

**MINUTES
CITY COUNCIL MEETING
January 20, 2026**

The Wayne City Council met in regular session at City Hall on January 20, 2026, 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, Jason Karsky, and Dallas Dorey; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Councilmembers Dwaine Spieker, Joe Whitt and Matt Eischeid.

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 west wall of the 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 Webber made a motion, which was seconded by Councilmember Bolte, to approve the minutes of the meeting of January 5, 2026, and to waive the reading thereof. Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker, Whitt and Eischeid who were absent, the Mayor declared the motion carried and the Minutes approved.

The following claims were presented to Council for their approval:

PAID ON 1/5/26: OTTE CONSTRUCTION, SE, 219,489.66

VARIOUS FUNDS: ALLO COMMUNICATIONS, SE, 1,573.8; AMERITAS, SE, 72.00; AMERITAS , SE, 247.43; AMERITAS, SE, 35.00; AMERITAS, SE, 5,991.72; AMGL, SE, 17,670.00; APPEARA, SE,

223.45; ASCAP, FE, 458.00; BIG RIVERS ELECTRIC CORPORATION, SE, 182,261.38; BLACK HILLS ENERGY, SE, 4,325.08; BRUNS, KIM, RE, 50.00; BUILDERS RESOURCE, SE, 99.88; CARHART LUMBER COMPANY, SU, 6,374.25; CARPENTER PAPER COMPANY, SU, 907.92; CASEY SCHROEDER, SE, 10,183.27; CERTIFIED TESTING SERVICES, SE, 64.00; CHASE PAYMENTECH, SE, 5,619.77; CHASE PAYMENTECH, SE, 459.69; CHASE PAYMENTECH, SE, 40.81; CHESTERMAN, SU, 45.91; CINTAS, SU, 70.71; CITY EMPLOYEE, RE, 539.26; CITY EMPLOYEE, RE, 3,730.92; CITY EMPLOYEE, RE, 874.70; CITY EMPLOYEE, RE, 1,189.55; CITY EMPLOYEE, RE, 192.43; CITY EMPLOYEE, RE, 1,315.90; CITY EMPLOYEE, RE, 15.83; CITY EMPLOYEE, RE, 120.90; CITY EMPLOYEE, RE, 3,404.57; CITY EMPLOYEE, RE, 321.78; CITY OF WAYNE, SE, 62,500.00; CITY OF WAYNE, PY, 135,787.20; CITY OF WAYNE, RE, 2,087.31; COTTONWOOD WIND PROJECT, SE, 15,091.22; DAS STATE ACCTG-CENTRAL FINANCE, SE, 119.73; EAKES OFFICE PLUS, SE, 1,655.66; ELLIS HOME SERVICES, SE, 125.00; EMBASSY SUITE, SE, 616.00; FAITH REGIONAL PHYSICIAN SERV, SE, 145.00; FASTWYRE BROADBAND, SE, 856.60; FASTWYRE BROADBAND, SE, 930.02; FIRST CONCORD GROUP. SE, 4,960.44; GEHRING CONSTRUCTION & READY MIX, SE, 97,631.86; HEITHOLD, MARY. RE, 150.00; HILAND DAIRY, SE, 328.42; ICMA, SE, 44.70; ICMA, SE, 221.23; ICMA, SE, 280.16; ICMA, SE, 601.92; ICMA, SE, 12,148.81; ICMA, SE, 153.04; ICMA, SE, 1,350.60; ICMA, SE, 369.23; ICMA, SE, 245.66; ICMA, SE, 649.31; ICMA, SE, 284.67; IRS, TX, 22,911.46; IRS, TX, 809.01; IRS, TX, 5,358.32; KTCH, SE, 175.00; LOBERG, AUDREY, RE, 150.00; MADISON CO COURT, RE, 250.00; MAIN STREET GARAGE, SE, 1,328.10; MCCORKINDALE, BRAYDN, SE, 160.00; MIDWEST LABORATORIES, SE, 192.57; MISSION MATTERS, SE, 3,200.00; MORRIS, MUFFIN, RE, 277.50; NE DEPT OF REVENUE, TX, 6,921.24; NE DEPT OF REVENUE, TX, 733.88; NE DEPT OF REVENUE-CHARITABLE GAMING DIVISION, TX, 1,768.00; NEBRASKA PUBLIC POWER DIST, SE, 7,984.08; NORFOLK DAILY NEWS, SU, 288.00; NORTHEAST NE ECONOMIC DEV DIST, SE, 807.50; NORTHEAST NE INS AGENCY, SE, 1,613.35; ONE CALL CONCEPTS, SE, 22.53; O'REILLY AUTOMOTIVE STORES, SU, 10.60; OSWALD, LAURIE, SE, 155.00; PAC N SAVE, SU, 6.36; PIERCE COUNTY COURT, RE, 375.00; POLICE OFFICERS' ASSOCIATION OF NE, FE, 270.00; POSTMASTER, SU, 1,310.30; POSTMASTER, FE, 198.00; PROGRESSIVE PROPERTIES, RE, -1,935.02; PROGRESSIVE PROPERTIES, RE, -599.46; PROGRESSIVE PROPERTIES, RE, 599.46; PROGRESSIVE PROPERTIES, RE, -1,697.74; PROGRESSIVE PROPERTIES, RE, 1,935.02; PROGRESSIVE PROPERTIES, RE, 1,697.74; QUADIANT LEASING USA, SE, 3,397.26; QUALITY 1 GRAPHIC, SU, 100.00; QUALITY FOOD CENTER, SU, 46.27; RETHWISCH, RICHARD, SE, 160.00; RR DONNELLEY, SU, 1,132.94; SCHLICKBERND, MIKE, RE, 105.00; STATE NEBRASKA BANK & TRUST, SE, 68.56; TYLER TECHNOLOGIES, SE, 4,798.75; TYMCO, SU, 276,651.00; US FOODSERVICE, SU, 2,565.38; UTILITIES SECTION, FE, 1,696.00; WAYNE AMERICA, SE, 597.00; WAYNE AUTO PARTS, SU, 599.32; WAYNE COUNTY CLERK, SE, 38.00; WAYNE COUNTY TREASURER, FE, 1,092.31; WAYNE HERALD, SE, 1,554.00; WAYNE HERALD, SE, 190.00; WESCO, SU, 159.43; ZACH HEATING & COOLING, SU, 58.50; BENSCOTER, RE, 3,719.25; CITY EMPLOYEE, RE, 3,207.90; CITY EMPLOYEE, RE, 187.42; CITY OF NORFOLK, SE, 130.48; ELKINS PORTABLE RESTROOMS, SE, 300.00; GRAINLAND ESTATES, RE, 2,585.82; HILAND DAIRY, SU, 131.11; MAIN STREET GARAGE, SE, 135.00; PLUNKETT'S PEST CONTROL, SE, 60.00; PLUNKETT'S PEST CONTROL, SE, 60.00; TOM'S BODY & PAINT SHOP, SE, 467.37; US BANK, SU, 11,920.07; WAHLTEK, FE, 4,299.75; WAYNE AMERICA, SU, 400.00; WAYNE HERALD, SE, 1,167.77

