

**MINUTES  
CITY COUNCIL MEETING  
March 18, 2025**

The Wayne City Council met in regular session at City Hall on March 18, 2025, 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 Austyn Houser, Parker Bolte, Dwaine Spieker, Brittany Webber, Clayton Bratcher, Jason Karsky, Matt Eischeid and Jill Brodersen; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller.

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 Brodersen made a motion, which was seconded by Councilmember Spieker, to approve the minutes of the meeting of March 4, 2025, and to waive the reading thereof. Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried and the Minutes approved.

The following claims were presented to Council for their approval:

**APPROVED 3/4/25:** COONEY FERTILIZER, SE, 186926.45; OTTE CONSTRUCTION, SE, 123536.00; OTTE CONSTRUCTION, SE, 135699.00

**VARIOUS FUNDS:** ACE HARDWARE & HOME, SU, 543.85; ALERT 360, SE, 84.24; ALTEC INDUSTRIES, SU, 196078.87; AMERITAS, SE, 207.88; AMERITAS, SE, 35.00; AMERITAS, SE, 3,808.84; AMERITAS, SE, 72.00; AMERITAS, SE, 118.74; APPEARA, SE, 85.61; CASKEY, DACIA, RE, 150.00; CEDAR KNOX PUBLIC POWER DISTRICT, SE, 869.00; CENTRAL PUMP & MOTOR, SE, 6757.92; CINTAS, SU, 225.59; CITY EMPLOYEE, RE, 2383.05; CITY EMPLOYEE, RE, 2345.11; CITY OF NORFOLK, SE, 130.48; CITY OF WAYNE, PY, 128035.13; COTTONWOOD WIND PROJECT, SE, 15957.34; DEARBORN LIFE INSURANCE COMPANY, SE, 3453.38; DUTTON-LAINSON COMPANY, SU, 310.09; EAKES OFFICE PLUS, SE, 180.61; ELLIS HOME SERVICES, SE, 1131.50; FITZGERALD, VETTER, TEMPLE, BARTELL & HENDERSON, SE, 1137.50; FLOOR MAINTENANCE, SU, 535.46; GERHOLD CONCRETE, SU, 290.00; OGROSSENBURG IMPLEMENT, SU, 1056.82; HILAND DAIRY, SE, 241.95; ICMA, SE, 617.03; ICMA, SE, 210.87; ICMA, SE, 170.50; ICMA, SE, 272.00; ICMA, SE, 158.98; ICMA, SE, 11539.95; ICMA, SE, 1286.94; ICMA, SE, 572.26; ICMA, SE, 148.60; ICMA, SE, 270.84; ICMA, SE, 369.23; IRS, TX, 4983.94; IRS, TX, 22.78; IRS, TX, 97.38; IRS, TX, 40.84; IRS, TX, 21310.92; IRS, TX, 14518.01; JOHN'S WELDING AND TOOL, SU, 28.56; KTCH, SE, 170.00; LUTT OIL, SU, 10106.61; MIDWEST LABORATORIES, SE, 167.57; MUNICIPAL SUPPLY, SU, 4462.51; NDEE-FISCAL SERVICES, SE, 5100.00; NE DEPT OF REVENUE, TX, 6642.44; NE DEPT OF REVENUE, TX, 29.11; NE DEPT OF REVENUE-COMPLIANCE DIV, RE, 392.15; NEBRASKA JOURNAL LEADER, SE, 259.08; NPPD, SE, 8250.24; NORFOLK DAILY NEWS, SE, 320.70; NNEDD, SE, 992.50; NORTHWEST ELECTRIC, SU, 1532.36; ODEYS, SU, 1806.20; OLSSON, SE, 