

**AGENDA  
CITY COUNCIL MEETING  
COUNCIL CHAMBERS – CITY HALL  
306 PEARL STREET  
June 20, 2023**

1. [Call the Meeting to Order – 5:30 p.m.](#)
2. [Pledge of Allegiance](#)

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the southwest wall of the Council Chambers as well as on the City of Wayne website.

The City 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.

3. [Approval of Minutes – June 6, 2023](#)
4. [Approval of Claims](#)
5. [Ordinance: 2023-10: Amending the Future Land Use Map of the Comprehensive Plan for the City of Wayne \(Third and Final Reading\)](#)
6. [Ordinance 2023-12: Authorizing the release and abandonment of the North 16’ Easement of Lots 1 and 2, Hillcrest Addition, City of Wayne, Wayne County, Nebraska \(Third and Final Reading\)](#)

**Background:** We are in receipt of the appropriate easement from the Wayne State Foundation. The third and final reading of this Ordinance can be approved.

7. **Public Hearing:** Class C (on and off sale) Liquor License Application of I Wet My Plants, LLC d/b/a “I Wet My Plants,” 221 Main Street (Advertised Time: 5:30 p.m.)
8. [Resolution 2023-42: Approving Class C Liquor License for I Wet My Plants, LLC d/b/a “I Wet My Plants”](#)
9. **Public Hearing:** To consider the Planning Commission’s recommendation regarding the “Ping Addition Plat,” including part of Barclay’s First Addition, part of the Pines Addition, and part of the Replat of Sunnyview Subdivision. The applicants are Earnest and Wendy Ping. (Advertised Time: 5:30 p.m.)

**Background:** The owners of 710 and 810 Sunnyview Drive wish to change the property line between their two properties and exchange land. Thus, they need to replat the land as it currently exists in several different tracts and two different subdivisions. One of those tracts was an un-platted tax lot, so they cannot do an administrative lot split. Therefore, they have applied to the Planning Commission and City Council for a full replat of both properties. The new lot line will match an existing fence that was installed a couple of years ago.

10. Resolution 2023-43: Approving the “Ping Addition Plat,” including part of Barclay’s First Addition, part of the Pines Addition, and part of the Replat of Sunnyview Subdivision
11. Public Hearing: Acquisition of Real Estate from 11T NE, LLC, a Nebraska Limited Liability Company (Lot 2, Hall Addition to the City of Wayne, Wayne County, Nebraska – 330 S. Main Street) (Advertised Time: 5:30 p.m.)

**Background: The sellers have agreed to the City’s offer of \$18,000 for this piece of property.**

12. Resolution 2023-44: Approving the acquisition of real estate from 11T NE, LLC, a Nebraska Limited Liability Company (Lot 2, Hall Addition to the City of Wayne, Wayne County, Nebraska – 330 S. Main Street)
13. Appointments – Library Board (4 year terms):
  - Abby Schademann
  - Michael Carnes
  - Teresa Morales
  - Sarah Lentz
14. Appointments – Planning Commission (3 year terms):
  - Abby Schademann (reappointment)
15. Action to set budget work sessions – July 18<sup>th</sup> and August 1<sup>st</sup> after regular Council meetings
16. Update on 513 Main Street (New Police and City Municipal Building Renovation Project)
17. Discuss/Update on the potential negotiations on real property
18. Adjourn

**MINUTES  
CITY COUNCIL MEETING  
June 6, 2023**

The Wayne City Council met in regular session at City Hall on June 6, 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 Brendon Pick, Terri Buck, Brittany Weber, Clayton Bratcher, Jason Karsky, Matt Eischeid and Jill Brodersen; City Administrator Wes Blecke; City Clerk Betty McGuire; and Attorney Amy Miller. Absent: Councilmember Nick Muir.

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 Webber made a motion, which was seconded by Councilmember Bratcher, to approve the minutes of the meetings of May 16, 2023, and May 30, 2023, and to waive the readings thereof. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent, the Mayor declared the motion carried and the Minutes approved.

The following claims were presented to Council for their approval:

**VARIOUS FUNDS:** ACES, SE, 1093.66; AMERITAS, SE, 3120.86; AMERITAS, SE, 168.44; AMERITAS, SE, 35.00; AMERITAS, SE, 97.94; AMERITAS, SE, 72.00; APPEARA, SE, 109.44; APPEARA, SE, 59.77; BLADES GROUP, SU, 1815.00; BOARDERS INN & SUITES, SE, 1749.30; BOMGAARS, SU, 1352.24; BORDER STATES INDUSTRIES, SU, 862.61; BSN SPORTS, SU, 1672.04; CAMPOS, ANNA, SE, 70.00; CARLSON WEST PVONDRA ARCHITECTS, SE, 5534.46; CIRBA

SOLUTIONS SERVICES, SU, 102.00; CITY EMPLOYEE, RE, 59.88; CITY EMPLOYEE, RE, 55.20; CITY OF PONCA, RE, 15450.21; CITY OF WAYNE, RE, 50000.00; CITY OF WAYNE, PY, 108717.81; CITY OF WAYNE, RE, 5108.33; CITY OF WEST POINT, RE, 22423.97; CITY OF WISNER, RE, 2336.85; CIVICPLUS, FE, 1500.00; COMMUNITY REDEVELOPMENT AUTHORITY, RE, 40000.00; CORE & MAIN, SE, 699.13; DAS STATE ACCTG-CENTRAL FINANCE, SE, 448.00; DEARBORN LIFE INSURANCE COMPANY, SE, 86.00; ED M. FELD EQUIPMENT, SU, 216.00; ELLIS HOME SERVICES, SE, 487.31; FASTWYRE BROADBAND, SE, 1512.46; FIRST CONCORD GROUP, SE, 4219.64; GERHOLD CONCRETE, SU, 1974.61; GROSSENBURG IMPLEMENT, SU, 72.03; HAWKINS, SU, 1810.46; HILAND DAIRY, SE, 185.70; ICMA, SE, 142.75; ICMA, SE, 413.68; ICMA, SE, 1430.90; ICMA, SE, 8725.33; ICMA, SE, 255.46; ICMA, SE, 70.00; ICMA, SE, 127.36; ICMA, SE, 372.24; ICMA, SE, 166.28; ICMA, SE, 189.32; ICMA, SE, 36.84; IRS, TX, 4177.04; IRS, TX, 11293.76; IRS, TX, 17860.74; ISLAND SPRINKLER SUPPLY, SU, 730.75; JOHNSON'S PLUMBING & HEATING, SU, 2527.96; LINCOLN WINWATER WORKS, SU, 438.70; MARCO TECHNOLOGIES, SE, 180.50; NE DEPT OF REVENUE, TX, 5263.96; NE PUBLIC HEALTH ENVIRONMENTAL LAB, SU, 105.00; NERC, SE, 1047.74; NNEDD, SE, 2950.00; NORTHEAST POWER, SE, 21756.30; NOVA FITNESS EQUIPMENT, SE, 3353.95; NUSS, ANGELA, RE, 150.00; ONE OFFICE SOLUTION, SU, 1999.60; O'REILLY AUTOMOTIVE STORES, SU, 117.26; O'REILLY AUTOMOTIVE STORES, SU, 50.98; PONCA RURAL FIRE BOARD, RE, 3698.48; SANDRY FIRE SUPPLY, SU, 439.40; SCHLICKBERND'S APPLIANCE, SU, 699.00; STADIUM SPORTING GOODS, SU, 93.00; STADIUM SPORTING GOODS, SE, 48.00; STAPLES, SU, 55.99; THE RETROFIT COMPANIES, SE, 275.00; TOTAL GRAPHICS, SU, 1338.89; TWIN CITY HARDWARE, SU, 1045.54; VILLAGE OF WINSIDE, RE, 4943.58; WISNER WEST, SU, 156.06; AMERITAS, SE, 168.44; AMERITAS, SE, 35.00; AMERITAS, SE, 3120.18; AMERITAS, SE, 72.00; AMERITAS, SE, 97.94; APPEARA, SE, 118.00; APX, FE, 51.83; BIG STONE TRANSPORTATION & LANDSCAPE SUPPLY, SU, 1500.00; BLUE CROSS BLUE SHIELD, SE, 46056.37; BOK FINANCIAL, RE, 226668.75; BOK FINANCIAL, RE, 222542.50; CARHART KITCHEN & BATH, SU, 610.00; CARHART LUMBER COMPANY, SU, 243.29; CASILLAS, OSCAR, RE, 500.00; CITY EMPLOYEE, RE, 1816.27; CITY EMPLOYEE, RE, 139.91; CITY EMPLOYEE, RE, 1496.82; CITY EMPLOYEE, RE, 159.44; CITY OF WAYNE, PY, 104546.08; CITY OF WAYNE, RE, 564.82; CITY OF WAYNE, RE, -153.80; CITY OF WAYNE, RE, 153.80; COTTONWOOD WIND PROJECT, SE, 12766.40; DEARBORN LIFE INSURANCE COMPANY, SE, 2800.36; DIXON COUNTY COURT, RE, 300.00; EAKES OFFICE PLUS, SE, 55.00; ED M. FELD EQUIPMENT, SU, 34055.00; FLOOR MAINTENANCE, SU, 1253.23; GERHOLD CONCRETE, SU, 5046.81; GLOBAL PAYMENTS INTEGRATED, SE, 1109.11; GROSSENBURG IMPLEMENT, SU, 9552.23; HELENA AGRI-ENTERPRISES, SU, 425.00; HILAND DAIRY, SE, 212.96; HOMETOWN LEASING, SE, 365.84; ICMA, SE, 400.00; ICMA, SE, 189.32; ICMA, SE, 255.46; ICMA, SE, 36.84; ICMA, SE, 166.28; ICMA, SE, 1430.90; ICMA, SE, 127.36; ICMA, SE, 70.00; ICMA, SE, 142.75; ICMA, SE, 413.68; ICMA, SE, 8639.75; IRS, TX, 4047.84; IRS, TX, 11393.49; IRS, TX, 17307.70; JEO CONSULTING GROUP, SE, 7379.55; JOHNSON'S PLUMBING & HEATING, SU, 814.00; KELLY SUPPLY COMPANY, SU, 43.21; KEPSCO ENGRAVING, SU, 11.20; LUTT OIL, SU, 7082.19; LUTT TRUCKING, SE, 325.00; MARCO, SE, 175.92; MERCHANT SERVICES, SE, 1292.34; MERCHANT SERVICES, SE, 4538.60; MERCHANT SERVICES, SE, 93.82; MICHAEL TODD INDUSTRIAL SUPPLY, SU, 670.48; MIDWEST ALARM SERVICES, SU, 136.50; MIDWEST TAPE, SU, 495.92; MILLER LAW, SE, 5416.67; MORRIS, MUFFIN, RE, 500.00; NE DEPT OF ENVIRONMENTAL QUALITY, FE, 87195.51; NE DEPT OF ENVIRONMENTAL QUALITY, FE, 200243.75; NE DEPT OF REVENUE, TX, 5332.59; NE STATE HISTORICAL, SU, 35.00; NPPD, SE, 184.00; NMPP ENERGY, SE, 1500.00; NORTHEAST POWER, SE, 4988.00; ONE CALL CONCEPTS, SE, 127.32; OPTK NETWORKS, SE, 408.54; O'REILLY AUTOMOTIVE STORES, SU, 47.37; PAC N SAVE, SU, 1330.58; PAC N SAVE, SU, 245.00; PLUNKETT'S PEST CONTROL, SE, 104.15; POSTMASTER, SU, 1026.28; QUADIANT FINANCE USA, SU, 1000.00; QUADIANT LEASING USA, SE, 655.38; RENUEL FUEL, SE, 8180.00; SD MYERS, SE, 2227.00; SEBADE CONSTRUCTION, RE, 500.00; SKARSHAUG TESTING LAB, SE, 260.56; STADIUM SPORTING GOODS, SE, 36.00; STATE NEBRASKA BANK & TRUST, SE, 72.08; STATE NEBRASKA BANK & TRUST, RE, 80468.75; STATE NEBRASKA BANK-PETTY CASH, SE, 108.85; TRI AIR TESTING, SE, 603.00; ULINE, SU, 313.33;

