

**MINUTES
CITY COUNCIL MEETING
July 21, 2025**

The Wayne City Council met in regular session at City Hall on July 21, 2025, at 5:30 o'clock P.M.

Mayor Jill Brodersen called the meeting to order, followed by the Pledge of Allegiance, with the following in attendance: Councilmembers Austyn Houser, Parker Bolte, Brittany Webber, Clayton Bratcher, Jason Karsky, Dallas Dorey and Matt Eischeid; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Councilmember Dwaine Spieker.

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 Brodersen advised the public that a copy of the Open Meetings Act was located on the table in Council Chambers, as well as on the City of Wayne website and was available for public inspection. In addition, she advised the public that the Council may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual, and if such individual has not requested a public hearing.

Councilmember Eischeid made a motion, which was seconded by Councilmember Bratcher, to approve the minutes of the meeting of July 7, 2025, and to waive the reading thereof. Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Spieker 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: ALLO COMMUNICATIONS, SE, 1454.20; AMERITAS, SE, 197.87; AMERITAS, SE, 35.00; AMERITAS, SE, 3652.92; AMERITAS, SE, 72.00; ANDELA-RUTH, CATHY, RE, 30.00; APPEARA, SE, 168.72; BEACOM, LEXI, SE, 150.00; BERNAL, GEORGINA, SE, 65.00; BLACK HILLS ENERGY, SE, 691.03; BSN SPORTS, SU, 328.93; CARROT-TOP INDUSTRIES, SU, 741.67; CITY EMPLOYEE, RE, 236.00; CITY EMPLOYEE, RE, 663.59; CITY EMPLOYEE, RE, 353.08; CITY