186926.45; OLSSON, SE, -186926.45; ONE OFFICE SOLUTION, SU, 440.00; O'REILLY AUTOMOTIVE STORES, SU, 260.11; OTTE CONSTRUCTION COMPANY, SE, 2278.00; OVERHEAD DOOR, SU, 540.00; PIP MARKETING, SIGNS & PRINT, SU, 3210.26; PLUNKETT'S PEST CONTROL, SE, 50.54; QUALITY 1 GRAPHIC, SU, 100.00; QUILL CORPORATION, SU, 108.81; SEARS AUTO SALES & TOWING, SE, 75.00; STAN HOUSTON EQUIPMENT, SU, 575.00; STAPLES, SU, 232.54; STATE NEBRASKA BANK & TRUST, SE, 68.48; SURBER, MCKENZIE, RE, 150.00; US BANK, SU, 19916.64; US FOODSERVICE, SE, 2105.13; WAYNE AMERICA, SE, 294.00; WAYNE AUTO PARTS, SU, 871.66; WAYNE COUNTY CLERK, SE, 50.00; WAYNE COUNTY TREASURER, SE, 13729.97; WAYNE HERALD, SE, 1354.00; WAYNE HERALD, SE, 2887.92; WAYNE HERALD, SE, 52.00; WAYNE HERALD, SE, 190.00; WAYNE VETERINARY CLINIC, SE, 308.00; WESCO, SU, 22544.74; WAPA, SE, 25327.30; WINSUPPLY, SU, 520.00; ALLO, SE, 1269.63; APPEARA, SE, 54.51; BAKER & TAYLOR BOOKS, SU, 489.86; BIG RIVERS ELECTRIC CORPORATION, SE, 227142.54; BLACK HILLS ENERGY, SE, 5606.14; BOMGAARS, SU, 1689.96; CARLSON WEST POVONDRA ARCHITECTS, SE, 2347.10; CITY EMPLOYEE, RE, 247.82; CITY EMPLOYEE, RE, 2271.54; CITY EMPLOYEE, RE, 188.77; DAS STATE ACCTG-CENTRAL FINANCE, SE, 74.73; DEMCO, SU, 13983.49; DETROIT SWITCH, SU, 652.00; EAKES OFFICE PLUS, FE, 40.49; ED M. FELD EQUIPMENT, SU, 420.00; ELLIS HOME SERVICES, SE, -1,131.50; ELLIS, SE, 141.50; FAITH REGIONAL PHYSICIAN SERV, SE, 80.00; FIRST CONCORD GROUP, SE, 4428.62; FLOOR MAINTENANCE, SU, 1400.04; GALE/CENGAGE LEARNING, SU, 159.84; GRAINLAND ESTATES, RE, 1399.49; GROSSENBURG IMPLEMENT, SE, 226.83; GROSSENBURG IMPLEMENT, SU, 83.42; GUARANTEE ROOFING, SE, 539.00; GUARANTEE ROOFING, SE, 831.00; INGRAM LIBRARY SERVICES, SU, 498.63; JOHNSON HARDWARE, SU, 427.00; JOHNSON HEALTH TECH RETAIL, SU, 680.97; KASEYA, SE, 9842.58; LINCOLN WINWATER WORKS, SU, 887.46; MAIN STREET GARAGE, SE, 235.00; MICHAEL KAY, KEVIN KAY & ANDREW JOHNSON, RE, 400000.00; MICRO FOCUS (US), SE, 4265.29; MIDWEST TAPE, SU, 38.23; MOMAR INCORPORATED, SU, 729.35; NE PUBLIC HEALTH ENVIRONMENTAL LAB, SE, 140.00; STAN HOUSTON EQUIPMENT, SU, 85.00; TYLER TECHNOLOGIES, SU, 2127.00; WAHLTEK, SU, 6760.00; WAHLTEK, SU, -6760.00; WESCO, SU, 65589.93; WINSUPPLY, SU, 755.00

Councilmember Brodersen made a motion, which was seconded by Councilmember Houser, to approve the claims. Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Diane Bertrand, Senior Center Director, gave a report on what is taking place at the Senior Center.