UTILITIES SECTION, FE, 680.00; VIAERO, SE, 68.88; WASTE CONNECTIONS, SE, 246.00; WAED, SE, 8980.41

Councilmember Brodersen 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 Councilmember Muir who was absent, the Mayor declared the motion carried.

Allison Szantor-Kai was present requesting Council consideration to approving her appeal to remove her dog from City limits as it has been deemed vicious per Section 90.040 Vicious Dogs, Paragraph (B)(2).

Marlen Chinn, Police Chief, presented information/documentation that led up to his decision to declare the dog “vicious.”

Police Chief Chinn stated the vet clinic advised him there is a family who lives in the county that would take the dog on trial basis.

After discussion, Councilmember Bratcher made a motion, which was seconded by Councilmember Webber to deny the appeal of Allison Szantor-Kai to keep her dog in city limits. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent, the Mayor declared the motion carried.

Councilmember Brodersen introduced Ordinance No. 2023-10, and moved for approval of the second reading thereof; Councilmember Pick seconded.

#### ORDINANCE NO. 2023-10

#### AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR THE CITY OF WAYNE.

Councilmember Eischeid advised the Council that he was going to vote nay on this ordinance. This was discussed previously, and it was decided at that time that this should be tabled because we (the Council) wanted to find a solution to this. It was then sent back to the Planning Commission to find a solution. In his opinion, the property is zoned incorrectly.

It was noted that the gentleman previously requesting the change could have gotten a traditional loan to allow him to buy the house/property.

Joel Hansen, Street and Planning Director, explained that the Planning Commission did not take this lightly. They had a lengthy discussion on this, and in their opinion, long-term, there should not be houses in this area. There should be more of a mixed use.

Mayor Giese stated the land use map, in his opinion, is the vision for 50-100 years, and then zoning is the mechanism that gets you there.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent and Councilmember Eischeid who voted Nay, the Mayor declared the motion carried. The third and final reading will take place at the next meeting.

Administrator Blecke advised that he is still waiting for an easement from the Wayne State Foundation. Recommendation was not to waive the third and final reading of Ordinance 2023-12.

Councilmember Eischeid introduced Ordinance No. 2023-12, and moved for approval of the second reading thereof; Councilmember Brodersen seconded.

#### ORDINANCE NO. 2023-12

AN ORDINANCE AUTHORIZING THE RELEASE AND ABANDONMENT OF THE NORTH 16 FOOT EASEMENT OF LOTS 1 AND 2, HILLCREST ADDITION, CITY OF WAYNE, WAYNE COUNTY, NEBRASKA.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent, the Mayor declared the motion carried. The third and final reading will take place at the next meeting.

Mayor Giese declared the time was at hand for the public hearing on the land acquisition from Battle Creek Cooperative Nonstock, a Nebraska Cooperative Corporation.

The legal descriptions is as follows:

A tract of land located in Lot 20, Southview II Addition to the City of Wayne, Wayne County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of Lot 20, Southview II Addition to the City of Wayne, Wayne County, Nebraska; thence N 01°59'38" W on the East line of said Lot 20, 25.66 feet to the Point of Beginning; thence N 01°59'38" W on said East line, 31.22 feet; thence S 59°35'17" W, 14.82 feet; thence S 30°24'56" E, 27.44 feet to the Point of Beginning, containing 202.93 square feet, more or less.

The City owns the majority of Lot 21 and then a small triangle of the NE corner of Lot 20 (Tract 1). Battle Creek Farmers Cooperative Nonstock owns the majority of Lot 20 and then a small triangle of the SW corner of Lot 21 (Tract 2). We have obtained legals for those triangles so we can swap/trade land with Battle Creek Farmers Cooperative Nonstock. The legals will then become strictly Lot 20 and Lot 21.

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.

Councilmember Eischeid introduced Resolution 2023-39, and moved for its approval; Councilmember Brodersen seconded.

#### RESOLUTION NO. 2023-39

A RESOLUTION APPROVING THE ACQUISITION OF REAL ESTATE LOCATED IN THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, FROM BATTLE CREEK COOPERATIVE NONSTOCK, A NEBRASKA COOPERATIVE CORPORATION.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent, the Mayor declared the motion carried.

The following Resolution and Ordinance pertain to the sale of real estate to Battle Creek Cooperative Nonstock, a Nebraska Cooperative Corporation.

The legal description is as follows:

A tract of land located in Lot 21, Southview II Addition to the City of Wayne, Wayne County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 21, Southview II Addition to the City of Wayne, Wayne County, Nebraska; thence N 01°59'38" W on the West line of said Lot 21, 25.66 feet; thence S 30°24'56" E, 22.46 feet to a point on the South line of said Lot 21; thence S 59°04'45" W on said South line, 12.21 feet to the Point of Beginning, containing 137.16 square feet, more or less.

Councilmember Brodersen introduced Resolution 2023-40, and moved for its approval; Councilmember Webber seconded.

RESOLUTION NO. 2023-40

A RESOLUTION AUTHORIZING THE SALE OF A TRACT OF LAND LOCATED IN THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, TO BATTLE CREEK COOPERATIVE NONSTOCK, A NEBRASKA COOPERATIVE CORPORATION.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent, the Mayor declared the motion carried.

Councilmember Brodersen introduced Ordinance No. 2023-13, and moved for approval thereof; Councilmember Bratcher seconded.

ORDINANCE NO. 2023-13

AN ORDINANCE DIRECTING THE SALE OF A TRACT OF LAND IN THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, TO BATTLE CREEK COOPERATIVE NONSTOCK, A NEBRASKA COOPERATIVE CORPORATION.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent, the Mayor declared the motion carried.

Councilmember Brodersen made a motion, which was seconded by Councilmember Webber, to suspend the statutory rules requiring ordinances to be read by title on three different days. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent, the Mayor declared the motion carried.

Councilmember Brodersen made a motion, which was seconded by Councilmember Bratcher, to move for final approval of Ordinance No. 2023-13. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent, the Mayor declared the motion carried.

The following Resolution would approve/ratify the City of Wayne goals from the retreats held on January 31, 2023 and May 30, 2023.

Councilmember Eischeid introduced Resolution 2023-41, and moved for its approval; Councilmember Pick seconded.

RESOLUTION NO. 2023-41

A RESOLUTION IDENTIFYING CITY OF WAYNE GOALS.

Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent, the Mayor declared the motion carried.

Jill Brodersen, Architect, presented Application for Payment No. 9 in the amount of \$34,616 to OCC Builders, LLC, for the "Freedom Park Trailhead Project." Ms. Brodersen also updated the Council on the project.

Councilmember Bratcher made a motion, which was seconded by Councilmember Buck, approving Application for Payment No. 9 for \$34,616 to OCC Builders, LLC, for the "Freedom Park Trailhead Project." Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent, the Mayor declared the motion carried.

Administrator Blecke updated the Council on 513 Main Street (New Police and City Municipal Building Renovation Project). The schedule is to approve the plans at the July 18<sup>th</sup> Council meeting, then bid the project out in August, with construction hopefully starting in September.

Councilmember Brodersen made a motion, which was seconded by Councilmember Buck, to enter into executive/closed session to discuss the potential negotiations on real property, with the purpose being to protect the financial interest of the City, and to allow City Administrator Blecke, City Clerk McGuire, and City Attorney Miller, to also be in attendance. Mayor Giese stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Muir who was absent, the Mayor declared the motion carried, and executive session began at 6:27 p.m.

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

Councilmember Webber made a motion, which was seconded by Councilmember Pick, to resume open session. Mayor Giese stated the motion, and the result of roll call being all Yeas, with

the exception of Councilmember Muir who was absent, the Mayor declared the motion carried, and open session resumed at 6:35 p.m.

There being no further business to come before the meeting, Mayor Giese declared the meeting adjourned at 6:35 p.m.