EMPLOYEE, RE, 42.31; CITY EMPLOYEE, RE, -155.90; CITY EMPLOYEE, RE, 145.73; CITY EMPLOYEE, RE, 155.90; CITY OF NORFOLK, SE, 130.48; CITY OF WAYNE, PY, 161117.51; CITY OF WAYNE, RE, 320.10; COLLINS, MAGGIE, RE, 35.00; CORE & MAIN, SU, 458.24; COTTONWOOD WIND PROJECT, SE, 13312.69; DAS STATE ACCTG-CENTRAL FINANCE, SE, 74.73; DEARBORN LIFE INSURANCE COMPANY, SE, 3439.58; DEPT OF THE TREASURY, TX, 154.56; DUTTON-LAINSON, SU, 3483.00; EAKES OFFICE PLUS, SE, 1729.95; EMPLOYERS MUTUAL CASUALTY, SE, 500.00; FAITH REGIONAL PHYSICIAN SERV, SE, 130.00; FASTWYRE, SE, 922.00; FLOOR MAINTENANCE, SU, 292.56; GERHOLD CONCRETE, SU, 1912.57; GLENN HENKEL, FE, 1,750.00; GRAINLAND ESTATES, RE, 1399.49; HALSEY, EMMA, SE, 450.00; HANSEN BROTHERS PARTS & SERVICE, SE, 688.51; HENDRICKSON, DESTYNNI, SE, 400.00; HILAND DAIRY, SE, 253.41; HOMETOWN LEASING, SE, 91.52; ICMA, SE, 584.44; ICMA, SE, 1300.04; ICMA, SE, 272.00; ICMA, SE, 270.84; ICMA, SE, 170.50; ICMA, SE, 214.81; ICMA, SE, 13791.80; ICMA, SE, 369.23; ICMA, SE, 148.60; ICMA, SE, 158.98; ICMA, SE, 623.47; INGRAM LIBRARY SERVICES, SU, 789.61; IRS, TX, 26661.78; IRS, TX, 19145.40; IRS, TX, 6235.42; JOHNSON HARDWARE, SU, 5847.05; KRUGER, ANNA, SE, 225.00; KTCH, SE, 170.00; LARA, MARIA, RE, 150.00; LEAGUE OF NEBRASKA MUNICIPALITIES, FE, 828.00; LEWIS, GABRIELLE, SE, 225.00; MACRAE PRODUCTIONS, SE, 4000.00; MAYES, ANNA, SE, 225.00; MIDWEST TAPE, SU, 64.43; MUTUAL OF OMAHA, SE, 14.40; NE DEPT OF REVENUE, TX, 8439.56; NE DEPT OF REVENUE-CHARITABLE GAMING DIVISION, TX, 1207.00; NE POWER REVIEW BOARD, FE, 944.26; NPPD, SE, 184.00; OCLC, SE, 1429.71; OPTK NETWORKS, SE, 940.08; OVERDRIVE, SU, 556.90; PAC N SAVE, SU, -26.01; PAC N SAVE, SU, 1409.36; PAC N SAVE, SU, -1409.36; PAC N SAVE, SU, 26.01; PLUMBING & ELECTRIC SERVICE, SE, 727.83; PREMIER BIOTECH, SE, 72.18; PROGRESSIVE PROPERTIES, RE, 2914.45; PROGRESSIVE PROPERTIES, RE, 3311.41; PROGRESSIVE PROPERTIES, RE, 1025.84; QUADIENT LEASING USA, SE, 3397.26; RODRIGUEZ, NANCY, SE, 65.00; RUWE, ANN, RE, 150.00; SARGENT DRILLING, SE, 39644.67; SCHADEMANN, ABBY, SE, 1800.00; SD MYERS, SE, 2674.00; SIGNAL 88 FRANCHISE GROUP, SE, 3135.00; SOOLAND BOBCAT, SU, 90.48; STAPLES, SU, 125.64; STUHR, AMANDA, SE, 450.00; STUTHMANN, WILLIAM, RE, 500.00; TODD, JADIN, RE, -35.00; TYLER TECHNOLOGIES, SE, 4673.75; US BANK, SU, 20235.43; US FOODSERVICE, SU, 2319.14; VAN DIEST SUPPLY, SU, 228.75; VICTORY FENCE, SE, 724.00; WAYNE COUNTY CLERK, SE, 112.00; WAYNE HERALD, SE, 608.46; WAYNE HERALD, SE, 490.00; WAYNE HERALD, SE, 190.00; WAYNE VETERINARY CLINIC, SE, 98.00; WELLS, HANNAH, SE, 225.00; WISNER WEST, SU, 184.31; ACES, SU, 1161.39; APPEARA, SE, 172.06; AUTOMATIC SYSTEMS, SU, 1436.72; BAIRD HOLM, SE, 1903.50; BIG RIVERS ELECTRIC CORPORATION, SE, 255228.78; BLUE CROSS BLUE SHIELD, SE, 60925.12; BSN SPORTS, SU, 175.00; CARHART LUMBER COMPANY, SU, 9.61; CITY EMPLOYEE, RE, 58.33; CITY EMPLOYEE, RE, 142.04; DGR & ASSOCIATES, SE, 3065.00; EAKES OFFICE PLUS, SE, 122.01; ELKINS PORTABLE RESTROOMS, SE, 240.00; ELLIS HOME SERVICES, SE, 323.50; FIRST CONCORD GROUP, SE, 4481.12; FLOOR MAINTENANCE, SU, 1108.90; GROSSENBURG IMPLEMENT, SU, 36.00; ITRON, SE, 7091.49; JEO CONSULTING GROUP, SE, 4151.61; KELLY SUPPLY COMPANY, SU, 486.30; MAIN STREET GARAGE, SE, 100.00; MUNICIPAL ENERGY AGENCY OF NE, FE, 4500.00; NORTHEAST POWER, SE, 30712.14; O'REILLY AUTOMOTIVE STORES, SU, 417.43; QUALITY 1 GRAPHIC, SE, 105.00; ROBERT WOehler & SONS, SE, 833.12; S2 ROLL OFFS, SE, 1000.00; TOTAL GRAPHICS, SE, 202.50; UTILITY EQUIPMENT, SU, 43.70; VERIZON, SE, 654.86; WESCO, SE, 1921.72

Councilmember Eischeid made a motion, which was seconded by Councilmember Bratcher, to approve the claims. Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Spieker who was absent and Councilmember Bolte who abstained on the claim of Abby Schademann only, the Mayor declared the motion carried.