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 Brodersen made a motion, which was seconded by Councilmember Webber, approving the submission of the Wayne Senior Center's Fiscal Year 2025 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, 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 Brodersen introduced Resolution 2025-12, and moved for its approval; Councilmember Houser seconded.

#### RESOLUTION NO. 2025-12

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, 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 Karsky introduced Resolution 2025-13, and moved for its approval; Councilmember Spieker seconded.

RESOLUTION NO. 2025-13

A RESOLUTION SUPPORTING THE APPLICATION FOR NEBRASKA PUBLIC TRANSPORTATION ACT FUNDS AND APPROVING LOCAL MATCH (\$71,158).

Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Mayor Giese stated that it was now past 5:30 p.m., at which time a public hearing was to be held to obtain public comment prior to the consideration of a Resolution approving a redevelopment plan for an area of the City previously declared blighted and substandard and in need of redevelopment pursuant to the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “Act”) for the following real estate:

18-26-4 TL 95 PT NW1/4NE1/4SW1/4 Wayne Tracts 18-26-4  
Parcel ID: 0005125.00

The notice of the public hearing was published in the Wayne Herald on February 27, 2025, and March 6, 2025, and was mailed by United States Certified Mail, return receipt requested, sufficient postage affixed, to all parties required by Section 18-2115 of the Act. Mayor Giese opened the public hearing and invited all interested persons to be heard.

Mitch Sawyer, on behalf of Quad County Property Management, LLC, is requesting tax increment financing for a project consisting of a 30 unit (15 duplex structures) housing development and construction of 2 industrial storage buildings (one with 5,000 square feet and one with 8,000 square feet). The site of the redevelopment project is owned by Quad County Property Management, LLC.

Development of the Redevelopment Area requires approximately 5,000 cubic yards of fill to lift a portion of the site from the 100-year flood zone. Current market rental rates are insufficient to allow for recovery of development costs, maintenance, and operational costs without the assistance provided by tax increment financing. It is not reasonably anticipated that the area would be developed without public action.

The redevelopment project consists of two development activities, all being a part of the overall project. The first is the construction of the 2 industrial buildings described above. The second is construction of 15 duplex units, creating 30 residences. This plan intends that the construction of

infrastructure and one commercial building will begin in 2025. The second commercial building will follow, with completion in 2026. Thereafter, the Redeveloper intends to build 3 duplex units each year for the following 5 years.

In order to offset the cost of site acquisition, engineering and infrastructure construction, the Redeveloper requests a tax increment financing grant in the amount of \$1,040,000 from the Wayne Community Redevelopment Authority pursuant to the Nebraska Community Development Law.

The Redeveloper will be required to purchase a "Tax Increment Revenue Bond" from the Authority in the principal amount of \$1,040,000. The Redeveloper will be required to obtain a bank loan in order to purchase the TIF Bond. The Redeveloper will use the TIF Bond proceeds to pay for the TIF-eligible costs. The TIF Bond will be a limited obligation of the Authority, solely repayable from the incremental (increased) ad valorem real property taxes from the commercial and residential development.

The Redevelopment Plan has gone before the Community Redevelopment Authority and then Planning Commission for review and approval. The recommendation of the Planning Commission is to approve the Plan. The next step will be to go back before the Community Redevelopment Authority for approval of the Redevelopment Contract and the issuance of the bond.

All persons desiring to be heard having been heard (Mitch Sawyer, Chad Dorcsey, Jean Dorcsey, Deb Hammer, Luke Virgil, Wayne America, Inc., and Isaac Kreikemeier, JEO Consulting Group), the Mayor closed the public hearing.

City Clerk McGuire had not received any comments for or against this public hearing.

Councilmember Brodersen introduced Resolution No. 2025-14 and moved for its approval; Councilmember Webber seconded the motion.