Vendor	Payable Description	Payment Total
Otte Construction Council Approved 6/6/23	Trailhead #9	34,616.00
<b>Vendor</b>	<b>Payable Description</b>	<b>Payment Total</b>
ACE HARDWARE	SWIVEL HOSE/BATTERIES/TOOLS/JANITORIAL SUPPLIES	578.31
APPEARA	LINEN & MAT SERVICE	82.23
AUTO ANATOMY ALTERNATIVES, INC	TRANSIT VAN REPAIRS	1,525.00
BIG RIVERS ELECTRIC CORPORATION	ELECTRICITY	93,773.40
BIO-ELECTRONICS	ANNUAL SERVICE AGREEMENT	400.00
BORDER STATES INDUSTRIES, INC	CONDUIT ELBOWS	202.35
BOUTIQUE BLACK LABEL	AUDITORIUM DEPOSIT REFUND	200.00
CERTIFIED TESTING SERVICES INC	CITY HALL PROPOSED GARAGE	2,130.00
CHEMQUEST, INC.	QUARTERLY MONITORING	695.00
CITIZENS STATE BANK	TIF INTEREST	1,441.38
CITIZENS STATE BANK	TIF INTEREST	1,999.88
CITIZENS STATE BANK	TIF PRINCIPAL & INTEREST	5,682.21
CITY EMPLOYEE	VISION REIMBURSEMENT	299.20
CITY EMPLOYEE	MEDICAL REIMBURSEMENT	1,284.35
CITY OF WAYNE	UTILITY REFUNDS	1,347.83
COPY WRITE PUBLISHING	OFFICE SUPPLIES/SHIPPING CHARGES	218.82
COPY WRITE PUBLISHING	SHIPPING CHARGES	24.96
DAS STATE ACCTG-CENTRAL FINANCE	WSC INTERNET CHARGES	62.36
DITCH WITCH UNDERCON	SWIVEL	169.05
DOESCHER REPAIR	REFRIGERATOR SERVICE REPAIR	89.00
DUTTON-LAINSON COMPANY	LAMINATED POLE/ERT METERS	30,200.15
EAKES OFFICE PLUS	COPY CHARGES	417.82
ED M. FELD EQUIPMENT CO INC	FIRE BOOTS	890.00
ELLIS HOME SERVICES	LIBRARY A/C REPAIR	251.99
FIREMAN	FIRE SCHOOL REIMBURSEMENT	150.00
FIREMAN	FIRE SCHOOL REIMBURSEMENT	175.98
FIREMAN	FIRE SCHOOL REIMBURSEMENT	150.00
FIREMAN	FIRE SCHOOL REIMBURSEMENT	150.00
FIREMAN	FIRE SCHOOL REIMBURSEMENT	150.00
FIREMAN	FIRE SCHOOL REIMBURSEMENT	150.00
FIREMAN	FIRE SCHOOL REIMBURSEMENT	150.00
FIREMAN	FIRE SCHOOL REIMBURSEMENT	150.00
FLOOR MAINTENANCE	JANITORIAL SUPPLIES	124.76
FOURTH GENERATION FAMILY	TIF PRINCIPAL & INTEREST	14,483.62
GERHOLD CONCRETE CO INC.	CONCRETE	837.49
HAWKINS, INC	POOL CHEMICALS	3,635.79
HELENA AGRI-ENTERPRISES, LLC	PRAMITOL	150.00
HILAND DAIRY	SENIOR CENTER FOOD SERVICE	271.53
HOMETOWN LEASING	POLICE COPIER LEASE	99.30
INGRAM LIBRARY SERVICES	BOOKS	1,576.87
ISLAND SPRINKLER SUPPLY CO	IRRIGATION REPAIRS	122.11
JEFF'S RPM SERVICE	FROST FREE HYDRANT	59.23

Vendor	Payable Description	Payment Total
JEO CONSULTING GROUP	ENERGY CENTER/LIFT STATION 9 SERVICES	4,224.50
JOHNSON'S PLUMBING & HEATING	HEAT PUMP 6 REPAIR	195.50
KOUATIL, ZAYNAB	ART CAMP SESSION 1	400.00
KTCH AM/FM RADIO	SUMMER SIGN UP ADS	155.00
LAWLER FIXTURE CO, INC.	WARMING STATION	1,364.46
MACQUEEN EQUIPMENT	PELICAN BROOM REPAIRS	1,283.88
MACQUEEN EQUIPMENT	PELICAN SWEEPER DEFLECTOR /COMPENSATOR VALVE	2,213.51
MAIN STREET GARAGE, LLC	TOW POLICE VEHICLE/SR TRANSIT VAN A/C REPAIR	728.00
MAXNET SECURITY	ENDPOINT PROTECTION	2,475.00
MIDWEST LABORATORIES, INC	WASTEWATER ANALYSIS	233.57
MIDWEST TAPE LLC	AUDIO BOOKS	55.99
MZRB LLC	TIF PRINCIPAL & INTEREST	3,703.63
NATP	NATP DRIVERS CLASS	95.00
NE WATER RESOURCES ASSOCIATION	MEMBERSHIP DUES	105.00
NEBRASKA PUBLIC POWER DIST	TRANSMISSION SUBSTATION CHARGES	7,892.56
NORFOLK FAMILY YMCA	LIFEGUARD CLASS - POOL USAGE	100.00
NORTHEAST NE ECONOMIC DEV DIST	21-PW-022 APR 2023 SERVICES	637.50
NUNEZ, EMPERATRIZ	AUDITORIUM DEPOSIT REFUND	200.00
OVERDRIVE, INC.	E BOOK	29.99
OVERHEAD DOOR	DOOR 18 REPAIR	98.00
PLUNKETT'S PEST CONTROL	PEST CONTROL	102.51
QUALITY 1 GRAPHIC	POOL SIGNS	50.00
RODRIGUEZ, NANCY	INTERPRETER	35.00
STAPLES, INC	OFFICE SUPPLIES	139.49
TOM'S BODY & PAINT SHOP	POLICE VEHICLE REPAIR	3,942.61
ULINE	SPRAY BOTTLES	40.20
US BANK	LODGING/TOILET/LOADER CONTROL/LIFEGUARD SUITS	10,454.75
	SR CENTER ARPA/BOOKS/MEALS	
US FOOD SERVICE	SENIOR CENTER NOON MEAL SUPPLIES	2,767.27
UTILITIES SECTION	LINEWORKERS SAFETY TRAINING	4,020.00
VAN DIEST SUPPLY	RANGER PRO	371.25
VERIZON WIRELESS SERVICES LLC	CELL PHONES	584.08
WASTE CONNECTIONS	SANITATION SERVICE	60.00
WAYNE AREA ECONOMIC DEVELOPMENT	CHICKEN SHOW SPONSOR	1,000.00
WAYNE VETERINARY CLINIC	DOG/CAT IMPOUND	140.00
WESTERN AREA POWER ADMIN	ELECTRICITY	19,083.01
WISNER WEST	FD GASOLINE	264.26
	<b>Grand Total:</b>	<b>270,263.49</b>

**ORDINANCE NO. 2023-10**

**AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR THE CITY OF WAYNE.**

BE IT ORDAINED by the Mayor and Council of the City of Wayne, Nebraska:

Section 1. On July 18, 2017, the City of Wayne adopted the “Comprehensive Plan” for the City of Wayne, Nebraska, and then approved the amendments thereto on May 19, 2020, January 5, 2021, and March 15, 2022.

Section 2. The Planning Commission, upon review of the “Future Land Use Map” of the Comprehensive Plan at their public hearing held on May 1, 2023, recommended approval of amendments thereto, based upon the following “Finding of Fact:”

➤ Staff’s recommendation.

Section 3. The existing “Future Land Use Map” of the Comprehensive Plan for the City of Wayne, Nebraska, is hereby repealed, and the amended “Future Land Use Map” of the Comprehensive Plan for the City of Wayne, Nebraska, of which a copy thereof is attached hereto and incorporated herein by reference, shall now be made a part of said Comprehensive Plan.

Section 4. This Ordinance shall be in full force and take effect from and after its passage, approval, and publication according to law.

PASSED AND APPROVED this 20<sup>th</sup> day of June, 2023.

THE CITY OF WAYNE, NEBRASKA

By \_\_\_\_\_  
Mayor

ATTEST:

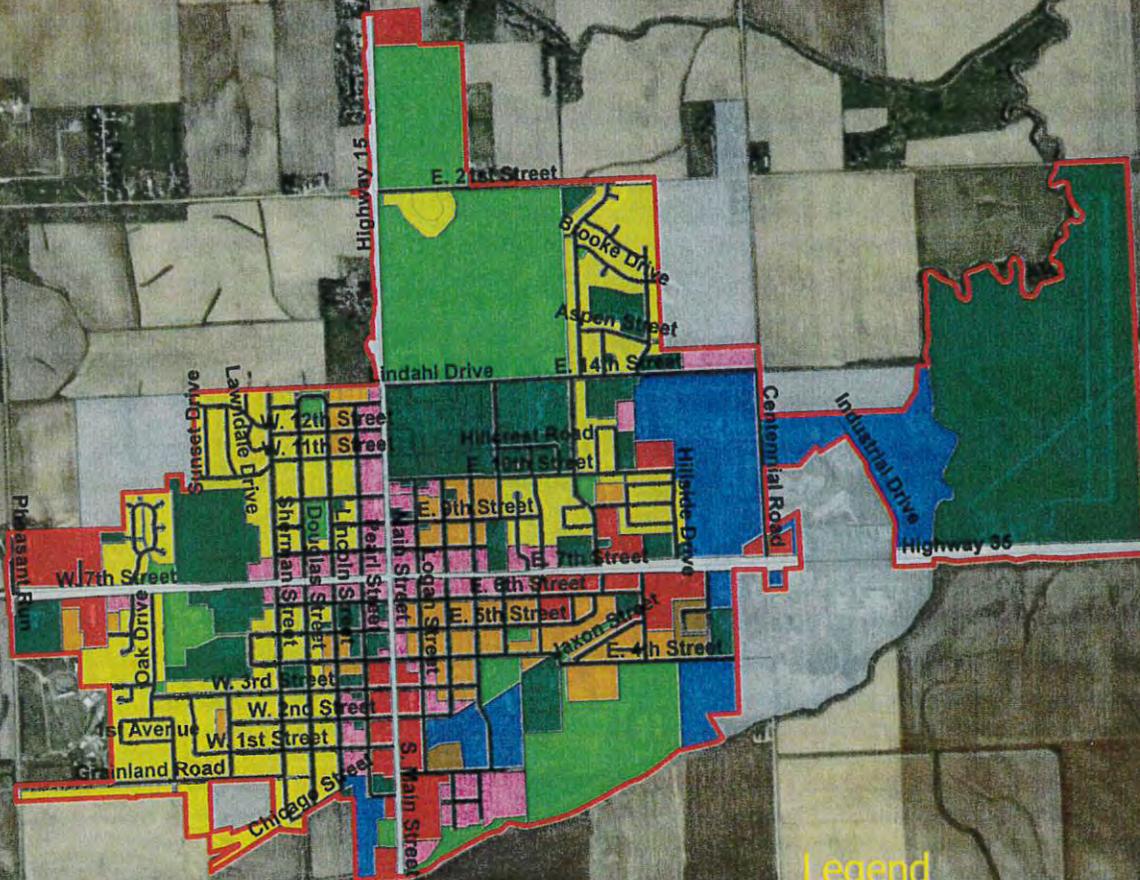
\_\_\_\_\_  
City Clerk

# FUTURE LAND USE MAP

## CORPORATE LIMITS

Wayne, Nebraska

2027



### Legend

- City Limits
- Areas Targeted for Annexation
- Commercial
- Highway Corridor
- Industrial
- Mixed Use Residential/Commercial
- Mobile Home Residential
- Multifamily Residential
- Parks/Recreation
- Public/Quasi-Public
- Single Family Residential
- STREETS