Councilmember Bolte made a motion, which was seconded by Councilmember Houser, to approve the claims. Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker, Whitt and Eischeid who were absent, the Mayor declared the motion carried.

Lucas Munter was present requesting Council consideration to forgiving/waiving his sewer bill for the usage from December 15 – January 15 because of a water line break at his property on 206 S Douglas Street. The water did not go down the sewer, and this was confirmed by city employees. The sewer bill, which is based on the water usage (237,200 gallons), was \$1,823.46.

After discussion, Councilmember Houser made a motion, which was seconded by Councilmember Bolte, approving the request of Lucas Munter to waive the sewer bill in the amount of \$1,823.46 for the usage from Dec 15 – Jan 15 that was attributable to a water line break at his property (206 S Douglas Street). Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker, Whitt and Eischeid who were absent, the Mayor declared the motion carried.

Dustin Ankeny, representing the Wayne Kiwanis Club, was present requesting Council consideration to waiving the City Auditorium rental fee for the Kiwanis Pancake Feed Fundraiser that will take place on February 17, 2026.

Councilmember Bolte made a motion, which was seconded by Councilmember Houser, approving the request of Dustin Ankeny, representing the Wayne Kiwanis Club, to waive the City Auditorium rental fee of \$150 for the Kiwanis Pancake Feed Fundraiser that will take place on February 17, 2026. Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker, Whitt and Eischeid who were 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 Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), for the following real estate:

East 50 feet of Lots 10, 11 and 12, Block 12, North Addition;
East 36 ½ feet of the West 100 feet of Lots 10, 11 and 12, Block 12, North Addition; and
West 63 ½ feet of Lots 10, 11 and 12, Block 12, North Addition,
All in the City of Wayne, Wayne County, Nebraska

The notice of the public hearing was published in the Wayne Herald on December 25, 2025, and January 1 and 8, 2026, 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.