#### RESOLUTION NO. 2025-14

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WAYNE, NEBRASKA, APPROVING A REDEVELOPMENT PLAN AS CONTAINED IN A REDEVELOPMENT CONTRACT; MAKING FINDINGS WITH REGARD TO SUCH PLAN AND APPROVING OTHER ACTION THEREON (QUAD COUNTY PROPERTY MANAGEMENT, LLC, PROJECT).

Mayor Giese stated the motion, and the result of roll call being all Yeas, 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 a request to rezone property from I-1 Light Industrial and Manufacturing to R-3 Residential, the property being legally described as follows:

A parcel of land located in part of Outlot 1, Roosevelt Park Addition to the City of Wayne, Wayne County, Nebraska, and part of the SW1/4 of Section 18, 26N, Range 4 East of the 6<sup>th</sup> P.M., Wayne County, Nebraska.

The applicant, Mitch Sawyer, wishes to rezone the area to allow for residential townhouse development.

Joel Hansen, Street and Planning Director, advised the Council that the Planning Commission held a public hearing on March 3, 2025, regarding this rezoning request, and have recommended approval thereof, with the "Findings of Fact" being consistency with the current and future land use maps, the Comprehensive Plan and staff's recommendation.

Mitch Sawyer was present to answer questions.

City Clerk McGuire had not received any comments, written or otherwise, for or against this public hearing.

There being no further comments, Mayor Giese closed the public hearing.

Councilmember Brodersen introduced Ordinance No. 2025-6 and moved for its approval; Councilmember Houser seconded.

#### ORDINANCE NO. 2025-6

AN ORDINANCE AMENDING THE ZONING MAP AND CHANGING THE ZONING OF REAL ESTATE FROM I-1 LIGHT INDUSTRIAL AND MANUFACTURING DISTRICT TO R-3 RESIDENTIAL DISTRICT.

Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried. The second 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 Larry C. Lindsay and Olga J. Lindsay, Trustees of the Lindsay Family Trust. The legal description is PT

Lot 4 and 1.5 feet of the vacated alley, Block 29, Original Wayne, Wayne County, Nebraska. The purchase price is \$196,000.

Larry and Olga Lindsay were present to answer questions.

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 Spieker introduced Resolution 2025-15, and moved for its approval; Councilmember Webber seconded.

#### RESOLUTION NO. 2025-15

A RESOLUTION APPROVING THE ACQUISITION OF REAL ESTATE LOCATED IN WAYNE COUNTY, NEBRASKA, FROM LARRY C. LINDSAY AND OLGA J. LINDSAY, TRUSTEES OF THE LINDSAY FAMILY TRUST FOR \$196,000.

Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

The following Resolution and Ordinance pertain to the sale of real estate to Larry C. Lindsay and Olga J. Lindsay, Trustees of the Lindsay Family Trust for \$345,000. This is the former Final Touch building. The legal description is as follows:

Tax Lot 57, Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), 18-26-4; and

Lot 9, Block 29, Original Wayne, City of Wayne, Wayne County, Nebraska, Lot 3, Southeast Addition, City of Wayne, Wayne County, Nebraska; and

A parcel commencing at the Southeast property pin of Lot 9, Block 29, Original Wayne, thence south approximately 20 feet, thence west approximately 150 feet, thence forth approximately 20 feet, thence east approximately 150 feet to the point of beginning,

Councilmember Karsky introduced Resolution 2025-16, and moved for its approval; Councilmember Bratcher seconded.

#### RESOLUTION NO. 2025-16

A RESOLUTION AUTHORIZING THE SALE OF REAL ESTATE TO LARRY C. LINDSAY AND OLGA J. LINDSAY, TRUSTEES OF THE LINDSAY FAMILY TRUST, FOR \$345,000.

Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Councilmember Spieker introduced Ordinance No. 2025-7, and moved for approval thereof; Councilmember Webber seconded.

#### ORDINANCE NO. 2025-7

AN ORDINANCE DIRECTING THE SALE OF REAL ESTATE TO LARRY C. LINDSAY AND OLGA J. LINDSAY, TRUSTEES OF THE LINDSAY FAMILY TRUST, FOR \$345,000.

Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Councilmember Houser made a motion, which was seconded by Councilmember Brodersen, 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, the Mayor declared the motion carried.

Councilmember Spieker made a motion, which was seconded by Councilmember Brodersen, to move for final approval of Ordinance No. 2025-7. Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Roger Protzman, Engineer with JEO Consulting Group, Inc., was present to review the plans and specifications for the “City of Wayne Well House and Municipal Well 2025-1 Project.” Well No. 12 will be located about a quarter mile west of Well No. 9. This is the next step for designing and bidding the new well project with JEO. The estimate of cost for this project is: well drilling (test well) - \$435,000; production well and main - \$900,000.

Councilmember Eischeid introduced Resolution 2025-17, and moved for its approval; Councilmember Houser seconded.

#### RESOLUTION NO. 2025-17

A RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, AND ESTIMATE OF COST FOR THE “CITY OF WAYNE WELL HOUSE AND MUNICIPAL WELL 2025-1 (WELL NO. 12) PROJECT” AS PREPARED BY THE CITY’S ENGINEER AND DIRECTING THE CITY CLERK TO ADVERTISE FOR BIDS.

Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

The following Resolution would approve the “Letter Agreement” with Olsson for design and bidding services on the “Prairie Park Phase 4 Project.” This agreement provides for a paving design of the north roundabout; paving design of the south and east lots of the parks and recreation building; and grass baseball field, softball field, and tee ball field design. In addition, the project design includes the completion of storm sewer in the east ditch. The fee for said services is a lump sum fee of \$195,000.

Jordan Utesch, Engineer representing Olsson, was present to answer questions.

Councilmember Eischeid introduced Resolution 2025-18, and moved for its approval; Councilmember Houser seconded.

#### RESOLUTION NO. 2025-18

A RESOLUTION APPROVING LETTER AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES BETWEEN THE CITY OF WAYNE AND OLSSON FOR THE “WAYNE PRAIRIE PARK PHASE 4 DEVELOPMENT PROJECT” - \$195,000.

Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Roger Protzman, JEO Consulting Group, Inc., presented a Professional Service/Consultant Agreement regarding the “Wayne 7<sup>th</sup> Street Trail Project” – CDBG 22-PW-008. This agreement is being amended to comply with and include Federal language according to Community Development Block Grant requirements. In addition, the termination date was changed from October 19, 2024, to December 30, 2025.

Councilmember Brodersen introduced Resolution 2025-19, and moved for its approval; Councilmember Bratcher seconded.

#### RESOLUTION NO. 2025-19

A RESOLUTION ACCEPTING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICE/CONSULTANT AGREEMENT WITH JEO CONSULTING GROUP, INC., FOR ENGINEERING SERVICES RELATING TO COMMUNITY DEVELOPMENT BLOCK GRANT 22-PW-008 (WAYNE 7<sup>TH</sup> STREET TRAIL PROJECT).

Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Mayor Giese requested Council consideration to appointing Councilmember Bolte to the Facilities Building Committee.

Councilmember Brodersen made a motion, which was seconded by Councilmember Spieker, approving the appointment of Councilmember Bolte to the Facilities Building Committee. Mayor Giese stated the motion, and the result of roll call being all Yeas, the Mayor declared the motion carried.

Discussion took place regarding the selection of an agent for assistance with the Southwest Power Pool Market Participant duties. A representative from NextEra was present to answer questions. Mayor Giese thought the Council needed to get an apples-to-apples comparison from Dave Peterson, JEO, with a focus on fee pricing between the two finalists. After further discussion, no action was taken on the matter.

There being no further business to come before the meeting, Mayor Giese declared the meeting adjourned at 7:02 p.m.