<sup>th</sup> comparison showing how the City could save money with the “demand reduction generation” option. The subcommittee will continue to meet and gather information to make a recommendation to the Council.

Mayor Giese then asked Council for their long-term planning ideas/goals for the next year and/or the next 5 years.

- Councilmember Eischeid:
  - Moving City Hall to its new location
  - Generation
  - Prairie Park
  - Purchasing property
  - Future of Community Activity Center
  - Move sidewalk closer to the gravel road by Titan and Van Diest so it is out of the State right-of-way
  
- Councilmember Brodersen:
  - Western Ridge II – another housing development
  - Sidewalk on 7<sup>th</sup> Street
  
- Councilmember Karsky:
  - Prairie Park
  - Power Plant
  - Housing – townhouses
  - Infrastructure (sewer/water in older neighborhoods)
  
- Councilmember Webber:
  - Housing
  - Power – electricity
  - Indoor Pool
  
- Councilmember Buck:
  - Sidewalk on the south side of 7<sup>th</sup> Street – Vet Clinic to Dollar General
  - Energy – Solar Power, Substation up and running
  - Prairie Park
  - Affordable housing – another Villa/Western Ridge
  - Additional hotel accommodations

- Councilmember Bratcher:
  - New City Hall get finished
  - Housing
- Councilmember Muir
  - Electrical Generation – Solar
  - Substation work
  - Housing
  - Skate Park
- Councilmember Pick:
  - Housing
  - Infrastructure – 4<sup>th</sup> Street and streets by the Vet Clinic paved
  - Power (get something decided)
- Discuss ways to partner with Wayne Community Housing Development Corporation (WCHDC) to better serve the community:

Administrator Blecke stated WCHDC is not in a very good position right now. Mytzy Kufner-Rodriguez will be resigning in August (and she plans to be gone the entire month of June). In order to stabilize that organization, the City is being asked to discuss the matter. This is likely a major financial investment into housing. It could work out better for the entire community in the end, with housing of all types getting needed attention. The Executive Director for WCHDC writes grants — that is part of the job. There have not been many grants written recently. It was noted that this is a full-time position, with no benefits.

Teresa Dredge and Jeaney Harris, Board Members of the Wayne Community Housing Development Corporation, were present to answer questions. Continued discussions will take place.

- Property Negotiation Update:

Councilmember Brodersen made a motion, which was seconded by Councilmember Webber, to enter into executive/closed session to protect the public interest to discuss property negotiations, and to allow City Administrator Blecke, City Clerk McGuire, City Attorney Miller, Joel Hansen, Street and Planning Director, Marlen Chinn, Police Chief, and Luke Virgil, Director of Wayne Area Economic Development, to be in attendance. Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried, and executive/closed session began at 7:20 p.m.

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

Councilmember Brodersen made a motion, which was seconded by Councilmember Webber, to resume open session. Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried, and open session resumed at 8:55 p.m.

There being no further business to come before the meeting, Mayor Giese declared the meeting adjourned at 8:55 p.m.