R J Liska, on behalf of the “Bright Fox Properties Redevelopment Project” was present requesting tax increment financing for a project to demolish the single-family home at 104 E 4th Street and rehabilitate the building at 401 Main Street. The house at 104 E 4th Street has been demolished, and the 108 E 4th Street house has been sold. Mr. Liska seeks the issuance of a tax increment revenue bond in the amount of \$30,000; the proceeds of which will be granted to reimburse a portion of the costs of site acquisition.

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.

Administrator Blecke also stated that the plan will need to be reviewed by the Architectural Review Committee prior to the CRA’s next meeting, and recommended that the motion include “contingent upon the review and approval of the Architectural Review Committee.”

Luke Virgil, Economic Development Director, spoke in favor of this project.

All persons desiring to be heard having been heard, the Mayor closed the public hearing.

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

Councilmember Houser introduced Resolution No. 2026-3 and moved for its approval, contingent upon the review and approval of the Architectural Review Committee; Councilmember Webber seconded the motion.

RESOLUTION NO. 2026-3

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 (BRIGHT FOX PROPERTIES REDEVELOPMENT PROJECT).

Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker, Whitt and Eischeid who were absent, the Mayor declared the motion carried.

Mayor Brodersen declared the time was at hand for the public hearing on the land acquisition from Pinnacle Management, LLC (Marion Arneson and Randy Pedersen) – West 60’ of Lot 7, Pace Addition to the City of Wayne, Wayne County, Nebraska.

Staff is requesting Council to consider the purchase of 1.65 acres of land for \$30,000 which is located just east of Prairie Park (old rugby field area) and owned by Pinnacle Management, LLC. Staff believes this will lend much flexibility in the future for parking additions to the park after the three new ballfields go in. This also makes room for the new southeast field to be graded to a full scale softball field size (200 ft. fence) if at some point in the future Council or recreation staff determines the need to make this more of a competition field. The Facilities Committee (Mayor Brodersen and Councilmembers Dorey, and Eischeid) discussed this positively at their last meeting.

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 Brodersen closed the public hearing.

Councilmember Karsky introduced Resolution 2026-4, and moved for its approval; Councilmember Bolte seconded.

RESOLUTION NO. 2026-4

A RESOLUTION APPROVING THE ACQUISITION OF REAL ESTATE LOCATED IN WAYNE COUNTY, NEBRASKA, FROM PINNACLE MANAGEMENT, LLC (MARION ARNESON AND RANDY PEDERSEN) FOR \$30,000 (1.65 ACRES).

Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker, Whitt and Eischeid who were absent, the Mayor declared the motion carried.

Brendan Metzger, representing DGR Associates, was present via zoom to review the contracts/bids received on the “Furnishing of Major Materials – Northeast/Centennial Road Substation Project.” The following bids were received on January 7, 2026:

Bid No. 1 – GOAB Switches — There were four (4) responsive bids received ranging in price from \$36,615.00 to \$48,522.00. The apparent low bidder was Irby Utilities of Rapid City, SD, who provided a bid for a total purchase price of \$36,615.00 for switches manufactured by Cleaveland/Price. DGR is familiar with Cleaveland/Price switches and see no reason why they should not be awarded the contract. DGR recommends that Irby Utilities be awarded the contract for the GOAB Switches for the purchase price amount of \$36,615.00.

Bid No. 2 – Capacitor Voltage Transformers (CVT's) — There were two (2) responsive bids received ranging in price from \$33,870.00 to \$35,589.30. The apparent low bidder was WESCO of Sioux City, IA, who provided a bid for a total purchase price of \$33,870.00 for CVT's manufactured by Ritz. DGR is familiar with Ritz CVT's and see no reason why they should not be awarded the contract. DGR recommends that WESCO be awarded the contract for the Capacitor Voltage Transformers for the purchase price amount of \$33,870.00.

Bid No. 3 – Structural Steel — There were four (4) responsive bids received ranging in price from \$76,642.00 to \$217,616.60. The apparent low bidder was Galvanizers, Inc. of West Fargo, ND, who provided a bid for a total purchase price of \$76,642.00 for steel manufactured by Galvanizers. DGR is familiar with Galvanizers steel and see no reason why they should not be awarded the contract. DGR recommends that Galvanizers, Inc., be awarded the contract for the Structural Steel for the purchase price amount of \$76,642.00.