Illustration 4.6

# FUTURE LAND USE MAP

## TWO MILE PLANNING JURISDICTION

Wayne, Nebraska

2027

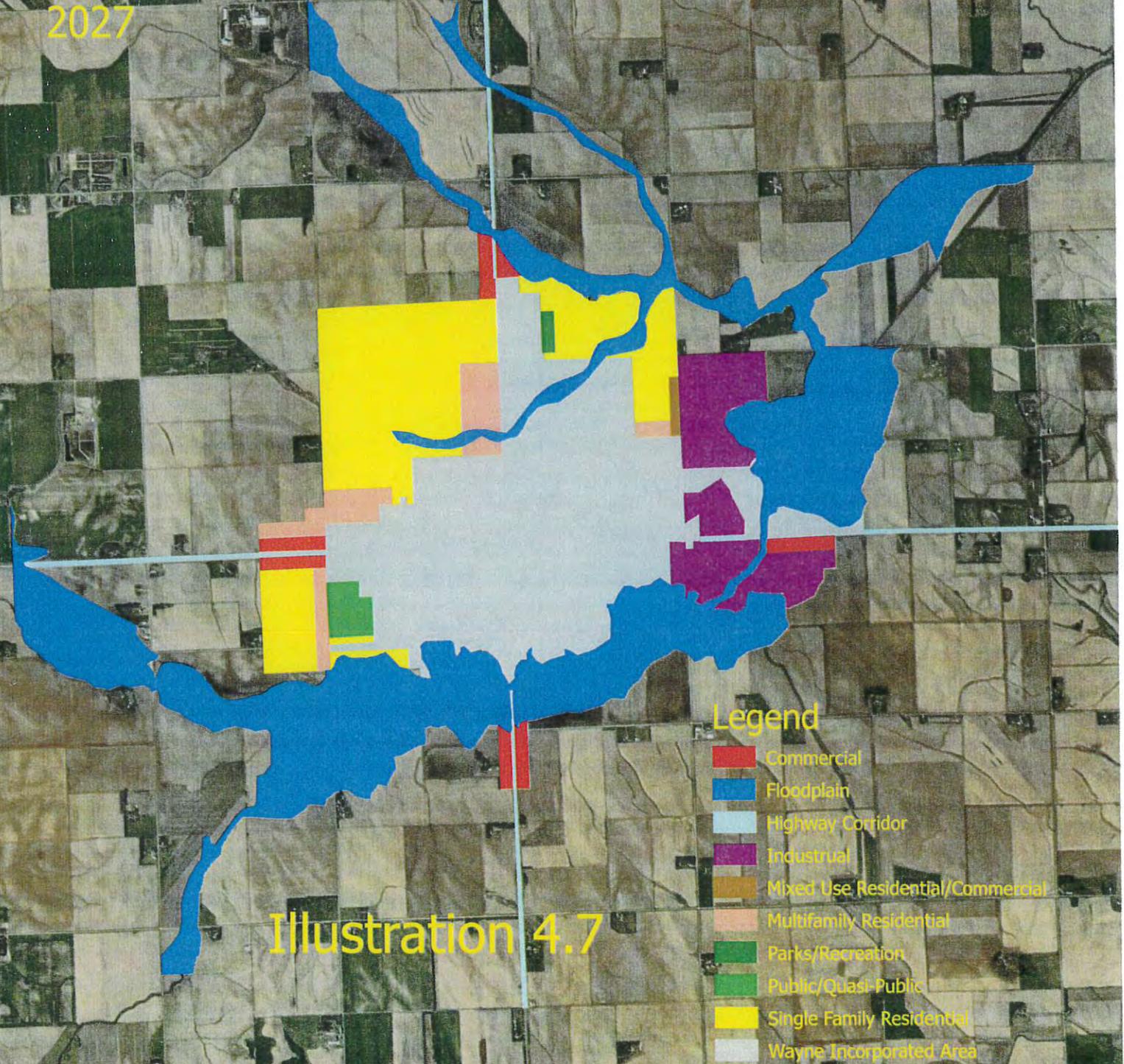


Illustration 4.7

**ORDINANCE NO. 2023-12**

**AN ORDINANCE AUTHORIZING THE RELEASE AND ABANDONMENT OF THE NORTH 16 FOOT EASEMENT OF LOTS 1 AND 2, HILLCREST ADDITION, CITY OF WAYNE, WAYNE COUNTY, NEBRASKA.**

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF WAYNE, NEBRASKA:

Section 1. The City of Wayne, Nebraska has received a request to release the North 16 foot easement of Lots 1 and 2, Hillcrest Addition, City of Wayne, Wayne County, Nebraska.

Section 2. The City hereby releases and abandons the North 16 foot easement of Lots 1 and 2, Hillcrest Addition, City of Wayne, Wayne County, Nebraska.

Section 3. This Ordinance shall be in full force and effect, from and after its passage, approval and publication, as provided by law.

PASSED AND APPROVED this 20<sup>th</sup> day June, 2023.

THE CITY OF WAYNE, NEBRASKA

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**RESOLUTION NO. 2023-42**

WHEREAS, I Wet My Plants, LLC, d/b/a "I Wet My Plants," made application to the Nebraska Liquor Control Commission for a Retail Class C Liquor License at 221 Main Street, Wayne, Wayne County, Nebraska; and

WHEREAS, said application has been forwarded to the City of Wayne for public hearing and recommendation by the City Council; and

WHEREAS, notice of hearing on said application was published in one issue of the Wayne Herald on June 8, 2023; and

WHEREAS, a hearing was held on June 20, 2023, and all persons desiring to present evidence for or against said application were heard.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Wayne, Nebraska, that the application of the license aforementioned be recommended for approval to the Nebraska Liquor Control Commission.

PASSED AND APPROVED this 20<sup>th</sup> day of June, 2023.

THE CITY OF WAYNE, NEBRASKA,

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**RECOMMENDATION OF THE NEBRASKA LIQUOR CONTROL COMMISSION**

Date Mailed from Commission Office: 6-2-2023

I, \_\_\_\_\_ Clerk of \_\_\_\_\_  
(City, Village or County)

Nebraska, hereby report to the Nebraska Liquor Control Commission in accordance with Revised Statutes of Nebraska, Chapter 53, Sec. 134 (7) the recommendation of said city, village or county, as the case may be relative to the application for a license under the provisions of the Nebraska Liquor Control Act as applied for by:

I WET MY PLANTS, LLC dba I WET MY PLANTS  
221 MAIN ST, WAYNE / WAYNE County, 68787  
Application for Class C 125783  
45 days - 7-17-2023

1. Notice of local hearing was published in a legal newspaper in or of general circulation in city, village or county, one time not less than 7 nor more than 14 days before time of hearing.

**Check one** Yes  No

The Statutes require that such hearing shall be held not more than 45 days after the date of receipt of this notice from the Commission.

2. Local hearing was held not more that 45 days after receipt of notice from the Nebraska Liquor Control Commission.

**Check one** Yes  No

3. Date of hearing of Governing Body: \_\_\_\_\_

4. Type or write the Motion as voted upon by the Governing Body. If additional Motions are made by the Governing Body, then use an additional page and follow same format.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Motion was made by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

6. Roll Call Vote: \_\_\_\_\_

7. Check one: The motion passed: \_\_\_\_\_ The motion failed: \_\_\_\_\_

8. If the motion is for recommendation of denial of the applicant, then list the reasons of the governing body upon which the motion was made.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attached additional page if necessary)

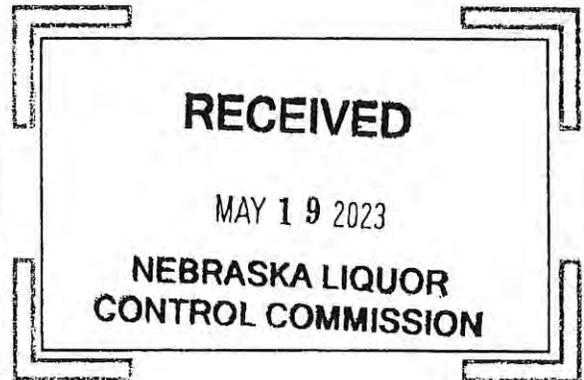
\_\_\_\_\_  
Clerk's name **DATE** \_\_\_\_\_

# APPLICATION FOR LIQUOR LICENSE CHECKLIST RETAIL

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
EMAIL: [licensing@nlcc.com](mailto:licensing@nlcc.com)  
WEBSITE: [www.nlc.state.ne.us](http://www.nlc.state.ne.us)

License Class: C

License Number:  
**125783**



Office Use Only

NEW/REPLACING \_\_\_\_\_ TOP Yes/No

Not List Yes/No No

Initial: KF

## PLEASE READ CAREFULLY

See directions on the next page. Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the Nebraska Liquor Control Commission.

APPLICANT NAME Katelynn Broders I wet my plants, LLC

TRADE (DBA) NAME I wet My Plants

PREVIOUS TRADE (DBA) NAME \_\_\_\_\_

CONTACT NAME AND PHONE NUMBER Katelynn Broders 531-519-6937

CONTACT EMAIL ADDRESS iwetmyplantsne@gmail.com

5-26-2073

attach Business Plan Form 102 pg 2 food cert / pass pt 505 plants out

<p><u>passport \$400. - 5/19/23</u></p>	
---	--

# DIRECTIONS

Each item must be included with your application

1. Application fee of \$400 (nonrefundable), please pay online thru our PAYPORT system or enclose payment made payable to the Nebraska Liquor Control Commission
2. Enclose the appropriate application forms
  - Individual License (Form 104)
  - Partnership License (Form 105)
  - Corporate License (Form 101 & Form 103)
  - Limited Liability Company (LLC) (Form 102 & Form 103)  
Corporation or Limited Liability Company (LLC) must be active with the Nebraska Secretary of State
3. For citizenship enclose U.S. birth certificate: U.S. passport or naturalization paper
  - a. For residency enclose proof of registered voter in Nebraska
  - b. If permanent resident include Employment Authorization Card or Permanent Resident Card
  - c. See Applicant Guidelines for further assistance
4. Form 147 - Fingerprints are required for each person as defined in new application guide, found on our website under "Licensing Tab" in "Guidelines/Brochures".
5. If purchasing an already licensed business; include Form 125—Temporary Operating Permit (TOP)
  - a. Form 125 must be signed by the seller (current licensee) and the buyer (applicant)
  - b. Provide a copy of the business purchase agreement from the seller (current licensee sells "the business currently licensed" to applicant)
  - c. Provide a copy of alcohol inventory being purchased (must include quantity, brand name and container size)
  - d. Enclose a list of the assets being purchased (furniture, fixtures and equipment)
6. If building is owned or being purchased send a copy of the deed or purchase agreement in the name of the applicant.
7. If building is being leased, send a copy of signed lease in the name of the applicant. Lease term must run through the license year being applied for.
8. Submit a copy of your business plan.

**CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES  
CHECK DESIRED CLASS**

RETAIL LICENSE(S) Application Fee \$400 (nonrefundable)  
CLASS C LICENSE TERM IS FROM NOVEMBER 1 – OCTOBER 31  
ALL OTHER CLASSES TERM IS MAY 1 – APRIL 30

- A BEER, ON SALE ONLY
- B BEER, OFF SALE ONLY\*\*
- C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE\*\*  
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(4) YES \_\_\_\_\_ NO \_\_\_\_\_
- D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY\*\*
- F BOTTLE CLUB,
- I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY  
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(5) YES \_\_\_\_\_ NO \_\_\_\_\_
- J LIMITED ALCOHOLIC LIQUOR, OFF SALE – MUST INCLUDE SUPPLEMENTAL FORM 120
- AB BEER, ON AND OFF SALE
- AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE
- IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY
- Class K Catering endorsement (Submit Form 106) – Catering license (K) expires same as underlying retail license
- Class G Growler endorsement (Submit Form 165) – Class C licenses only

\*\*Class B, Class C, Class D license do you intend to allow drive through services under Neb Rev. Statute 53-178.01(2) YES \_\_\_\_\_ NO \_\_\_\_\_

**ADDITIONAL FEES WILL BE ASSESSED AT THE CITY/VILLAGE OR COUNTY LEVEL WHEN THE LICENSE IS ISSUED**

---

**CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING**

- Individual License (requires insert FORM 104)
- Partnership License (requires insert FORM 105)
- Corporate License (requires FORM 101 & FORM 103)
- Limited Liability Company (LLC) (requires FORM 102 & FORM 103)

**NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable)**

Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Firm Name \_\_\_\_\_

Email address \_\_\_\_\_

Should we contact you with any questions on the application? YES \_\_\_\_\_ NO \_\_\_\_\_

**PREMISES INFORMATION**

Trade Name (doing business as) I Wet My Plants

Street Address 221 Main St

City Wayne County Wayne 27 Zip Code 68787 + 1924

Premises Telephone number 531-519-6937

Business e-mail address iwetmyplantsone@gmail.com

Is this location inside the city/village corporate limits YES X NO \_\_\_\_\_

**MAILING ADDRESS (where you want to receive mail from the Commission)**

Check if same as premises

Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**DESCRIPTION AND DIAGRAM OF THE AREA TO BE LICENSED**

IN THE SPACE PROVIDED BELOW DRAW OR ATTACH A DIAGRAM OF THE AREA TO BE LICENSED  
DO NOT SEND BLUEPRINTS, ARCHITECT OR CONSTRUCTION DRAWINGS  
PROVIDE LENGTH X WIDTH IN FEET (NOT SQUARE FOOTAGE)  
INDICATE THE DIRECTION OF NORTH

Building length 85 x width 23 in feet

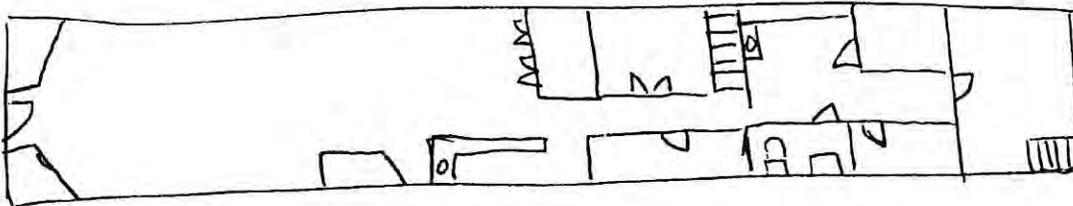
Is there a basement? Yes X No \_\_\_\_\_ If yes, length 85 x width 23 in feet

Is there an outdoor area? Yes X No \_\_\_\_\_ If yes, length 10 x width 16 in feet+

\*If including an outdoor area permanent fencing is required. Please contact the local governing body for other requirements regarding fencing

Number of floors of the building 2

**PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET**



**APPLICANT INFORMATION**

**1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.

Include traffic violations. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES  NO If yes, please explain below or attach a separate page

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition

2. Was this premise licensed as liquor licensed business within the last two (2) years?

YES  NO

If yes, provide business name and license number \_\_\_\_\_

3. Are you buying the business of a current retail liquor license?

YES  NO

If yes, give name of business and liquor license number \_\_\_\_\_

4. Are you filing a temporary operating permit (TOP) to operate during the application process?

YES  NO

If yes

a) Attach temporary operating permit (TOP) (Form 125)

- a) Submit a copy of the business purchase agreement \_\_\_\_\_
- b) Include a list of alcohol being purchased, list the name brand, container size and how many \_\_\_\_\_
- c) Submit a list of the furniture, fixtures and equipment \_\_\_\_\_

5. Are you borrowing any money from any source, include family or friends, to establish and/or operate the business?

YES  NO

If yes, list the lender(s) State Nebraska Bank & Trust, WAEDA, NBDC, & The City of Wayne

6. Will any person or entity, other than applicant, be entitled to a share of the profits of this business?

YES  NO

If yes, explain. (all involved persons must be disclosed on application)

**No silent partners** 019.01E Silent Partners; Profit Sharing: No licensee or partner, principal, agent or employee of any Retail Liquor License shall permit any other person not licensed or included as a partner, principal, or stockholder of any Retail Liquor License to participate in the sharing of profits or liabilities arising from any Retail Liquor License. (53-1.100)

7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

YES  NO

If yes, list such item(s) and the owner. \_\_\_\_\_

8. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children; or within 300 feet of a college or university campus?

YES  NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Nebraska Revised Statute 53-177(1) **AND PROVIDE FORM 134 – CHURCH OR FORM 135 – CAMPUS AND LETTER OF SUPPORT FROM CHURCH OR CAMPUS**

9. Is anyone listed on this application a law enforcement officer? If yes, list the person, the law enforcement agency involved and the person's exact duties. (Nebraska Revised Statute 53-125(15))

YES  NO

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.

a) List the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

State Nebraska Bank & Trust, Coleman Brothers and Katelynn Brothers

11. List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. Include license holder name, location of license and license number. Also list reason for termination of any license(s) previously held.

12. List the alcohol related training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- Individual: Applicant and spouse; spouse is exempt if they filed Form 116 – Affidavit of Non-Participation.
- Partnership: All partners and spouses, spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Limited Liability Company: All member of LLC, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Corporation: President, Stockholders holding 25% or more of shares, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.

**NLCC certified training program completed**

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)

**Experience**

Applicant Name/Job Title	Date of Employment	Name & Location of Business

13. If the property is owned, submit a copy of the deed or proof of ownership. If leased, submit a copy of the lease covering the entire license year.

**Documents must be in the name of applicant as owner or lessee**

Lease expiration date 5-26-2073  
 Deed  
 Purchase Agreement

14. When do you intend to open for business? Business opened April 7th 2023

15. What will be the main nature of business? Flowers, Wine & Gifts

16. What are the anticipated hours of operation? Mon 10-6, Tue, Wed, Fri 9-6, Thur 9-7, Sat 10-2

17. List the principal residence(s) for the past 10 years for **ALL** persons required to sign, including spouses.

RESIDENCES FOR THE PAST 10 YEARS					
APPLICANT CITY & STATE	YEAR		SPOUSE CITY & STATE	YEAR	
	FROM	TO		FROM	TO
Wayne NE	2010	Now	Wayne NE	2013	Now
Omaha NE	2015	2010			
Bellvue NE	2014	2015			
Wayne NE	2011	2014			

If necessary, attach a separate sheet

**PERSONAL OATH AND CONSENT OF INVESTIGATION  
SIGNATURE PAGE – PLEASE READ CAREFULLY**

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

*Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

**Must be signed by all applicant(s) and spouse(s) owning more than 25%  
(YOU MAY NEED TO PRINT MULTIPLE SIGNATURE PAGES)**

Katelynn Broders  
Signature of APPLICANT

Coleman Broders  
Signature of SPOUSE

Katelynn Broders  
Printed Name of APPLICANT

Coleman Broders  
Printed Name of SPOUSE

\_\_\_\_\_  
Signature of APPLICANT

\_\_\_\_\_  
Signature of SPOUSE

\_\_\_\_\_  
Printed Name of APPLICANT

\_\_\_\_\_  
Printed Name of SPOUSE

# Nebraska Secretary of State

## I WET MY PLANTS, LLC

Fri May 26 11:08:28 2023

**SOS Account Number**

2303105973

**Status**

Active

**Principal Office Address**

No address on file

**Registered Agent and Office Address**

KATELYNN BRODERS

809 GRAINLAND RD

WAYNE, NE 68787

**Designated Office Address**

221 MAIN ST

WAYNE, NE 68787

**Nature of Business**

Not Available

**Entity Type**

Domestic LLC

Qualifying State: NE

**Date Filed**

Mar 07 2023

**Next Report Due Date**

Jan 01 2025

### Filed Documents

Filed documents for I WET MY PLANTS, LLC may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Certificate of Organization	Mar 07 2023	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Proof of Publication	Apr 05 2023	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>

### Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

**Online Certificate of Good Standing with Electronic Validation**
**\$6.50**

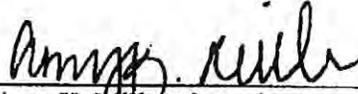
This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

**CERTIFICATE OF ORGANIZATION**  
**OF**  
**I WET MY PLANTS, LLC**

The undersigned, desiring to form a limited liability company for the purposes hereinafter set forth, under and in conformity with the laws of the State of Nebraska, do hereby make this written certificate in duplicate and hereby verify:

1. **Name.** The name of the company shall be I Wet My Plants, LLC.
2. **Purpose.** The purpose for which the company is organized is to conduct any and all lawful business for which a company may be organized under the laws of the State of Nebraska.
3. **Designated Office.** The initial designated office of the address of the company is 221 Main Street, Wayne, NE 68787.
4. **Registered Agent.** The name and address of the registered agent in the State of Nebraska is: Katelynn Broders, 809 Grainland Road, Wayne, NE 68787.

