

**AGENDA
CITY COUNCIL MEETING
April 17, 2012**

5:30 Call to Order

1. Approval of Minutes – April 3, 2012
2. Approval of Claims

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

Anyone desiring to speak on an agenda item is invited to do so, and should limit themselves to three minutes. After being recognized by the Chair, proceed to the rostrum and state your name and address for the record.

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. **Presentation of Dividend Check from Employers Mutual Company — Cap Peterson, Northeast Nebraska Insurance Agency**
4. Proclamation — Arbor Day (April 27, 2012)
5. Presentation by Wayne State College Professor Lesli Rawlings on New Map and Artwork of Historic Downtown Wayne that Points out Historic Buildings

Background: Dr. Rawlings and some of her students have photographed historic buildings in the downtown Wayne area and linked them to an aerial photo. They are providing the searchable photo to link to our City of Wayne website for public access. She will demonstrate how the map and photos can be accessed on our website.

6. Action on Change Order No. 1 for the Benscoter Addition – Phase 1 Paving and Utility Improvement Project in the Amount of \$34,489.33

Background: This Change Order was tabled at the last Council meeting at my request. The Change Order covers additional quantities installed and an increased pricing allowance. The work was done by a subcontractor. The work is complete and has been inspected and approved by the project engineer. The additional quantity is primarily 500 Linear Feet of sewer line and manholes that were installed. The additional cost allowance is primarily \$7.45/Linear Feet requested by the contractor over the bid cost of \$15/Linear Foot and approved by the project engineer because of the City's request to delay construction for a year and then meet a deadline requirement.

The project engineer approved the detail of the additional cost/Linear Foot through actual cost submittals as follows: \$1.45/LF materials, \$1.20/LF fuel, \$.30/LF aggregate, \$1.50/LF labor. The project engineer approved an additional \$3/LF for costs incurred by the delay requested by the City and the short notice completion

date requested by the City when the original contractor had committed to other work during the delay.

Recommendation: The recommendation of the project engineer and the City Administrator is to approve the Change Order as presented.

7. Action on Certificate of Payment No. 2 for the Benscoter Addition – Phase 1 Utility Project in the Amount of \$43,224.02 to Benscoter Plumbing & Construction

Recommendation: The recommendation of the project engineer and City Administrator is to approve the Certificate of Payment as presented.

8. Action on “Request for Proposals for Operation Agreement” for Leasing of the Transfer Station and Directing the City Clerk to Begin the Bid Process

Background: A two-year operation agreement to run the transfer station was approved in 2010 after public solicitation for proposals. That agreement expires in August.

Recommendation: The recommendation of the City Administrator is to bid the attached agreement out again for a 3-year term.

9. Action on Recommendation of the LB840 Sales Tax Advisory Committee on a Request by the City of Wayne for a Grant in the Amount of \$300,000 to Create a Permanent New Home Construction Revolving Loan Fund

Background: The LB840 committee approved \$160,000 of the City’s \$300,000 funding request for housing at their meeting last night and changed the City’s request from a grant to a 12-year interest free loan. The reason for reducing the amount was (1) because the City is getting close to 50% of the total amount of sales tax revenues that the voters approved and the City is only 3 years into the 15-year period and they didn’t want to put more dollars into this than may be needed at this time, and (2) several business opportunities are anticipated to come forward that will likely require LB840 funding in the near future.

The change to a loan from the City’s grant request was to simply provide a clear path of ownership and use of the funds if the City ends the construction loan program. They are aware that the Council has final approval and can change this or request additional housing funds as this program succeeds.

10. Resolution 2012-32: Approving Reserve Contract with Western Area Power Administration (WAPA)

Background: Wayne signed our current Firm Power Agreement on May 13, 1997. It expires December 31, 2020. One of WAPA’s other firm customers, while preparing their Integrated Resource Plan, asked WAPA about the future of their contracts after December 31, 2020, which is also the end of Wayne’s contract. This attached standard agreement will supposedly commit WAPA to extend the firm power contract on to 2050. Will this affect our Contract Rate of Delivery? No.

Recommendation: The recommendation of Gene Hansen, Superintendent of Electric Production, is to sign this Power Marketing Agreement.

11. Resolution 2012-33: To Apply for Assistance from the Nebraska Emergency Management Agency – Hazard Mitigation Grant Program for the Purpose of Purchasing and Replacing the Emergency Sirens

Background: Changes in the Nebraska statewide communication system will render our sirens obsolete within two years. Our existing system is nearly 30 years old and cannot be adapted. While it is still reliable, parts are becoming unavailable, and its useful life is nearing the end. Marlen and Nick Kemnitz, Wayne County Emergency Coordinator, have prepared this grant application for purchase and installation of a new civil defense siren system.

Recommendation: The recommendation of Marlen Chinn, Interim Police Chief, is to approve the application for 75% cost share to replace our existing civil defense sirens.

12. Action to Hire Ranson Roman to Undertake Appraisal on Commercial Property

Recommendation: If Council is interested in pursuing this location as an alternate to the current operations yard site, we are required to have a professional appraisal.

13. Annual Review of City Administrator

Background: The City Administrator’s annual contract ends May 30th. The Mayor will request councilmember action on his annual review, after discussion, at the May 15th Council meeting

14. Adjourn

APPROVED AS TO FORM AND CONTENT:

Mayor

City Administrator