The total value of all the contracts is \$147,127.00. The engineer's estimate was just over \$169,000.

Councilmember Houser introduced Resolution No. 2026-5, and moved for its approval;

Councilmember Bolte seconded.

RESOLUTION NO. 2026-5

A RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACTS ON THE FURNISHING OF MAJOR MATERIALS FOR THE "NORTHEAST/CENTENNIAL ROAD SUBSTATION PROJECT — GOAB SWITCHES - \$36,615.00 FROM IRBY UTILITIES; CAPACITOR VOLTAGE TRANSFORMERS - \$33,870.00 FROM WESCO; AND STRUCTURAL STEEL - \$76,642.00 FROM GALVINIZERS, INC.

Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker, Whitt and Eischeid who were absent, the Mayor declared the motion carried.

Joel Hansen, Street and Planning Director stated the water, sewer and street improvements are complete in the Vintage Hill Fourth Addition Subdivision (Arrowhead Development). He and Casey Junck, Water/Wastewater Superintendent, did a walk-through of the projects and found everything to be satisfactory.

The amount paid by the City to the Developer for water, sewer and engineering was \$463,590. This action will formally approve and accept the water, sewer and street improvements in said subdivision.

Councilmember Bolte introduced Resolution No. 2026-6 and moved for its approval;
Councilmember Houser seconded.

RESOLUTION NO. 2026-6

A RESOLUTION ACCEPTING THE WATER, SEWER AND STREET IMPROVEMENTS IN THE VINTAGE HILL FOURTH ADDITION SUBDIVISION.

Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker, Whitt and Eischeid who were absent, the Mayor declared the motion carried.

The following two Resolutions pertain to unpaid mowing and razing costs for 121 W 11th Street owned by Zachary Mildenstein and would direct the City Clerk to file liens against the property for the cost of work hired by the City to abate violations of City Code after proper notices were given to the property owner.

Councilmember Bolte introduced Resolution No. 2026-7 and moved for its approval;
Councilmember Houser seconded.

RESOLUTION NO. 2026-7

A RESOLUTION DIRECTING THE CITY CLERK TO CERTIFY MOWING COSTS TO THE WAYNE COUNTY CLERK AND THE WAYNE COUNTY TREASURER TO BECOME A LIEN ON THE WEST 50' OF LOTS 1, 2, 3, AND 4, BLOCK 23, COLLEGE HILL FIRST ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, MORE COMMONLY DESCRIBED AS 121 W. 11TH STREET, WAYNE, NEBRASKA (ZACHARY MILDENSTEIN - \$3,000).

Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker, Whitt and Eischeid who were absent, the Mayor declared the motion carried.

Councilmember Webber introduced Resolution No. 2026-8 and moved for its approval;
Councilmember Bolte seconded.

RESOLUTION NO. 2026-8

A RESOLUTION DIRECTING THE CITY CLERK TO CERTIFY UNPAID RAZING COSTS TO THE WAYNE COUNTY CLERK AND THE WAYNE COUNTY TREASURER TO BECOME A LIEN ON THE WEST 50' OF LOTS 1, 2, 3, AND 4, BLOCK 23, COLLEGE HILL FIRST ADDITION TO THE CITY OF WAYNE, WAYNE COUNTY, NEBRASKA, MORE COMMONLY DESCRIBED AS 121 W. 11TH STREET, WAYNE, NEBRASKA (ZACHARY MILDENSTEIN - \$23,459).

Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker, Whitt and Eischeid who were absent, the Mayor declared the motion carried.

The Façade Improvement Grant Program Guidelines pertain to the \$25,000 that Council approved in the budget this year for façade improvements. Each grant would be up to \$5,000 and be reimbursed on a 1:1 match. At this time, the applications would be taken by the Wayne America office, reviewed by the Architectural Review Committee, and then approved by the Wayne America Board of Directors. The Council would not be directly involved in these grant awards, only the annual allocation to the program.

Councilmember Bolte introduced Resolution No. 2026-9 and moved for its approval, with the stipulation that the guidelines be amended to reflect the \$5,000 cap per application; Councilmember Webber seconded.

RESOLUTION NO. 2026-9

A RESOLUTION ADOPTING CITY OF WAYNE FACADE IMPROVEMENT GRANT PROGRAM GUIDELINES.

Mayor Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Councilmembers Spieker, Whitt and Eischeid who were absent, the Mayor declared the motion carried.

There being no further business to come before the meeting, Mayor Brodersen declared the meeting adjourned at 6:12 p.m.