6 In Witness Whereof, the undersigned has executed this Certificate of Organization this day of March, 2023.

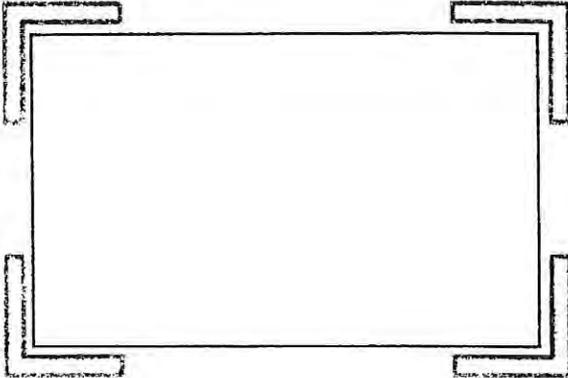
By   
Amy K. Miller, Organizer

# LIMITED LIABILITY COMPANY (LLC)

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
EMAIL: [lic@nebraska.gov](mailto:lic@nebraska.gov)  
WEBSITE: [lic.nebraska.gov](http://lic.nebraska.gov)

License  
Class: \_\_\_\_\_

License Number: \_\_\_\_\_



### INSTRUCTIONS

1. All members and spouses must be listed
2. Managing/Contact member and all members holding over 25 % shares of stock and their spouse (if applicable) must sign the signature page of the application
3. Managing/Contact member and all members holding over 25% interest and their spouses must submit fingerprints. See Form 147 for further information
4. Attach copy of Articles of Organization

Name of Limited Liability Company that will hold license as listed on the Articles of Organization

I Wet My Plants, LLC

Name of Registered Agent: Katelynn Broders

LLC Address: 221 Main St.

City: Wayne State: Nebraska Zip Code: 68787 +1924

LLC Phone Number: 531-519-6937 LLC Fax Number \_\_\_\_\_

### Name of Managing/Contact Member

Name and information of contact member must be listed on following page

Last Name: Broders First Name: Katelynn MI: L

Home Address: 809 Grainland Rd City: Wayne

State: Nebraska Zip Code: 68787 +1640 Home Phone Number: 402-369-6839

Katelynn Broders

Signature of Managing/Contact Member

List names of all members and their spouses (even if a spousal affidavit has been submitted)

Last Name: Broders First Name: Katelynn MI: L

Social Security Number: [REDACTED]

Spouse Full Name (indicate N/A if single): Coleman Broders

Spouse Social Security Number: [REDACTED]

Percentage of member ownership 50%

---

Last Name: Broders First Name: Coleman MI: T

Social Security Number: [REDACTED]

Spouse Full Name (indicate N/A if single): Katelynn Broders

Spouse Social Security Number: [REDACTED]

Percentage of member ownership 50%

---

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

---

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

Is the applying Limited Liability Company owned 100% by another corporation/LLC?

YES  NO

If yes, Form 185 is required

Indicate the company's tax year with the IRS (Example January through December)

Starting Date: April Ending Date: March

Is this a Non Profit Corporation?

YES  NO

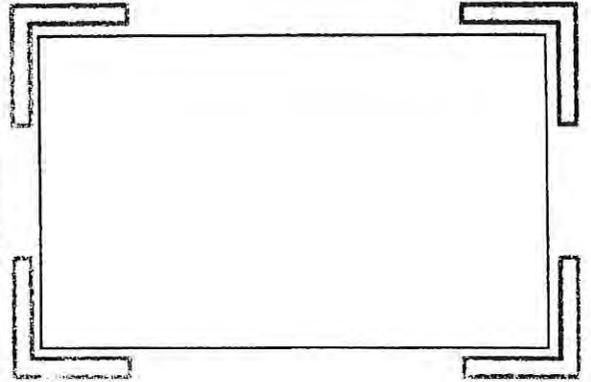
If yes, provide the Federal ID #. \_\_\_\_\_

# MANAGER APPLICATION FORM 103

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
EMAIL: [lcc@nebraska.gov](mailto:lcc@nebraska.gov)  
WEBSITE: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

License  
Class: \_\_\_\_\_

License Number: \_\_\_\_\_



## MANAGER MUST:

- Be at least 21-years of age
- Complete all sections of the application.
- Form must be signed by a **member or corporate officer**
- Include Form 147 –Fingerprints are required
- Provide a copy of one of the following: US birth certificate, US Passport, naturalization papers OR legal resident documentation
- Be a resident of the state of Nebraska and if an US citizen be a registered voter in the State of Nebraska
- Spouse who **will** participate in the business, the **spouse must meet the same requirements as the manager applicant:**

Spouse who **will not** participate in the business

- Complete the Spousal Affidavit of Non Participation (Form 116). **Be sure to complete both halves of this form.**

## CORPORATION/LLC INFORMATION

Name of Corporation/LLC: I Wet My Plants, LLC

## PREMISES INFORMATION

Premises Trade Name/DBA: I Wet My Plants

Premises Street Address: 221 Main St.

City: Wayne County: Wayne Zip Code: 68787

Premises Phone Number: 531-519-6937

Premises Email address: iwetmyplantsne@gmail.com

## **SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER**

The individual whose name is listed as a corporate officer or managing member as reported or listed with the Commission.

**MANAGER INFORMATION**

Last Name: Broders First Name: Katelynn MI: L

Home Address: 809 Grainland Rd.

City: Wayne County: Wayne Zip Code: 68787 +1640

Home Phone Number: 402-369-6839

Driver's License Number: 

Social Security Number: 

Date of Birth:  Place of Birth: Yankton, SD

Email address: k-broders@yahoo.com

Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)

YES  NO

**Spouse's information**

Spouses Last Name: Broders First Name: Coleman MI: T

Social Security Number: 

Driver's License Number: 

Date of Birth:  Place of Birth: Wayne, NE

**APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS**  
APPLICANT SPOUSE

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Wayne NE	2016	Now	Wayne NE	2013	Now
Omaha NE	2015	2016			
Bellvue NE	2014	2015			
Wayne NE	2011	2014			

**MANAGER'S LAST TWO EMPLOYERS**

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2022	2023	Rainbow World	Carissa Lushean	402-375-3200
2018	2022	Magnuson Hopkins Eyecare	Josnntopkins / Sonja Hansen	402-375-5160

**1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.**

**Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES       NO

If yes, please explain below or attach a separate page.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

YES       NO

IF YES, list the name of the premise(s):

\_\_\_\_\_

3. Do you, as a manager, qualify under Nebraska Liquor Control Act ~~§ 49-12-01~~ and do you intend to supervise, in person, the management of the business?

YES       NO

4. List the alcohol related training and/or experience (when and where) of the person making application.

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)

\*For list of NLCC Certified Training Programs see [training](#)

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:

5. Have you enclosed Form 147 regarding fingerprints?

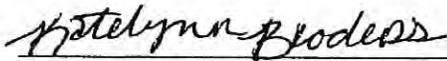
YES       NO

**PERSONAL OATH AND CONSENT OF INVESTIGATION  
SIGNATURE PAGE – PLEASE READ CAREFULLY**

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

*Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

**Must be signed by applicant and spouse.**

  
\_\_\_\_\_  
Signature of **APPLICANT**

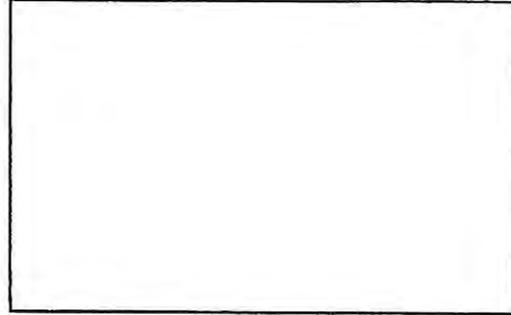
Katelynn Broders  
\_\_\_\_\_  
Printed Name of **APPLICANT**

  
\_\_\_\_\_  
Signature of **SPOUSE**

Coleman Broders  
\_\_\_\_\_  
Printed Name of **SPOUSE**

**PRIVACY ACT STATEMENT/  
SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814



**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:  
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of \$45.25 per person **MUST** be made **DIRECTLY** to the Nebraska State Patrol;  
It is recommended to make payment through the NSP PayPort online system at [www.ne.gov/go/nspp](http://www.ne.gov/go/nspp)  
Or a check made payable to **NSP** can be mailed directly to the following address:  
**\*\*\*Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License\*\*\***  
The Nebraska State Patrol – CID Division  
4600 Innovation Drive  
Lincoln, NE 68521

- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID  
*Applicant(s) will not have cards to include with license application.*
- Fingerprints taken at local law enforcement offices may be released to the applicants;  
*Fingerprint cards should be submitted with the application.*

*Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.*

\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\*

Trade Name I Wet My Plants

Name of Person Being Fingerprinted: Coleman Brookes

Date of Birth: [REDACTED]

Date fingerprints were taken: 05-03-23

Location where fingerprints were taken: Norfolk NE Troop B

How was payment made to NSP?

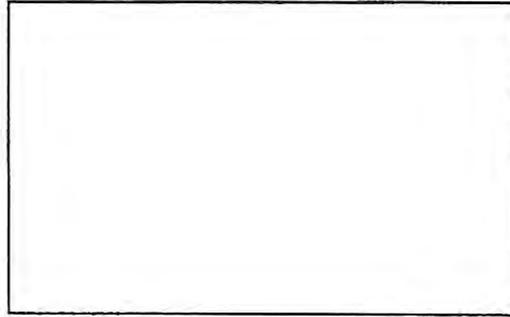
NSP PAYPORT  CASH  CHECK SENT TO NSP CK # \_\_\_\_\_

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

[Signature]  
SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED

**PRIVACY ACT STATEMENT/  
SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814



**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:**

**DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of \$45.25 per person **MUST** be made **DIRECTLY** to the Nebraska State Patrol;  
It is recommended to make payment through the NSP PayPort online system at [www.ne.gov/ea/nspl](http://www.ne.gov/ea/nspl)  
Or a check made payable to **NSP** can be mailed directly to the following address:  
**\*\*\*Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License\*\*\***

The Nebraska State Patrol – CID Division  
4600 Innovation Drive  
Lincoln, NE 68521

- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID  
*Applicant(s) will not have cards to include with license application.*
- Fingerprints taken at local law enforcement offices may be released to the applicants;  
*Fingerprint cards should be submitted with the application.*

*Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.*

\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\*

Trade Name I Wet My Plants

Name of Person Being Fingerprinted: Katelynn Broders

Date of Birth: [REDACTED]

Date fingerprints were taken: 05-03-23

Location where fingerprints were taken: Norfolk Ne Troop B

How was payment made to NSP?