Tim Reinhardt, on behalf of the Wayne Baseball Association, made a request for Council consideration to allowing them to close N. Windom Street between 3rd and 4th Street during the Class B Area 5 Senior Legion Baseball tournament at Hank Overin Field from Friday, July 25, 2025, through Tuesday, July 29, 2025. Intersections would remain open, and barricades would be staggered for local traffic to get through. The main concern was for the safety of kids running for foul balls.

The City would provide the barricades, and the Association would be responsible for putting them up and taking them down.

A suggestion was to put a sign up at the parking lot/area east of the baseball field to let it be known that it is an area for parking. In addition, a request was also made to put up caution tape around the pond south of right field, and to check with the Street Department to see if they still have the portable speed bumps that could be put on 4th Street to slow traffic.

After discussion, Councilmember Karsky made a motion, which was seconded by Councilmember Houser, approving the request of the Wayne Baseball Association to close N. Windom Street between 3rd and 4th Street during the Class B Area 5 Senior Legion Baseball tournament at Hank Overin Field from Friday, July 25, 2025, through Tuesday, July 29, 2025, and to use the portable speed bumps if they can be located. Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Spieker who was absent, the Mayor declared the motion carried.

Mike Powicki, Director of Athletics at Wayne State College, was present requesting Council consideration to allowing them to have fireworks displays on the following dates:

- Thursday, August 28th – Football vs. UNK (before and during the game when the team takes the field and after scores); and
- Saturday, September 6th – Football vs. UMary (Family Weekend – post-game fireworks show, as well as some pre-game and in-game fireworks)

Councilmember Eischeid made a motion, which was seconded by Councilmember Dorey, approving the request of Mike Powicki, Director of Athletics at Wayne State College, to have fireworks displays on the following dates:

- Thursday, August 28th – Football vs. UNK (before and during the game when the team takes the field and after scores); and

- Saturday, September 6th – Football vs. UMary (Family Weekend – post-game fireworks show, as well as some pre-game and in-game fireworks)

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

Mayor Brodersen 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:

Lot Ten (10) and the South One-Half of Lot Eleven (S½ Lot 11) Block 11,
North Addition to the City of Wayne, Wayne County, Nebraska.

The notice of the public hearing was published in the Wayne Herald on July 3, 2025, and July 10, 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 Brodersen opened the public hearing and invited all interested persons to be heard.

Chad Sebade and Cherry Sebade, on behalf of Sebade Housing, LLC, the redevelopers, were present to answer questions.

It was the consensus of Council that the Architectural Review Committee should, again, start meeting to review any projects that have City funding involved.

This redevelopment plan provides for the demolition of an existing 105 year old residence in a dilapidated state and the construction of a four-unit apartment complex at 414 Nebraska Street in Wayne. Financing for the development is contingent upon tax increment financing to make this project a reality. The Redeveloper seeks a public private partnership to redevelop real estate in the City that the City Council has declared substandard and blighted pursuant to the Nebraska Community Development Law. The Redevelopment Area subject to this Plan covers an area consisting of 11,250 sq. ft. The site previously is improved with a single-family residence. To encourage private investment in the redevelopment area, this Plan has been prepared to set forth the redevelopment plan for the “Sebade Four-

Plex Apartments Redevelopment Project,” which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the redevelopment area.

The Redeveloper will be required to purchase a “Tax Increment Revenue Bond” from the Authority in the principal amount of \$40,500. 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 residential development.

The Redevelopment Plan has gone before the Community Redevelopment Authority and the 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.

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

Councilmember Eischeid introduced Resolution No. 2025-42 and moved for its approval; Councilmember Webber seconded the motion.

RESOLUTION NO. 2025-42

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 (SEBADE FOUR-PLEX APARTMENTS REDEVELOPMENT PROJECT).

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

Mayor Brodersen declared the time was at hand for the public hearing regarding the submittal of a grant application for the purchase of a 7-passenger Non-ADA mini-van for the Wayne Transit System.

The Wayne Transit System is submitting a grant application to the State of Nebraska Department of Transportation (NDOT) for funds to purchase a 7-passenger Non-ADA mini-van. This vehicle will replace the 2008 Chevy van. The total cost of the van is \$48,229, of which the Federal share is 80% or \$38,583.20, the State share is 0%, and the City’s share is 20% or \$9,645.80. Any maintenance done to this

new van after it is purchased will be paid for 100% by the NDOT. The 2008 van will be put up for sealed bids or offers, and the City will be able to keep the proceeds from that sale.

Diane Bertrand, Wayne Senior Center Coordinator, was present to answer questions.

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

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

Councilmember Bolte introduced Resolution 2025-43, and moved for its approval; Councilmember Houser seconded.

RESOLUTION NO. 2025-43

A RESOLUTION AUTHORIZING CITY ADMINISTRATOR TO APPLY FOR NEBRASKA PUBLIC TRANSPORTATION ACT FUNDS.

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

Jordan Utesch, representing Olsson, reviewed Letter Agreement Amendment #1 on the “Wayne Prairie Park Phase 4 – East Ditch Storm Sewer Project.” This agreement is for construction services (oversite/staking/pay request management) for Prairie Park Phase 4A (storm sewer). A previous agreement was approved for design services for the entire Phase 4. The remaining sub phases will likely have additional agreements once a contractor has been selected. The work to be performed by Olsson in this agreement is on a time and expense basis, not to exceed \$25,000.00.

Councilmember Eischeid introduced Resolution 2025-44, and moved for its approval; Councilmember Karsky seconded.

RESOLUTION NO. 2025-44

A RESOLUTION APPROVING LETTER AGREEMENT AMENDMENT #1 TO THE ORIGINAL LETTER AGREEMENT WITH OLSSON FOR ADDITIONAL SERVICES ON THE “WAYNE PRAIRIE PARK PHASE 4 – EAST DITCH STORM SEWER PROJECT.”

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

Jordan Utesch, representing Olsson, presented Certificate of Payment No. 1 in the amount of \$69,427.98 to Robert Woehler & Sons Construction, Inc., for the “Wayne Prairie Park Phase 4 – East Ditch Storm Sewer Project.” In addition, he updated the Council on the project.

Councilmember Eischeid made a motion, which was seconded by Councilmember Webber, approving Certificate of Payment No. 1 for \$69,427.98 to Robert Woehler & Sons Construction, Inc., for the “Wayne Prairie Park Phase 4 – East Ditch Storm Sewer Project.” Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Spieker who was absent, the Mayor declared the motion carried.

The following ordinance is to adopt the new floodplain map. The ordinance has been reviewed by the State of Nebraska and FEMA and meets their requirements. The City needs to adopt this ordinance before September 5, 2025, if we wish to remain a part of the “National Flood Insurance Program.”

Councilmember Eischeid introduced Ordinance No. 2025-12, and moved for approval thereof; Councilmember Karsky seconded.

ORDINANCE NO. 2025-12

AN ORDINANCE AMENDING TITLE XV LAND USAGE, CHAPTER 152 ZONING, SECTION 152.111 SFP FLOODPLAIN DISTRICT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE THAT SAID ORDINANCE BE PUBLISHED IN PAMPHLET FORM.

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

The following Resolution would adopt the City of Wayne goals that have been established and completed over the past year. This Resolution was tabled at the last meeting.

The majority of the discussion centered on the goal “Auditorium (apartment renovation).” It was noted this a long-term goal, and just because it is on this list, does not mean it will be done.

After discussion, Councilmember Eischeid introduced Resolution 2025-40, and moved for its approval; Councilmember Webber seconded.

RESOLUTION NO. 2025-40

A RESOLUTION IDENTIFYING CITY OF WAYNE GOALS.

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

Mayor Brodersen requested Council consideration to appointing Mick Kemp to the Wayne Community Redevelopment Authority. Mr. Kemp will replace Jon Meyer who has served for 8 years. Mayor Brodersen publicly thanked Mr. Meyer for his service on that board.

Councilmember Webber made a motion, which was seconded by Councilmember Houser, approving the appointment of Mick Kemp to the Wayne Community Redevelopment Authority. Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmember Spieker who was absent, the Mayor declared the motion carried.

There being no further business to come before the meeting, Mayor Brodersen declared the meeting adjourned at 6:29 p.m.