NSP PAYPORT  CASH  CHECK SENT TO NSP CK # \_\_\_\_\_

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

Katelynn Broders

SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED



[Back to Lookup](#) / Registrant Detail

# Katelynn Louise Broders

Political Party  
Nonpartisan

Precinct  
Fourth Ward

## Election Details

03/14/2023 Wayne School Dist Bond 2023

We did not find an absentee or provisional ballot associated with the selected election. This website does not track the status of a traditional ballot voted at the polls. If you voted a traditional ballot at the polls, your ballot has been accepted and counted.

## Polling Location

### By Mail/no Physical Polling Place

📍, NE

Please contact the County Election Office at 402-375-2288 for more information.



## Early Voting Sites

### Courthouse



[510 N Pearl Wayne, NE 68787](#)

## Ballot Styles

Fourth Ward

## Districts

Show ▾



[Back to Lookup](#) / Registrant Detail

# Coleman Tyrell Broders

Political Party  
Republican

Precinct  
Fourth Ward

## Election Details

03/14/2023 Wayne School Dist Bond 2023

We did not find an absentee or provisional ballot associated with the selected election. This website does not track the status of a traditional ballot voted at the polls. If you voted a traditional ballot at the polls, your ballot has been accepted and counted.

## Polling Location

### By Mail/no Physical Polling Place

📍, NE

Please contact the County Election Office at 402-375-2288 for more information.



## Early Voting Sites

### Courthouse



[510 N Pearl Wayne, NE 68787](#)

## Ballot Styles

Fourth Ward

## Districts

Show ▾

# I Wet My Plants

## Business Plan

DATE PREPARED

12/12/2022

### CONTACT

Katelynn Broders

[k\\_broders@yahoo.com](mailto:k_broders@yahoo.com)

402-369-6839

809 Grainland Rd.

Wayne, NE 68787

## EXECUTIVE SUMMARY

I Wet My Plants will be Wayne's premier one-stop-shop for gifts, thank you and appreciation tokens, and romance. I Wet My Plants will be a small-town flower shop owned and operated by Katelynn Broders. I Wet My Plants will provide an array of products and services, from wedding floral to funeral arrangements, to confections, alcohol, giftable items, and décor. The shop will be located at 221 Main St. in Wayne Nebraska, it is in the heart of the business district, which creates a prime stop for foot traffic. At I Wet My Plants we will make your experience delightful with a pleasant, clean, and modern atmosphere. The shop hours will be Monday 11:00 to 6:00, Tuesday, Wednesday, Friday 10:00 to 6:00, and Thursday 10:00 to 7:00, Saturday 10:00 to 2:00, closed Sunday. Specialty hours for once-a-month ladies' nights open to the surrounding communities, and for town events.

## COMPANY MISSION

At I Wet My Plants our mission is to help people in our community at the most difficult times in their lives, as well as the happiest ones with the presence of flowers, plants, home décor, alcohol, and specialty items.

## FUTURE PLANS

I Wet My Plants will continue to grow in the community. Our future Goals are, at three years to pay off our private investor and have stable employees. Five Years we would renovate the storefront for a better flow in the building, with that it would increase our space giving us the opportunity to expand into the addition of fine jewelry selection. At seven years I Wet My Plants will be a successful business with a great employee base that will have something for everyone in the community.

## STRENGTHS

- Ran a small-scale craft business from home giving me experience with people, deadlines, and small finances.
- I have an outgoing personality and can share concerns for people's needs.
- I have an artistic touch.
- Other florists are willing to help me
- Opening in a community that supports local businesses

## WEAKNESSES

- I am new to the industry of live floral. I will however rectify this issue by taking classes at Northern American Wholesale Florist out of Sioux Falls.
- I do not have experience in staffing help.

## OPPORTUNITIES

- The Floral Cellar has shut down leaving a gap in the community.
- Many of the other locations in surrounding areas are closing.

## THREATS

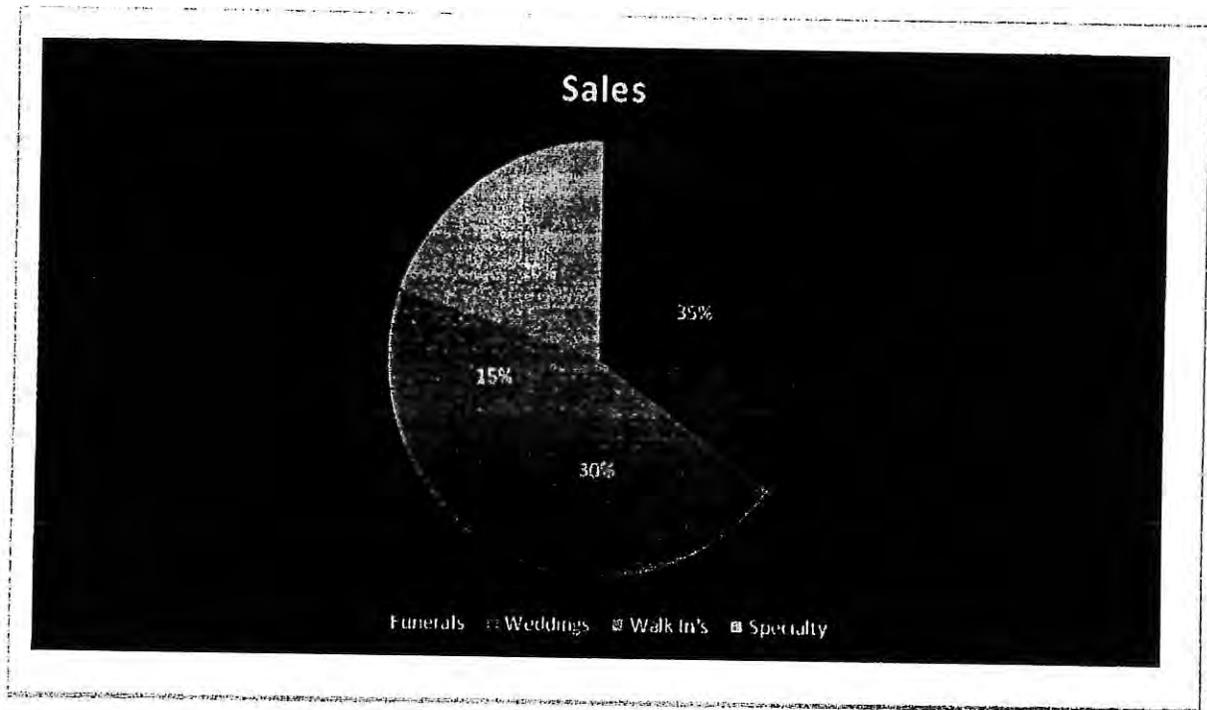
- Online sales, helping us is the fact we will be delivering.
- Always a threat to any business is the economy which brings on inflation in goods
- Work force stability

## PRODUCTS

- Fresh Flowers: Roses, Carnations, and Baby's Breath
- Seasonal Flowers
- Special Order upon request
- Plants
- Succulents
- Statues: Indoor and Outdoor
- Figurines: Baptismal, Wedding, Confirmation, etc...
- Home Décor: Seasonal and Everyday
- Alcohol: Wine and Spirits
- Food: Confections and Charcuterie Snacks
- Customizable: Porch Signs and Charcuterie Boards
- Fine Jewelry (In the Future)

## SERVICES

There will be two exclusives offered at I Wet My Plants. As stated, before we would want to host a once-a-month lady's night at the shop. This will be a package deal for a group of people that would include a project (terrarium, arrangement, porch sign), bottle of wine (additional can be purchased separately), and a charcutier board of snacks. Our Charcutier Boards will be sold in store but for an additional cost we will also design the board with specialty meats, cheeses, spreads, crackers, and many other items for pick up at store to start off your parties grazing at no hassle to you.



## TARGET MARKET

Majority of those sales will be made by young women between the ages of 25-50 married with children making double figures per year. I believe this due to women in this age range will most likely be planning or sending condolences for funerals, attending friends' weddings, and their friends' children's religious events, or maybe just trying to treat themselves for all they do.

## MARKETING

Wayne is a rural community many people still like to read their weekly paper and listen to the local radio station, meaning those will be the first places we will be promoting I Wet My Plants. I will promote the business in multiple other ways. I will create an online presence through our own website, Facebook, and Instagram helping us to reach those looking for places to fulfill their floral needs in our surrounding rural communities. I will personally contact local and surrounding funeral homes, churches, bridal shops, and event venues to share what I Wet My Plants has to offer. Wayne has a few community events throughout the year, and I would plan to have a booth at many of them including Night of Lights and Chicken Days.

This is a lease agreement between I Wet My Plants, LLC, and Katelynn And Coleman Broders. I Wet My Plants, LLC will be leasing the property of 221 Main St. Wayne Nebraska 68787 from Katelynn and Coleman Broders. The arrangement is ongoing for the life of the business. I Wet My Plants, LLC agrees to pay 875.00 per month by the 5th of the month to Katelynn Broders for lease payment of that location. This lease is good until the year 2073.

LLC Owner Signatures Katelynn Broders  
Dated 5.26.23 Katelynn Broders

Coleman Broders  
Coleman Broders

Property Owner Signatures Katelynn Broders  
Dated 5.26.23 Katelynn Broders

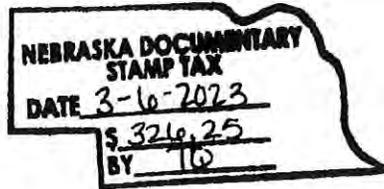
Coleman Broders  
Coleman Broders

202300176

RECEIVED  
WAYNE COUNTY, NE

2023 MAR -6 PM 4:49

DEBRA FINN  
CLERK/ROD/ELECTION



AFTER RECORDING, PLEASE RETURN TO:  
Katelynn & Coleman T. Broders, 221 Main Street, Wayne, NE 68787

**TRUSTEE'S DEED**

~~Randall Alan Pedersen, as Trustee of the Randall Alan Pedersen Revocable Trust Agreement~~  
dated June 26, 2005, GRANTOR, in consideration of \$1.00 and other valuable consideration, received from GRANTEE, Katelynn Broders and Coleman T. Broders, Wife and Husband, conveys to GRANTEE, as Joint Tenants and not as Tenants in Common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

**Lot 2, Block 13, Original Town of Wayne, Wayne County, Nebraska**

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, except subject to those easements, restrictions, zoning regulations, and covenants of record, if any.
2. has legal power and lawful authority to convey the same, and that this conveyance is made pursuant to the powers conferred by said trust agreement and that said trust agreement remains in full force and effect at this time and has not been amended nor revoked.
3. warrants and will defend title to the real estate against any acts of the grantor.

Executed March 3<sup>rd</sup>, 2023

  
Randall Alan Pedersen, as Trustee of the  
Randall Alan Pedersen Revocable Trust  
Agreement dated June 26, 2005

STATE OF NEBRASKA            )  
  ) ss.  
County of Wayne                )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, 2023, by Randall Alan Pedersen, as Trustee of the Randall Alan Pedersen Revocable Trust Agreement dated June 26, 2005.



  
Notary Public

My Commission Expires July 15, 2024

**RESOLUTION NO. 2023-43**

**A RESOLUTION APPROVING THE “PING ADDITION PLAT,” INCLUDING PART OF THE PINES ADDITION, AND PART OF THE REPLAT OF SUNNYVIEW SUBDIVISION, OF THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA.**

WHEREAS, the Planning Commission, upon review of the Ping Addition Plat legally described as:

**Legal Description:**

Ping Addition Plat, including part of the Pines Addition, and part of the Replat of Sunnyview Subdivision, of the City of Wayne, Wayne County, Nebraska,

on June 5, 2023, recommended approval thereof, based upon the following “Finding of Fact:”

- Staff’s recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Wayne, Nebraska, that the “Ping Addition Plat,” including part of the Pines Addition, and part of the Replat of Sunnyview Subdivision, of the City of Wayne, Wayne County, Nebraska, be approved subject to the recommendation of the Planning Commission and the foregoing “Finding of Fact.”

PASSED AND APPROVED this 20<sup>th</sup> day of June, 2023.

THE CITY OF WAYNE, NEBRASKA

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY OF WAYNE  
INTEROFFICE MEMORANDUM**

**DATE:** June 6, 2023

**TO:** Cale Giese, Mayor  
Wayne City Council

**FROM:** Wayne Planning Commission  
Joel Hansen, Staff Liaison



At their meeting held on June 5, 2023, the Wayne Planning Commission made a recommendation on the following public hearing.

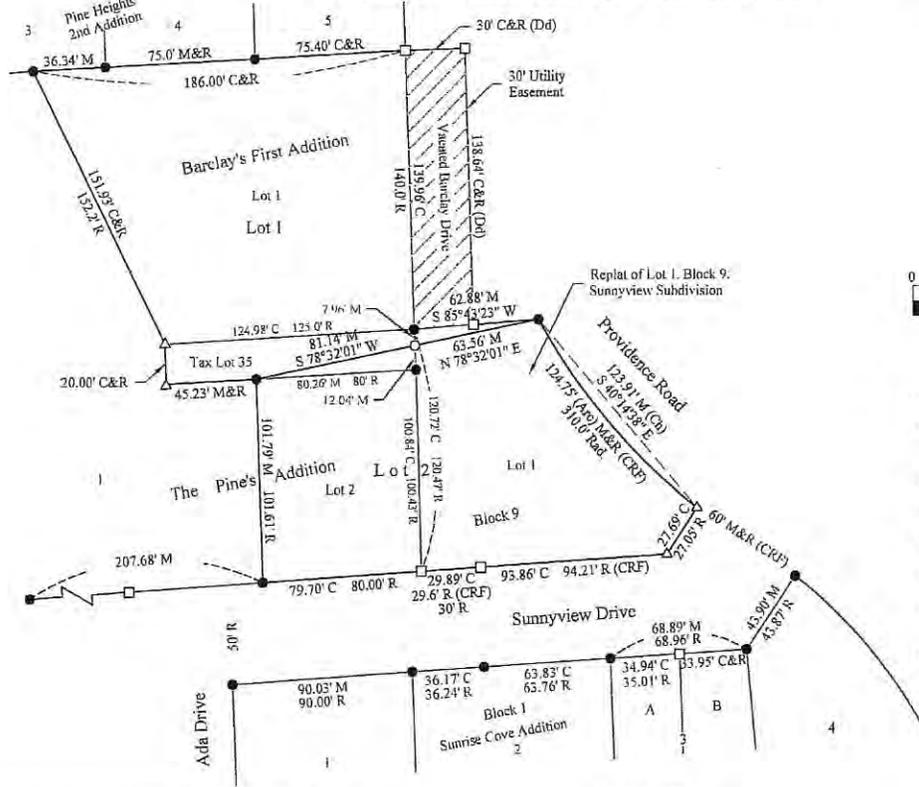
**Public Hearing: Ping Addition Plat**

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, a motion was made by Commissioner Schultz and seconded by Commissioner Schademann to approve and forward a recommendation of approval to the City Council for the Ping Addition Plat, with the findings of fact being, staff's recommendation. Chair Melena stated the motion and second; all were in favor, motion approved and carried.

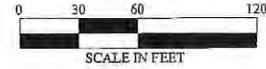
JH:cb

PING ADDITION

being a Replat of the following: Replat of Lot 1, Block 9, Sunnyview Subdivision, Lot 2, of the Pine's Addition, Lot 1, Barclay's First Addition, All to the City of Wayne, Wayne County, Nebraska; together with one-half of vacated Barclay Drive lying adjacent to said Lot 1, Barclay's First Addition; AND A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 7, T26N, R4E of the 6th P.M., more particularly described as follows; Beginning at the Southwest Corner of Lot 1, Barclay's First Addition to the City of Wayne, Nebraska; thence East along the South line of said Lot 1 a distance of 125 feet; thence South 20 feet; thence West 125 feet; thence North 20 feet to the point of beginning, in Wayne County, Nebraska.



Drawn By: LRR  
Date: May 30, 2023  
Project Number: S-090-327  
Scale: 1" = 60'



LEGEND

- Property Corner Found
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- △ Mag-Nail in Concrete
- Calculated Point
- M Measured Distance
- C Calculated Distance
- R Recorded Distance (CRF) Clyde R. Flowers, Jr, LS#357, dated December 18, 1985.
- Dd Deed Distance

This survey was prepared at the request of Earnest Ping, Wayne, Nebraska.

LEGAL DESCRIPTION

A tract of land containing the Replat of Lot 1, Block 9, Sunnyview Subdivision, Lot 2 of the Pine's Addition; Lot 1, Barclay's First Addition, All to the City of Wayne, Wayne County, Nebraska; together with one-half of vacated Barclay Drive lying adjacent to said Lot 1, Barclay's First Addition; AND A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 7, T26N, R4E of the 6th P.M., more particularly described as follows: Beginning at the Southwest Corner of Lot 1, Barclay's First Addition to the City of Wayne, Nebraska; thence East along the South line of said Lot 1 a distance of 125 feet; thence South 20 feet; thence West 125 feet; thence North 20 feet to the point of beginning, in Wayne County, Nebraska.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me on May 30, 2023; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

*Terry L. Schulz*  
Terry L. Schulz, State of Nebraska, LS #550

5-31-2023  
Date



CONSENT AND DEDICATION OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT: Earnest E. Ping, Wendy Ping, State Nebraska Bank & Trust, Brian D. Lierman and Karen S. Lierman being the owners and lienholders of the land described hereon, have caused said land to be surveyed, platted and designated and hereafter to be known as Lots 1 and 2, PING ADDITION to the City of Wayne, Wayne County, Nebraska as shown on the accompanying plat thereof, and do hereby freely dedicate Easements as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and that the foregoing plat was made with the free consent and in accordance with the desire of the undersigned owner(s), proprietors, and lienholders.

OWNERS

Ernest E. Ping Wendy Ping

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Ernest E. Ping and Wendy Ping, Owners.

My commission expires: \_\_\_\_\_

Notary Public

OWNERS

Brian D. Lierman Karen S. Lierman

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Brian D. Lierman and Karen S. Lierman, Owners.

My commission expires: \_\_\_\_\_

Notary Public

LIENHOLDER

State Nebraska Bank & Trust

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by State Nebraska Bank & Trust, Lienholder.

My commission expires: \_\_\_\_\_

Notary Public

ABSTRACTER'S CERTIFICATE

I, \_\_\_\_\_, a Registered Land Abstractor, hereby state that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, Ernest E. Ping and Wendy Ping, Brian D. Lierman and Karen S. Lierman, and State Nebraska Bank & Trust appeared as title and lienholder of record of the land described on this plat.

Registered Land Abstractor

CITY ZONING

The above plat approved by the City Zoning Administrator of the City of Wayne, Nebraska, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Zoning Administrator, City of Wayne

CITY COUNCIL APPROVAL

The above plat approved by the City of Wayne, Nebraska, by resolution Number \_\_\_\_\_ duly passed by the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Mayor, City of Wayne

City Clerk

PLANNING COMMISSION APPROVAL

The foregoing was heard at Public Hearing by the Planning Commission at a regular meeting after proper notice on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman

Secretary



ADVANCED CONSULTING  
ENGINEERING SERVICES  
Civil Engineers • Surveyors  
West Point, NE 68788  
Phone (402) 372-1923

**RESOLUTION NO. 2023-44**

**A RESOLUTION APPROVING THE ACQUISITION OF REAL ESTATE LOCATED IN THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, FROM 11T NE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY.**

**WHEREAS**, City staff has concluded negotiations for the acquisition of land located in the City of Wayne, Wayne County, Nebraska, legally described as follows:

**Legal Description:**

Lot 2, Hall Addition to the City of Wayne, Wayne County, Nebraska,  
from 11T NE, LLC, a Nebraska Limited Liability Company, for the sum of \$18,000.00 and other valuable consideration; and

**WHEREAS**, the Mayor is hereby authorized to execute the necessary documents to carry out the acquisition thereof.

PASSED AND APPROVED this 20<sup>th</sup> day of June, 2023.

THE CITY OF WAYNE, NEBRASKA

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk