

**AGENDA**  
**VALLEY CITY COUNCIL**

Wednesday, November 12, 2025

City Hall

203 North Spruce

Valley, NE 68064

7:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Proof of Publication**
5. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so; but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Council to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes. The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

6. **Approval of Agenda**
7. **Consent Agenda**

All agenda items on the consent agenda and will be acted on in a single motion. Consent agenda items are being forwarded to the Council Members. Any individual item may be removed by a council member for special discussion and consideration.

7.A. Approve Minutes of Oct. 13, 2025 Work Session, Oct. 14, 2025 Community Development Agency, and Oct. 14, 2025 City Council meeting

7.B. Approve Treasurer's Report

7.C. Approve invoices and additional invoices presented for payment

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

7.D. Approve October Payroll \$151459.96 and IRA \$4903.64.

7.E. Accept October Keno Receipts \$9409.48

7.F. Accept PeopleService Inc., Report

7.G. Accept minutes and/or statistics of the following boards and/or committees:

- October Library statistics
- October Cemetery minutes
- August and September Planning Commission Minutes

7.H. Approve the appointment of Gloria Mosser to the Library Board.

7.I. Approve Special Designated Liquor License application from Waterloo-Valley Post 58 Recreation for Trivia Night Fundraiser December 12, 2025

8. **Farnham & Griffin, PC, LLO resignation and agreement for temporary transition services.**
9. **Resolution No. 2025-46 ratify the appointment of Gregory E. Perry, PE as City Street Superintendent of the City of Valley for the year 2025**
10. **Resolution No. 2025-45 consideration and action to approve Year-end Certification of City Street Superintendent**
11. **City of Valley Leasing Corporation - vacancies.**
12. **Geis Subdivision Replat One consideration and approval of preliminary plat**
  - **Review**
  - **Open Public Hearing**
  - **Close Public Hearing**
  - **Motion to approve preliminary plat**
13. **Geis Subdivision Replat One consideration and approval of Final Plat**
  - **Review**
  - **Open Public Hearing**
  - **Close Public Hearing**
  - **Motion to approve final plat**
14. **Conditional Use Permit DC Diamond Training consideration and approval of a conditional use permit for indoor recreation facility**

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- **Review**
  - **Open Public Hearing**
  - **Close Public Hearing**
  - **Resolution No. 2025-47**
15. **Building and Zoning**
16. **PeopleService - update**
17. **City Engineer**
- 17.A. Water Treatment Plant - Eriksen Construction
- 17.A.1. **Resolution No. 2025-48** consideration and action to approve Contractor's Application for Payment No. 10 in the amount of \$542,925.00.
- 17.B. Valley Landing - sanitary sewer, water main, and storm sewer improvements - United Utilities and Excavation.
- 17.B.1. **Resolution No. 2025-49** consideration and action to approve Contractor's Application for payment No. 6 in the amount of \$214,201.87.
- 17.C. Valley Landing - street paving improvements - Luxa Construction
- 17.C.1. **Resolution No. 2025-50** consideration and action to approve Contractor's Application for Payment No. 1 in the amount of \$756,464.00.
- 17.D. FY26 Water Main Replacement update.
- 17.E. Other/Miscellaneous
- Valley Lakes Business Park
  - Champion Shores Final Plat
  - Planning Commission
  - FY26 Street Projects
18. **City Attorney**
19. **Mayor's Report**
20. **Upcoming Items**
- Valley Days Planning Meeting: No meeting
  - Planning Commission: November 18, 2025
  - City Council Special Meeting: November 18, 2025

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- Downtown Valley Christmas Tree Lighting & Holiday Market November 29, 2025

## 21. **Adjourn**

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**NOTICE OF MEETING**  
**CITY OF VALLEY**  
**Wednesday, November 12, 2025,**  
**at 7:00 P.M.**  
**Valley City Hall**  
**203 N. Spruce Street, Valley, NE**

Notice is hereby given that a meeting of the City Council of the City of Valley, Nebraska will be held on **Wednesday, November 12, 2025, at 7:00 p.m.** at **Valley City Hall.**

Public Hearings will be held for the purpose of hearing testimony on the following:

1. Geis Subdivision Replat One:
  - Consideration and approval of application for preliminary plat.
2. Geis Subdivision Replat One:
  - Consideration and approval of application for final plat.
3. DC Diamond Training (Chris Link and John Harvey):
  - Consideration and approval of application for conditional use permit for the purpose of indoor recreation.

An agenda kept continuously current shall be available for public inspection at Valley City Hall (203 N. Spruce Street).

Christie Donnermeyer, City Clerk

10/31 ZNEZ



***Proof of Publication***

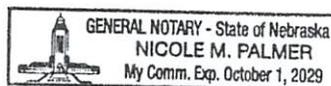
**JASON W. HUFF, Publisher**

UNITED STATES OF AMERICA,  
The State of Nebraska,  
District of Nebraska,  
County of Douglas,  
City of Omaha } ss.

JASON W. HUFF, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

10/31/25

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Publisher's Fee \$32.67

Additional Copies \$ \_\_\_\_\_

Filing Fee \$ \_\_\_\_\_

Total \$32.67

*Jason W. Huff*  
 \_\_\_\_\_  
 Subscribed in my presence and sworn to before  
 me this OCTOBER 31 2025

*Nicole M. Palmer*  
 \_\_\_\_\_  
 Notary Public in and for  
 Douglas County, State of Nebraska

# Daily Record

## LABORERS' UNION, DISTRICT

UNITED STATES OF AMERICA  
The State of Michigan  
County of Wayne  
City of Detroit

IN SENATE, January 11, 1934.  
REPORT OF THE BOARD OF INVESTIGATION OF THE LABORERS' UNION, DISTRICT, IN CONNECTION WITH THE INVESTIGATION OF THE ALLEGED VIOLATION OF THE LABOR LAWS OF THE STATE OF MICHIGAN, BY SAID UNION, AND THE ALLEGED VIOLATION OF THE LABOR LAWS OF THE STATE OF MICHIGAN, BY SAID UNION, AND THE ALLEGED VIOLATION OF THE LABOR LAWS OF THE STATE OF MICHIGAN, BY SAID UNION.

1934

IN SENATE, January 11, 1934.  
REPORT OF THE BOARD OF INVESTIGATION OF THE LABORERS' UNION, DISTRICT, IN CONNECTION WITH THE INVESTIGATION OF THE ALLEGED VIOLATION OF THE LABOR LAWS OF THE STATE OF MICHIGAN, BY SAID UNION, AND THE ALLEGED VIOLATION OF THE LABOR LAWS OF THE STATE OF MICHIGAN, BY SAID UNION.

UNITED STATES OF AMERICA  
MICHIGAN  
LABORERS' UNION, DISTRICT

IN SENATE, January 11, 1934.  
REPORT OF THE BOARD OF INVESTIGATION OF THE LABORERS' UNION, DISTRICT, IN CONNECTION WITH THE INVESTIGATION OF THE ALLEGED VIOLATION OF THE LABOR LAWS OF THE STATE OF MICHIGAN, BY SAID UNION, AND THE ALLEGED VIOLATION OF THE LABOR LAWS OF THE STATE OF MICHIGAN, BY SAID UNION.

*[Handwritten signature]*  
Secretary

LABORERS' UNION, DISTRICT  
1000 W. WABASH AVE.  
DETROIT, MICHIGAN  
JAN 11 1934

REPORT OF THE BOARD OF INVESTIGATION OF THE LABORERS' UNION, DISTRICT, IN CONNECTION WITH THE INVESTIGATION OF THE ALLEGED VIOLATION OF THE LABOR LAWS OF THE STATE OF MICHIGAN, BY SAID UNION, AND THE ALLEGED VIOLATION OF THE LABOR LAWS OF THE STATE OF MICHIGAN, BY SAID UNION.

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DETROIT, MICHIGAN

**MINUTES**  
**SPECIAL MEETING - WORK SESSION**  
**October 13, 2025**

**1 and 2. Roll Call and Call to Order** Mayor Grove called the meeting to order at 7:00 p.m. Present were Mayor Grove; Council Members, Batchner, L. Lewis, and J. Lewis, and Hayden. Also present: City Attorneys Jeff Farnham and Andrea Griffin, Office Manager Mike Gorman, Clerk Christie Donnermeyer, Deputy Clerk Jon Barnhart, and Treasurer Lori Sorensen.

Mayor Grove noted the location of the open meetings act and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

**3. Pledge of Allegiance** the Pledge of Allegiance was recited.

**4. Proof of Publication** the Proof of Publication was on the table.

**5. Visitors/Correspondence.** No one spoke.

**6. Approval of Agenda** Council member Hayden moved to approve the agenda with the removal of item 7.b. L. Lewis seconded. YES: Batchner, L. Lewis, J. Lewis, and Hayden. NO: no one. Motion carried.

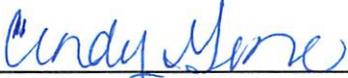
**7. Work Session:**

The regular City Council meeting agenda was reviewed and questions answered regarding various items on the consent agenda. Agenda items discussed were as follows:

- The consent agenda was reviewed, and no one had any questions.
- First Nebraska Bank. Mayor Grove discussed the necessity for the appointment of First Nebraska Bank as the official depository. No questions were asked.
- City of Valley Leasing Corporation. City Attorney Farnham stated that Mr. Gales had not resigned from the Leasing corporation. The Bylaws and Articles of Incorporation were reviewed. City Attorney Farnham also reminded everyone that the directors cannot do anything without direction from Council. He stated the City can request Mr. Gales' resignation in writing.
- Resolution No. 2025-40 was reviewed regarding movement of the November council meeting to Wednesday because of the Veteran's Day holiday.
- Resolution No. 2025-41 Operation Green Light for Veterans was reviewed.
- Valley Days Foundation request was reviewed and there were no questions.
- Ordinance No. 841 Commercial Design Standards in Designated Commercial Areas was reviewed.

- Ordinance No. 842 City Attorney Griffin reviewed the Ordinance. The Ordinance has been before Planning Commission three times and would provide council with opportunity to review Planning Commission minutes and recordings for more information.
- Champion Shores. Agenda items 15 and 16 will be removed from the agenda at the request of the developer. City Attorney Farnham stated that the developer is now wanting a gated community. The developer will need to start over and submit the necessary paperwork to the Planning Commission and City Council.
- Park Avenue drainage. City Engineer Perry sent an email to Council regarding a path forward and had not received a response.
- Valley Landing Rectangular Rapid Flashing Beacon was reviewed. The Mayor provided a picture; there were no questions.
- Water main replacement on Megis was brought up by Member L. Lewis. The Mayor explained that City Engineer Perry was having locates conducted to locate all utilities. City Engineer Perry will be providing an update during the Council meeting.
- Mayor Grove discussed security measure implementations in City Hall which were window tinting and future installation of security cameras.
- Mayor Grove discussed the 2025-2026 Public Water System Security Grant Announcement award of \$17,000.00. Member J. Lewis asked about the Federal Grant Application applied for through Representative Bacon's office. He was informed that the \$750,000.00 award status has not been confirmed due to the Government shutdown.
- Mayor Grove asked if there were any questions about the items on the upcoming Planning Commission Meeting October 21, 2025 agenda. Members were informed about the items being discussed.

8. **Adjourn** Council Member L. Lewis moved to adjourn. Hayden seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: no one. Motion carried. Meeting adjourned at 7:23 p.m.  
p.m.

  
\_\_\_\_\_  
Cindy Grove, Mayor

  
\_\_\_\_\_  
Christie Donnermeyer, City Clerk

MINUTES  
REGULAR MEETING  
October 14, 2025

**1 and 2. Roll Call and Call to Order** Mayor Grove called the meeting to order at 7:07 p.m. Present were Mayor Grove; Council Members, Batcher, L. Lewis, J. Lewis, and Hayden. Also present: City Attorneys Jeff Farnham and Andrea Griffin, Clerk Christie Donnermeyer, Deputy Clerk Jon Barnhart and Office Manager Mike Gorman.

Mayor Grove noted the location of the open meetings act and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

**3. Pledge of Allegiance** the Pledge of Allegiance was recited.

**4. Proof of Publication** the Proof of Publication was on the council desk.

**5. Visitors/Correspondence**

Ryan Grattop, President CEO of Red Dog Building Group, 5513 N 284<sup>th</sup> Circle addressed Council regarding Ordinance No. 841 Commercial Design Standards in Designated Commercial Areas and the discussions held by the Planning Commission regarding this Ordinance. He discussed the current design standards and how those cause financial hardships for small businesses and how these small businesses would move to other municipalities with less stringent design standards. It also inhibits job creation and affordable services. Because of the cost prohibitive nature of the current design standards, it causes wrong development in the wrong places along main street. He also disclosed his relationship with Council President Batcher.

Brent Thiessen, 400 S Park Ave. addressed Council regarding the paving of Park Ave. and the drainage ditch on his property and how water is not being diverted from his property. He brought up issues of liability due to standing water on his property.

**6. Approval of Agenda** Mayor Grove stated items no. 15 and 16 regarding Champion Shores removed from the agenda at the developer's request. Council member Batcher moved to approve the revised agenda. J. Lewis seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: No one. Motion carried.

**7. Consent Agenda** Council member Hayden moved to approve the consent agenda. L. Lewis seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: No one. Motion carried. Items on the consent agenda were: Sept. 4, 2025 Budget Workshop; Sept. 9, 2025 Budget and Tax Request Hearings; Sept. 9, 205 City Council meetings minutes; Treasurer's Report, Sept. Payroll \$105447.05 & IRA \$3373.42; Keno Receipts \$6181.64; PeopleService Report, Minutes and/or statistics of the following boards and/or committees: Sept. Library statistics; July 10, 2025 Library Board minutes and the following bills: **Services/Utilities/Insurance:** Aflac \$251.22; American Legal Publishing \$701.00; Bamboo 383.36; BCBS \$18411.37; Black Hills \$519.43; Bland & Assoc \$9875.00; Cox \$130.86; Creative Planning \$1270.20; DataShield \$1299.28; DC West \$1480.00; Diamond Maps \$408.00; DC Environmental Services \$9608.00; Eagle Engineering \$219657.13; Farnham & Griffin \$9292.50; FiveNines \$8321.68; FP Finance \$652.95; Fremont Dept Utilities

\$63797.43; Great Plains Communications \$1086.35; Guardian \$1864.93; JEO Consulting \$3531.25; Morgan White \$1301.54; OPPD \$26495.52; PeopleService \$36112.00; Retirement Plan Consultants \$2557.74; Signal 88 \$3026.75; Verizon Wireless \$1154.94; Workplace Screening \$140.00; Xpress \$999.75; YMCA \$70.00; **Supplies/Equipment:** Amazon Bus \$2674.16; Axon Enterprise Inc. \$10299.60; Baker & Taylor \$11.50; Bauer Built \$1638.35; Bound to Stay Bound \$32.73; Cappel Auto \$1172.60; Cintas \$335.34; Core & Main \$62940.73; Danielson Tech \$305.00; Digital Ally \$6792.00; Discountcell Inc. \$989.10; Elite Vehicle Outfitters \$16529.30; Everett's Auto \$896.45; FNB Credit Card \$2257.05; Flat River Arms \$3020.00; Fleet Charge \$3396.66; Great Plains Uniform \$5242.91; Host Coffee \$120.06; Hotsy Equip. \$217.00; JD's Car Wash \$141.95; Jetco \$1533.00; John Deere Financial \$87.62; John Mowrey \$3875.00; Leads Online \$7121.43; Love's \$1395.67; Meco-Henne \$96434.00; Menards – Fremont \$686.25; Michael Matzen \$825.00; Michael Todd Ind. \$173.72; Midwest Alarm \$135.00; Motorola Solutions \$4290.17; Neb. Sweeping \$4787.00; Omaha Children Museum \$550.00; One Office Solution \$335.45; Owen's Mowing \$17500.00; Powertech \$5271.94; Professional Glass Tinting \$1352.03; Stalker Radar \$6592.84; Streicher's \$5942.96; The Daily Record \$604.08; Utilities Service Group \$1900.00; Valley Ace \$285.09; Vierregger Elec \$990.50; Vrba Const \$92536.75; Waste Connections \$418.48; **Bond/Loan/TIF Payments:** FNB/bond 5962.50; FNB/bond 5962.50; Mallard \$48275.95; Bluewater \$165850.11; **Reimburse/Refund:** Art of Craftsman \$150.00; Frontier Builders \$150.00; Kelley, A \$41.01; LIM Const \$150.00; Midwest Dwelling \$150.00; Sierra Homes \$150.00; Vibrant Homes \$150.00.

**8. First Nebraska Bank Council member Batcher** moved to approve First Nebraska Bank as the official depository to meet the annual statutory requirements. L. Lewis seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: No one. Motion carried.

**9. City of Valley Leasing Corporation Council member J. Lewis** asked if there was any further discussion regarding appointment of a director. There being no further discussion, J. Lewis moved to send a letter to Mr. Gales asking for his resignation from the Leasing Corporation. L. Lewis Seconded. YES: L. Lewis, J. Lewis, and Hayden. NO: Batcher. Motion carried.

**10. Resolution No. 2025-40 Council member L. Lewis** moved for passage of Resolution No. 2025-40 moving the November, 2025 City Council meeting to Wednesday, November 12, 2025 in observance of Veterans day holiday on Tuesday, November 11, 2025. Hayden seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

**11. Resolution No. 2025-41 Council member L. Lewis** moved for passage of Resolution No. 2025-41 Operation Green Light for Veterans. Hayden seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

Mayor Grove turned the meeting over to Council President Batcher for the next item on the agenda.

**12. Valley Days Foundation** Baily Husmann, 825 S. 262<sup>nd</sup> St. Waterloo addressed Council regarding the street closure request and the assistance of a public works employee to place barricades for the Valley Christmas Tree Lighting & Holiday Market on Saturday, Nov. 29, 2025. Council member Batcher moved to approve the request. L. Lewis seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: No one. Motion carried.

**13. Ordinance No. 841 Commercial Design Standards in Designated Commercial Areas** Council Member L. Lewis addressed Council stating she watched prior Planning Commission meetings regarding this Ordinance and the previous Building Inspector van den Boogaart was reluctant to support this Ordinance. L. Lewis moved to table Ordinance No. 841 until a new Building Inspector was hired and reviewed the Ordinance. Batcher seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: No one. Motion carried.

**14. Ordinance No. 842 Commercial and Industrial Zoning – Use Limitations** City Attorney Griffin addressed council regarding the changes to the commercial and industrial zoning. Mayor Grove opened the public hearing. No one spoke. Mayor Grove closed the public hearing. AN ORDINANCE TO AMEND EXISTING SECTIONS OF THE CITY OF VALLEY ZONING REGULATIONS RELATING TO USE LIMITATIONS WITHIN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE, PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH. Council member L. Lewis moved to introduce Ordinance No. 842 on the first reading. Batcher seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden: NO: No one. Motion carried. Said Ordinance was then read by title and thereafter Council member Batcher moved that the statutory rule requiring reading on three different days be suspended. L. Lewis seconded the motion to suspend the rule and the following council members voted YES: Batcher, L. Lewis, and Hayden. NO: J. Lewis. The motion to suspend the rule was adopted and the statutory rule was declared suspended for the consideration of said Ordinance. The Mayor then declared the Ordinance adopted. A true, correct, and complete copy of said Ordinance is on file at City Hall.

**15. Champion Shores Redevelopment Plan** this item was removed at the developer's request.

**16. Champion Shores Application for Rezoning and Final Plat** this item was removed at the developer's request.

**17. PeopleService** Mike Adair addressed Council regarding the status of the water plant which is running fine. He also addressed the issues with lift station malfunctions and encouraged the public to not flush non-flushable items. Water usage is down compared to last year; 42 million gallons last year compared to 29 million gallons this year which helps reduce the bill to Fremont. Meter readings are above 90%. Work continues on programming the new meter reading system.

**18. City Engineer**

Council member Batcher moved for passage of Resolution No. 2025-42 approving contractor's application for payment no. 9 in the amount of \$526,500.00 from Eriksen Construction for the water treatment plant expansion. Hayden seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden.

**NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.**

**Council member Batcher moved for passage of Resolution No. 2025-43 approving contractor's application for payment no. 5 in the amount of \$295,002.63 from United Utilities and Excavation for Valley Landing sanitary sewer, water main, and storm sewer improvements. Hayden seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.**

**Council member Batcher moved for passage of Resolution No. 2025-44 approving contractor's application for payment no. 4 in the amount of \$114,105.09 from 2 the T Construction, LLC for Park Ave. and Platte St. paving improvements. Hayden seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.**

**City Engineer Perry addressed Council regarding the Park Ave. drainage issue. He had sent an email to Council with options but had not received a response. Council member L. Lewis stated she would give him a call tomorrow to discuss.**

**City Engineer Perry addressed Council regarding the Valley Landing Rectangular Rapid Flashing Beacon for installation on Condron Street near the fire station. He reviewed the bids presented and a timeframe of six to eight weeks for installation. Mayor Grove reminded Council the flashing beacon will be paid for by the developer per the TIF ask. Engineer Perry recommended awarding the bid to Omaha Electric Services. Council member L. Lewis moved to award the bid to Omaha Electric Services in the amount of \$14,299.00. Hayden seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: No one. Motion carried.**

**City Engineer Perry addressed Council regarding the water main replacement project. Council member L. Lewis asked about the replacement of the water main at Meigs and Southwest streets. It is not scheduled at this time. Mike Adair, PeopleService, said locates have been conducted to find the mains and that the locate flags needed to stay for two business days and then could be removed. Five categories were used to determine replacement of mains. Everything in yellow is planned for replacement this year and orange depicts next year or future replacement. Discussions are being held regarding the project package and whether there will be one contractor to do all of the work or multiple contractors. Mayor Grove stated we received preliminary word of an award of around \$750,000.00 of the \$1.2 million Federal grant application through Congressman Bacon's office. But because of the government shutdown, we have not received official word.**

**City Engineer Perry gave a status on the following projects: Valley Lakes Business park work continues on the sewer lines; Planning Commission agenda items; and FY26 street projects.**

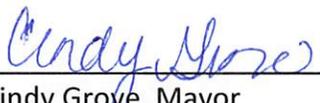
**19. City Attorney City Attorney Farnham is working with Champion Shores regarding the changes they are making. Because of those changes they will need to start the process all over, beginning with Planning Commission in November and City Council in December. Attorney Farnham will be**

attending the LB97 sales tax turnback hearing with co-applicant EAA in Lincoln before the Governor and other officials.

20. **Mayor's Report** Mayor Grove reviewed the safety grant from LARM for \$500.00 for security cameras at City Hall and mentioned the tinted windows in the front of the building. She also discussed the Public Water System Security Grant application of \$17,000.00 but has not received confirmation of the amount to be awarded to Valley. It will be used for camera systems at the water treatment plant. Work continues on the replacement of the condensation blanket at the water tower. There are procedural processes in need of completion before McGuire completes the work. The City Treasurer has begun working on the audit with the auditors. Work continues on the antenna installation with Core & Main.

21. **Upcoming items** Planning Commission Tuesday, October 21.

24. **Adjourn** Council Member L. Lewis moved to adjourn. Hayden seconded. YES: Batcher, L. Lewis, J. Lewis, and Hayden. NO: No one, motion carried. Meeting adjourned at 7:44 p.m.

  
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Cindy Grove, Mayor

  
\_\_\_\_\_  
Christie Donnermeyer, City Clerk

MINUTES  
COMMUNITY DEVELOPMENT AGENCY  
October 14, 2025

1. and 2. **Call to Order and Roll Call** Chairperson Grove called the meeting to order at 7:00 p.m. Present were chair Cindy Grove, agency members, John Batcher, Linda Lewis, Jake Lewis, Melanie Hayden and Secretary Christie Donnermeyer. Also present: City Attorneys Jeff Farnham and Andrea Griffin, and Deputy Clerk Jonathan Barnhart.

Chairperson Grove noted the location of the open meetings act and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Proof of Publication** the proof of publication was on the desk.

4. **Visitors/Correspondence**

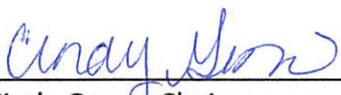
Deb Smith, 204 S. Park Ave. addressed Council with her concerns regarding the paving of Park Ave. and how the paving has diverted storm water onto her property. She would like the issues addressed and resolved.

Taytum West, 117 W. Second St. addressed Council with her safety and traffic concerns regarding the future Coffee Shop on 124 West Second St. She is concerned about the safety of pedestrians and emergency vehicle access due to traffic congestion on Second Street.

5. **Approval of agenda** Agency Member Batcher moved to approve the agenda. J. Lewis seconded. YES: Batcher, L. Lewis, J. Lewis and Hayden. NO: no one, motion carried.

6. **Consent Agenda** Agency Member Batcher moved to approve the consent agenda. J. Lewis seconded. YES: Batcher, L. Lewis, J. Lewis and Hayden. NO: no one, motion carried. Items on the consent agenda were Community Development meeting minutes September 9, 2025.

7. **Adjourn** Agency Member Batcher moved to adjourn as the Community Development Agency. J. Lewis seconded. Batcher, L. Lewis, J. Lewis and Hayden voted YES. NO: no one. Motion carried. The meeting adjourned at 7:06 p.m.

  
\_\_\_\_\_  
Cindy Grove, Chairperson

  
\_\_\_\_\_  
Christie Donnermeyer, Secretary

Treasurer's Report							
October 2025							
Cash							
		Balance	Net Income	Inter-fund	Balance	Investments	Outstanding
	Dept	9/30/2025	or (Loss)	Transfers	10/31/2025	10/31/2025	Checks
						\$14,568.82	\$ (13,122.81)
<b>General - Fund 1</b>		\$1,465,403.23	\$ (1,698,582.15)	\$657,868.17	\$424,689.25		
General MM		\$749,703.91	\$307.30	(\$114,105.09)	\$635,906.12		
Pines Assessments		\$302,954.75	\$683.66	\$856.27	\$304,494.68		
<b>Bond - Fund 2</b>	021	\$568,474.91	\$9,393.17	(\$856.27)	\$577,011.81		
C D A	001	\$1,000.00			\$1,000.00		
		\$3,087,536.80	(\$1,688,198.02)	\$543,763.08	\$1,943,101.86		
<b>City of Valley</b>							
<b>Pooled Cash</b>							
<b>Proprietary Funds</b>							
Cash							
		Balance	Net Income	Inter-fund	Cash	Investments	
	Dept	9/30/2025	or (Loss)	Transfers	10/31/2025	10/31/2025	
<b>Funds</b>						\$10,083.99	
Water/Waste - Fund	024	\$677,525.60	\$284,697.41	(\$526,455.83)	\$435,767.18		
Cap. Facility Chg.	024	\$2,375,899.25	\$5,347.40		\$2,381,246.65		
		\$3,053,424.85	\$290,044.81	(\$526,455.83)	\$2,817,013.83		
Cash							
		Balance	Net Income	Inter-fund	Cash		
	Dept	9/30/2025	or (Loss)	Transfers	10/31/2025		
<b>Fund 4</b>							
Nursing Home	050	\$1,150,334.08	\$27,325.96	(\$11,925.00)	\$1,165,735.04		
<b>Fund 8</b>							
Keno	056	\$336,385.53	\$8,359.21	(\$1,150.00)	\$343,594.74		
<b>Fund 10</b>							
Sales Tax	058	\$6,874,094.35	\$157,892.76		\$7,031,987.11		
<b>ARPA</b>		\$140,903.07	\$284.71	(\$4,232.25)	\$136,955.53		
		\$8,501,717.03	\$193,862.64	(\$17,307.25)	\$8,678,272.42		
<b>Total All Funds</b>		<b>\$14,642,678.68</b>	<b>(\$1,204,290.57)</b>	<b>\$0.00</b>	<b>\$13,438,388.11</b>	<b>\$24,652.81</b>	

**City of Valley**  
**Accounts Payable Status with Accounting Distribution by Vendor**

			<u>Amount</u>
<b>[232] ADVANCED HEATING &amp; A/C</b>			
10/23/2025 I-9769-1	TUBE HEATER		9,200.00
<b>Total for[232] ADVANCED HEATING &amp; A/C</b>			<b>9,200.00</b>
<b>[1932] AFLAC</b>			
10/12/2025 673108	OCTOBER BILLING PERIOD		376.83
<b>Total for[1932] AFLAC</b>			<b>376.83</b>
<b>[035184] AMAZON BUSINESS</b>			
11/02/2025 137K-HKLY-FJC4	BOOK		16.50
10/14/2025 13MF-HD3Q-GFP3	GAMES X3		45.21
10/27/2025 14MF-MXYH-XLWP	STAPLES		17.99
10/20/2025 174X-QRVM-7HVT	ORBITAL SANDER REPLACEMENT PAD		60.98
10/24/2025 19PQ-KYXX-Q3CX	DVD X4		58.99
11/03/2025 1CD9-64JH-764P	BULK KLEENEX 36 BOXES		19.46
10/30/2025 1D7V-JLL9-9RTY	BOOK X1		11.98
10/22/2025 1DJ4-7Y17-TW4M	PAPER INDEX CARDS		665.81
10/19/2025 1JN6-4NV6-6GJY	BOOKS X46		111.12
10/17/2025 1NC3-Q7N6-V9G6	BOOKS X13		189.99
11/04/2025 1PLM-HLXL-9XLG	RAPID FORCE LEVEL 3 DUTY HOLSTER		62.51
10/21/2025 1R1J-VH4K-FYVP	BOOKS X5		51.80
11/02/2025 1RRQ-JXHT-CNQY	INTERSTATE BATTERIES 12V X2		158.57
10/02/2025 1T9L-Q9QT-K7RM	BOOKS X11		92.85
10/15/2025 1TP3-1QFQ-7RKM	NORTH AMERICAN RESCUE C-A-T COMBAT APPLICATION TOURNIQUET X3		155.89
11/05/2025 1VJY-CN9W-6NH7	BOOKS X12		407.06
10/14/2025 1WQT-NY1D-HJMV	BOOKS X35		12.74
<b>Total for[035184] AMAZON BUSINESS</b>			<b>2,139.45</b>
<b>[6057700] ANTHONY COMPANY BUILDERS</b>			
10/31/2025 5813 N 294 CR	BOOK X1		150.00
<b>Total for[6057700] ANTHONY COMPANY BUILDERS</b>			<b>150.00</b>

<b>[16716] ART OF A CRAFTSMAN</b>			
10/31/2025	28455 LAUREL CR	WATER DEPOSIT REFUND @ 28455 LAUREL CR	150.00
10/31/2025	28455 LAUREL CR	WATER DEPOSIT REFUND @ 28455 LAUREL CR	150.00
10/31/2025	28505 JESSIE CR	WATER DEPOSIT REFUND @ 28505 JESSIE CR	150.00
10/31/2025	28520 JESSIE CR	WATER DEPOSIT REFUND @ 28520 JESSIE CR	150.00
10/31/2025	28539 JESSIE CR	WATER DEPOSIT REFUND @ 28539 JESSIE CR	150.00
10/31/2025	28539 JESSIE CR	WATER DEPOSIT REFUND @ 28539 JESSIE CR	150.00
10/31/2025	28551 JESSIE CR	WATER DEPOSIT REFUND @ 28551 JESSIE CR	150.00
10/31/2025	28581 JESSIE CR	WATER DEPOSIT REFUND @ 28581 JESSIE CR	150.00
10/31/2025	28632 JESSIE CR	WATER DEPOSIT REFUND @ 28632 JESSIE CR	150.00
10/31/2025	6414 N 289 ST	WATER DEPOSIT REFUND @ 6414 N 289 ST	150.00
<b>Total for[16716] ART OF A CRAFTSMAN</b>			<b>1,500.00</b>
<b>[277930] BAKER &amp; TAYLOR</b>			
9/30/2025	2039287467	BOOK X1	28.79
<b>Total for[277930] BAKER &amp; TAYLOR</b>			<b>28.79</b>
<b>[1000480] BARCO PRODUCTS LLC</b>			
10/23/2025	SORCO94613	53 GALLON CONCRETE RECEPTACLE DOME LID X3	2,945.60
<b>Total for[1000480] BARCO PRODUCTS LLC</b>			<b>2,945.60</b>
<b>[7966] BLACK HILLS ENERGY</b>			
10/24/2025		NATURAL GAS ALL DEPARTMENTS PERIOD: 09/23/2025 - 10/23/2025	559.11
<b>Total for[7966] BLACK HILLS ENERGY</b>			<b>559.11</b>
<b>[1000201] BLAND &amp; ASSOCIATES</b>			
11/05/2025	INV18668	AUDIT OF FINANCIAL STATEMENT FOR YEAR END IN PROGRESS	13,825.00
<b>Total for[1000201] BLAND &amp; ASSOCIATES</b>			<b>13,825.00</b>
<b>[8529] BLIZZARD BOYS, LLC</b>			
11/05/2025	4443	PARTS: 2020 F250 PLOW 2024 GMC SIERRA 2023 CHEVY TRUCK SANDER/PLOW 2016 FORD PICKUP/PLOW	2,168.49
<b>Total for[8529] BLIZZARD BOYS, LLC</b>			<b>2,168.49</b>
<b>[1000481] BLUE TO GOLD, LLC</b>			

10/23/2025	B2G-SC1-161049	DOHRMANN/BISHOP SIOUX CITY IA MASTERING PROACTIVE POLICING FOR PATROL TRAINING	498.00
<b>Total for[1000481] BLUE TO GOLD, LLC</b>			<b>498.00</b>
<b>[1805] BOMGAARS</b>			
11/08/2025	16126225	JEAN DUNGAREE X3	94.97
<b>Total for[1805] BOMGAARS</b>			<b>94.97</b>
<b>[1000112] BOUND TO STAY BOUND</b>			
10/02/2025	247939	BOOKS X2	51.44
10/13/2025	248380	BOOKS X7	126.73
<b>Total for[1000112] BOUND TO STAY BOUND</b>			<b>178.17</b>
<b>[1203] CAPPEL AUTO SUPPLY</b>			
10/14/2025	182446	2020 FORD F250 QUALITY STOPLIGHT X2	16.98
10/14/2025	182447	GMC SIERRA 5W30 SYNTHETIC OIL	34.06
10/15/2025	182490	WINDSHIELD WIPERS X3	74.97
10/27/2025	182832	'99 F250 UBOLT	8.49
10/28/2025	182854	UBOLT 510 EXH CONNECTOR	15.98
10/29/2025	182890	'99 F250 PIPE CONNECTOR	17.99
10/29/2025	182902	'23 DODGE DURANGO OIL DRAIN PLUG PLIERSCURVED JAW PLIERS GROOVE JOT	84.47
10/31/2025	182975	KPC LOW PROF STAR	19.49
<b>Total for[1203] CAPPEL AUTO SUPPLY</b>			<b>272.43</b>
<b>[7060500] CHARLES THOMAS HOMES</b>			
10/31/2025	28580	JESSIE CR WATER DEPOSIT REFUND @ 28580 JESSIE CR	150.00
<b>Total for[7060500] CHARLES THOMAS HOMES</b>			<b>150.00</b>
<b>[631025] CINTAS CORP</b>			
10/16/2025	ACCT. 19671143	CINTAS - CITY OF VALLEY INVOICE: 4246820729 \$98.73 AIR SVC, SOAP, 3X5, 4X6, 4X6 LOGO 4245359817 \$52.18 3X5 -1, 4X6 - 4, 4X6 LOGO -2 4248287062 \$47.95 3X5 -1, 4X6 - 4	198.86
10/16/2025	ACCT. 22217781	CINTAS - VALLEY PUBLIC LIBRARY INVOICES: 4245359736 \$18.33 3X10, 4X6 4246820827 \$56.41 TP RFL, AIR SVC, SOAP, PAPER TWL, 3X10, 4X6 4248286980 \$18.33 3X10, 4X6	93.07
<b>Total for[631025] CINTAS CORP</b>			<b>291.93</b>
<b>[1000156] CREATIVE PLANNING</b>			

10/31/2025	1269485	WORK WITH TREASURE FY25 - OCTOBER	2,983.90
<b>Total for[1000156] CREATIVE PLANNING</b>			<b>2,983.90</b>
<b>[1000251] DANIELS, JEFF</b>			
10/29/2025	27138 RAINWOOD RD	BUILDING PERMIT REFUND @ 27138 RAINWOOD RD	1,000.00
<b>Total for[1000251] DANIELS, JEFF</b>			<b>1,000.00</b>
<b>[8458] DATASHIELD CORPORATION</b>			
10/16/2025	176238	ONSITE CERTIFIED DESTRUCTION ROUTINE	49.64
10/16/2025	176266	ONSITE DESTRUCTION ROUTINE	50.00
<b>Total for[8458] DATASHIELD CORPORATION</b>			<b>99.64</b>
<b>[15335] DOUGLAS COUNTY ENVIRONMENTAL SERVICES</b>			
11/04/2025	OCTOBER 2025	ELECTRICAL INSPECTION 39 - \$2730	8,158.00
		ELECTRICAL PLAN REVIEW 17 - \$884	
		BUILDING INSPECTION 56 - \$3920	
		RESIDENTIAL PLAN REVIEW 6 - \$624	
<b>Total for[15335] DOUGLAS COUNTY ENVIRONMENTAL SERVICES</b>			<b>8,158.00</b>
<b>[1819] DOUGLAS COUNTY TREASURER</b>			
10/28/2025	56031	INTERLOCAL AGREEMENT C-28 (585) PAYMENT #3 IMPROVEMENTS 300TH STREET NORTH OF IDA	54,610.73
<b>Total for[1819] DOUGLAS COUNTY TREASURER</b>			<b>54,610.73</b>
<b>[12100] EAGLE ENGINEERING GROUP LLC</b>			
11/06/2025	2729	GENERAL ENGINEERING CHAMPION SHORES	1,253.00
11/06/2025	2730	WATER TREATMENT PLANT EXPANSION	30,999.22
11/06/2025	2731	VALLEY LANDING SANITARY SEWER, STORM SEWER, WASTER MAIN IMPROVEMENTS	12,032.81
11/06/2025	2732	VALLEY LANDING STREET PAVING IMPROVEMENT	47,436.53
11/06/2025	2733	STILL WATER LAKE ADMIN STILL WATER VILLA PHASE 1 OFF WATER GOULDER BUISNESS PARK GENERAL ENGINEERING GENERAL SEWER GENERAL WATER GENERAL BUILDING/ZONING STAFF MEETING PLANNING COMMISSION	11,591.03
11/06/2025	2734	WATER MAIN REPLACEMENT - PRELIMINARY DESIGN	52,087.00

11/06/2025	2735	CHAMPION SHORES SANITARY SEWER, STORM SEWER, WATERMAIN IMPROVEMENT	62,142.50
11/06/2025	2736	CHAMPION SHORES STREET PAVING	33,505.00
11/06/2025	2737	LIFT STATION PUMP REPLACEMENT	5,658.00
<b>Total for[12100] EAGLE ENGINEERING GROUP LLC</b>			<b>256,705.09</b>
<b>[11190] EAKES OFFICE SOLUTION</b>			
10/13/2025	9220068-0	TRICOLOR/BLACK TONER - PUBLIC WORKS POLICE: YELLOW/MAGENTA/BLACK/TRI COLOR TONER CLEANING WIPES MONTHLY APPT BOOK MOTHNLY APPT NOTEBOOK	691.05
10/14/2025	9220068-1	POCKET NOTEBOOKS	48.11
10/25/2025	INV698688	RIC/MPC2004 B/W TONER & COLOR	215.81
11/01/2025	INV701550	RIC/IMC2500 B/W & COLOR	162.67
11/07/2025	INV703352	SHR/BP7031 B/W TONER COLOR TONER	408.12
<b>Total for[11190] EAKES OFFICE SOLUTION</b>			<b>1,525.76</b>
<b>[1000483] EQUIPMENT UNLIMITED, INC</b>			
9/25/2025	17804	SERVICE CALL/LIFT INSPECTOIN	200.00
<b>Total for[1000483] EQUIPMENT UNLIMITED, INC</b>			<b>200.00</b>
<b>[11200] Erickson &amp; Brooks</b>			
9/30/2025	87944	RECONCILIATOIN OF ACCOUNTING RECOREDS PREP FOR 25/26 PREP FOR PRELIMINARY 25/26 BUDGET COMPLIATION OF FINAL 25/26 BUDGET	10,325.00
<b>Total for[11200] Erickson &amp; Brooks</b>			<b>10,325.00</b>
<b>[207702] EVERETT'S AUTO REPAIR</b>			
10/15/2025	33058	SP45 BATTERY	142.95
10/20/2025	33064	FORD F350 TIRE REPAIR	40.00
<b>Total for[207702] EVERETT'S AUTO REPAIR</b>			<b>182.95</b>
<b>[6047800] FALCONE HOMES</b>			
10/29/2025	5403 N 292	WATER DEPOSIT REFUND 5403 N 292	150.00
10/29/2025	5816 N 292	WATER DEPOSIT REFUND 5816 N 292	150.00
10/29/2025	6105 N 292	WATER DEPOSIT REFUND 6105 N 292	150.00
<b>Total for[6047800] FALCONE HOMES</b>			<b>450.00</b>

**[220] FARNHAM & GRIFFIN, P.C., L.L.O.**

10/31/2025	LEGAL SERVICES/COSTS FOR OCTOBER 2025 VALLEY LANDING TIF ELKHORN ATHLETIC ASSOCIATION VALHAVEN TIF GENERAL GLASS LAKE GENERAL CHAMPION SHORES	13,365.00
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<b>Total for[220] FARNHAM &amp; GRIFFIN, P.C., L.L.O.</b>	<b>13,365.00</b>
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**[186] First Nebraska Bank (Brainard)**

10/21/2025 136	NURSING HOME BOND PAYMENT #136 NOVEMBER 2025 INTEREST \$2430.45 PRINCIPAL \$3532.05	5,962.50
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<b>Total for[186] First Nebraska Bank (Brainard)</b>	<b>5,962.50</b>
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**[2020002] FIRST NEBRASKA BANK (CREDIT CARD)**

10/03/2025	BHM WOLRD HERALD	35.99
10/07/2025	APPLE DEVELOPER PROGRAM 1YR MEMBERSHIP	105.93
10/06/2025	POSTAGE DUE	0.78
10/02/2025	VISTA PRINT MAGNETIC POSTCARDS	755.41
10/03/2025	TWILIO SENGRID	19.95
10/20/2025	MAIL CHIMP	20.00
10/16/2025	WAX PAPER DISPOSABLE PAPER PLATES CLIPBOARD UNCOATED PAPER PLATES X2	45.30
10/09/2025	GPGFOA 2025 ANNUAL CONFERENCE SORENSEN	125.00
9/30/2025	BUSINESS CARDS OFFICER BISHOP	37.43
10/08/2025	BUSINESS CARDS GORMAN	32.08
9/26/2025 10876	DIAMOND MAPS SUBSCRIPTION 10/22/2025 - 10/22/2026	408.00
10/02/2025 258760	POLICE CAPS X5 POLICE BEANIE X10	501.48
10/27/2025 52734	SQUARE SALIVA TRAP MOUTHPIECE	65.16

<b>Total for[2020002] FIRST NEBRASKA BANK (CREDIT CARD)</b>	<b>2,152.51</b>
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**[203] FIRST STATE NEBRASKA BANK**

10/21/2025	136	NURSING HOME BOND PAYMENT #136 NOVEMBER 2025 INTEREST \$2430.45 PRINCIPAL \$3532.05	5,962.50
<b>Total for[203] FIRST STATE NEBRASKA BANK</b>			<b>5,962.50</b>
<b>[619] FIVE NINES TECHNOLOGY GROUP INC</b>			
10/20/2025	54266	vCENTER UPGRADE PROJECT	1,048.75
10/22/2025	55276	NOVEMBER ADOBE ACROBT RENEWALS	1,439.40
11/01/2025	117256	NOVEMBER BILLING ALL DEPARTMENTS	6,053.51
<b>Total for[619] FIVE NINES TECHNOLOGY GROUP INC</b>			<b>8,541.66</b>
<b>[1000196] FP FINANCE PROGRAM</b>			
11/03/2025	40498594	STANDARD PAYMENT	152.95
<b>Total for[1000196] FP FINANCE PROGRAM</b>			<b>152.95</b>
<b>[635] FREMONT DEPARTMENT OF UTILITES</b>			
11/05/2025		MONTHLY SEWER CHARGE TEST - 10/03/2025 BOD 74/SOLIDS 170 10/28/2025 - 48,902,320 09/26/2025 - 32,959,116 CONSUMPTION 15,943,204 GALLONS; 21,313 CCF	66,338.30
<b>Total for[635] FREMONT DEPARTMENT OF UTILITES</b>			<b>66,338.30</b>
<b>[6045300] GIFFORD CONSTRUCTION</b>			
10/31/2025	6603 N 293 ST	WATER DEPOSIT REFUND @ 6603 N 293 ST	150.00
<b>Total for[6045300] GIFFORD CONSTRUCTION</b>			<b>150.00</b>
<b>[1000312] GOLDSTAR PRODUCTS INC</b>			
10/15/2025	0082481-IN	POTHOLE PATCH 5 GALLON	680.66
<b>Total for[1000312] GOLDSTAR PRODUCTS INC</b>			<b>680.66</b>
<b>[2058] GREAT PLAINS COMMUNICATIONS</b>			
11/01/2025	NOVEMBER 2025	GENERAL/POLICE/STREETS/WATER NOVEMBER 2025 TELEPHONE/INTERNET	774.62
11/01/2025	NOVEMBER 2025	LIBRARY INTERNET/TELEPHONE NOVEMBER 2025	244.80
11/01/2025	NOVEMBER 2025	WATER TOWER INTERNET NOVEMBER 2025	74.64
<b>Total for[2058] GREAT PLAINS COMMUNICATIONS</b>			<b>1,094.06</b>
<b>[4308] GREAT PLAINS UNIFORMS</b>			
11/06/2025	237157	PINK PATCHES X100	482.00

10/13/2025	43534-1	BISHOP: NAMEPLATE BADGE	34.50
10/17/2025	43641-1	WILLMANN: SEW ON DEPT PATCH X2 BLACK BASE SHIRT	97.49
10/24/2025	43791-1	ADAMS: NAME W/VELCRO	12.50
<b>Total for[4308] GREAT PLAINS UNIFORMS</b>			<b>626.49</b>
<b>[9444] HOST COFFEE SERVICE</b>			
10/22/2025	5258708	DONUT SHOP COFFEE X2 COLUMBIAN COFFEE X1 DECAF X1	178.36
10/31/2025	5271995	POU WATER COOLER	31.03
<b>Total for[9444] HOST COFFEE SERVICE</b>			<b>209.39</b>
<b>[2176400] JD'S CAR WASH &amp; DETAILING LLC</b>			
10/31/2025		OCTOBER CAR WASHES	168.30
<b>Total for[2176400] JD'S CAR WASH &amp; DETAILING LLC</b>			<b>168.30</b>
<b>[152] JOHN DEERE FINANCIAL</b>			
10/06/2025	4308764	2021 JD 1575 BOLT LOCK NUT WHEEL AXLE	39.91
<b>Total for[152] JOHN DEERE FINANCIAL</b>			<b>39.91</b>
<b>[3236] KELLEY, AUSTIN</b>			
10/22/2025		KELLEY FOOD AT NLETC TRAINING	21.72
<b>Total for[3236] KELLEY, AUSTIN</b>			<b>21.72</b>
<b>[7034500] LIM CONSTRUCTION DBA EVOLVED STRUCTURES</b>			
10/21/2025	28524 JESSIE CR	BUILDING PERMIT REFUND @ 28524 JESSIE CR	1,000.00
10/30/2025	28527 JESSIE CR	WATER DEPOSIT REFUND @ 28527 JESSIE CR	150.00
<b>Total for[7034500] LIM CONSTRUCTION DBA EVOLVED STRUCTURES</b>			<b>1,150.00</b>
<b>[842568] LOVE'S TRAVEL STOPS &amp; COUNTRY STORE</b>			
11/03/2025	AACT. 3548803	LOVE'S ACCT.# 3548803. POLICE/PUBLIC WORKS/BUILDING INSPECTOR INVOICES: 6015513640, 6015581615, 6015652477, 6015718170, 6015784730 09/29/2025 - 11/02/2025	976.55
11/03/2025	ACCT. 3573399	LOVE'S ACCT.# 3573399. POLICE INVOICES: 6015511890, 6015581008, 6015650172, 6015717536, 6015783493 09/29/2025 - 11/02/2025	1,053.91
<b>Total for[842568] LOVE'S TRAVEL STOPS &amp; COUNTRY STORE</b>			<b>2,030.46</b>
<b>[6040600] MAJESTIC HOMES</b>			
10/31/2025	28909 MARY ST	WATER DEPOSIT REFUND @ 28909 MARY ST	150.00

10/31/2025	5701 N 292 CR	WATER DEPOSIT REFUND @ 5701 N 292 CR	150.00
10/31/2025	6237 N 295	WATER DEPOSIT REFUND @ 6237 N 295	150.00
10/31/2025	6516 N 289 CR	WATER DEPOSIT REFUND @ 6516 N 289 CR	150.00
<b>Total for[6040600] MAJESTIC HOMES</b>			<b>600.00</b>
<b>[1313] MICHAEL MATZEN</b>			
11/05/2025	24	CITY HALL/LIBRARY OCTOBER CLEANING	825.00
<b>Total for[1313] MICHAEL MATZEN</b>			<b>825.00</b>
<b>[4218000] MIDWEST DWELLINGS LLC</b>			
10/29/2025	1221 VALLEY VIEW	WATER DEPOSIT REFUND 1221 VALLEY VIEW	150.00
10/29/2025	215 W SUNSET	WATER DEPOSIT REFUND 215 W SUNSET	150.00
<b>Total for[4218000] MIDWEST DWELLINGS LLC</b>			<b>300.00</b>
<b>[715733] Midwest Tape LLC</b>			
10/02/2025	507561535	YELLOWSTONE SEASON 1 3D	24.74
9/25/2025	507791591	YELLOW STONE SEASON 2 3D	24.74
<b>Total for[715733] Midwest Tape LLC</b>			<b>49.48</b>
<b>[0326] NEBRASKA LIBRARY ASSOCIATION (NLA)</b>			
10/14/2025	6021	REGULAR MEMEBERSHIP	75.00
<b>Total for[0326] NEBRASKA LIBRARY ASSOCIATION (NLA)</b>			<b>75.00</b>
<b>[1457] NEBRASKA SWEEPING INC</b>			
11/07/2025	2523	STREET SWEEPING 10/30/2025-10/31/2025 & 11/01/2025, 11/03/2025 RESIDENTIAL 161X - \$3297.28 WIDE STREETS 13X - \$416.16 VALLEY SHORES 1X - \$489.56 8% FUEL SURCHARGE - \$336.24	4,539.24
<b>Total for[1457] NEBRASKA SWEEPING INC</b>			<b>4,539.24</b>
<b>[1422] NMC- Omaha HQ</b>			
11/06/2025		CAT SKID LOADER GLASS DOOR SEAL BK	434.31
<b>Total for[1422] NMC- Omaha HQ</b>			<b>434.31</b>
<b>[1000193] ONE OFFICE SOLUTION</b>			
10/31/2025	627841-00	NOTE PAD X12 POST IT NOTE 4X4 POST IT NOTE 3X3 PAPER X50	272.61
<b>Total for[1000193] ONE OFFICE SOLUTION</b>			<b>272.61</b>
<b>[3065] OPPD</b>			

10/13/2025

ALL DEPARTMENTS 09/09/2025 - 10/08/2025

25,239.28

**Total for[3065] OPPD** **25,239.28**

**[1617] PEOPLESERVICE INC**

10/15/2025 PS-INV108678 WATER/WASTEWATER MONTHLY SERVICE - NOVEMBER 36,112.00

**Total for[1617] PEOPLESERVICE INC** **36,112.00**

**[3110] PIONEER RESEARCH CORP**

10/30/2025 267359 ARBORETUM CHEMICALS - WEEDS PREVENTION 947.53

**Total for[3110] PIONEER RESEARCH CORP** **947.53**

**[1645] POWERTECH**

10/13/2025 86246692 REPLACED/REPROGRAMMED TRANSFER SWITCH 1,559.37

**Total for[1645] POWERTECH** **1,559.37**

**[6050900] PRAIRIE HOMES**

10/31/2025 6210 N 295 ST WATER DEPOSIT REFUND @ 6210 N 295 ST 150.00

10/29/2025 6302 N 295 WATER DEPOSIT REFUND 6302 N 295 150.00

10/29/2025 6712 N 289 WATER DEPOSIT REFUND 6712 N 289 150.00

**Total for[6050900] PRAIRIE HOMES** **450.00**

**[3010013] RITTENHOUSE, JOHN (BILL)**

11/03/2025 1217 VALLEY VIEW ST WATER DEPOSIT REFUND 1217 VALLEY VIEW ST 29.06

**Total for[3010013] RITTENHOUSE, JOHN (BILL)** **29.06**

**[7032500] SIERRA HOMES**

10/30/2025 28521 LAUREL CR WATER DEPOSIT REFUND 28521 LAUREL CR 150.00

**Total for[7032500] SIERRA HOMES** **150.00**

**[1000471] SIGNAL 88, LLC**

11/01/2025 US\_98930 OCTOBER 2025  
ROVING PATROL TOURS  
STAMP/MAILINGS 3,046.11

**Total for[1000471] SIGNAL 88, LLC** **3,046.11**

**[4410] Stewart, Samantha**

11/06/2025 MILEAGE REIMBURSEMENT FOR LIBRARY ASSOCIATION CONFERENCE 137.62

**Total for[4410] Stewart, Samantha** **137.62**

**[2019902] THE DAILY RECORD**

9/30/2025	178491	FY 25/26 NOTICE OF CASH DISBURSEMENT REPORT 09/30/2025	23.33
10/29/2025	178944	NOTICE OF ORDINANCE 842	31.33
10/31/2025	179043	NOTICE OF HRG PLANNING COMMISSION	182.99
10/31/2025	179044	NOTICE OF CITY COUNCIL MEETING	32.67
10/31/2025	179045	NOTICE OF REG MTG MINUTES	84.66
10/31/2025	179046	NOTICE OF SPECIAL MTG CITY COUNCIL WORK SESSION	27.33
11/07/2025	179254	NOTICE OF PLANNING COMMISSION MEETING	36.67
<b>Total for[2019902] THE DAILY RECORD</b>			<b>418.98</b>
<b>[1000486] THE MARKSMAN</b>			
11/03/2025	20251103	1HR RANGE CLOSURE QUALIFICATION OF: MARTINEZ, WEST, SCHEER, HRBEK, SPILINEK, DOHRMAN, WILLMANN, ADAMS	264.00
<b>Total for[1000486] THE MARKSMAN</b>			<b>264.00</b>
<b>[1095006] TILSON, CHRISTIAN</b>			
10/29/2025	310 W WARING	OPEN CREDIT REFUND @ 310 W WARING	79.90
<b>Total for[1095006] TILSON, CHRISTIAN</b>			<b>79.90</b>
<b>[00794] Tom &amp; Tarra Ross</b>			
10/28/2025	28515 LAUREL CR	BUILDING PERMIT REFUND @ 28515 LAUREL CR	1,000.00
<b>Total for[00794] Tom &amp; Tarra Ross</b>			<b>1,000.00</b>
<b>[9815] UNITED RENTALS</b>			
10/17/2025	254250408-001	RENTAL OF TEST PLUGS FOR PLATTE ST PAVING PROJECT	687.70
<b>Total for[9815] UNITED RENTALS</b>			<b>687.70</b>
<b>[7304] VALLEY ACE HARDWARE</b>			
10/21/2025	2534	33G TRASH BAGS	151.97
10/24/2025	2552	SHELVING UNIT 24X40 BLACKTOP REPAIR X3	53.97
10/27/2025	2560	MISC FASTNERS X2 RV/MARINE ANTIGREEZE 1G	21.48
10/28/2025	2565	FLAPPER BULLSEYE SUPER	7.99
<b>Total for[7304] VALLEY ACE HARDWARE</b>			<b>235.41</b>
<b>[3010064] VERVAECKE, MARLEE</b>			
11/05/2025	5420 N 279	WATER DEPOSIT REFUND 5420 N 279	80.98

11/05/2025	5420 N 279	WATER DEPOSIT REFUND @ 5420 N 279	38.71
<b>Total for[3010064] VERVAECKE, MARLEE</b>			<b>119.69</b>
<b>[2240] VRBA Construction</b>			
10/30/2025	1477	REPAIR WATER SERVICE @ 305 ADAMS/VALLEY VIEW DR	7,977.50
10/30/2025	1478	REPAIR WATER SERVICE 124 W 2ND	3,719.00
10/30/2025	1479	LIFT STATION GINGER WOODS 73	5,825.00
<b>Total for[2240] VRBA Construction</b>			<b>17,521.50</b>
<b>[679859] WASTE CONNECTIONS OF NEBRASKA INC</b>			
11/01/2025	7438990T054	LIBRARY/CITY HALL/BALLFIELDS/PUBLIC WORKS NOVEMBER 2025	205.98
<b>Total for[679859] WASTE CONNECTIONS OF NEBRASKA INC</b>			<b>205.98</b>
<b>[2175001] YMCA OF GREATER OMAHA</b>			
11/06/2025	NOVEMBER 2025	NOVEMBER MEMBERSHIPS	60.00
<b>Total for[2175001] YMCA OF GREATER OMAHA</b>			<b>60.00</b>
<b>Report Total</b>			<b>574,626.02</b>

## Additional Invoices

Bamboo - \$377.95

BlueCross BlueShield - \$18284.69

Guardian – \$1302.42

MWG – \$864.02

Xpress - \$1100.65

Verizon - \$728.60

Murphy Tractor - \$383.56

League of Nebraska Municipalities - \$1151

Pay Group: Payroll Period

**City of Valley**

**Gross Wages**

**Employee**

Hourly	\$33,374.32
Salary	\$12,206.16
Cell Phone Reimbursement	\$55.41
Uniform	\$134.75
<b>Total:</b>	<b>\$45,770.64</b>

<b>Net Pay</b>	<b>Uncollected</b>	<b>Collected</b>
Net Check	\$0.00	
Direct Deposit		\$34,363.86

<b>Deductions (included in gross wages)</b>	<b>Uncollected</b>	<b>Collected</b>
2025 IRA 457(b)	\$1,590.73	\$0.00
2025 IRA 457(b) - Roth	\$316.41	\$0.00
AFLAC - Short Term Disability 2025	\$23.76	\$0.00
AFLAC - SPEVNT	\$15.84	\$0.00
AFLAC Accidental 2025	\$43.97	\$0.00
AFLAC Cancer 2025	\$30.54	\$0.00
Dental	\$18.12	\$0.00
Guardian - Basic Life & AD&D 2025-2026	\$0.00	\$0.00
Guardian - Employee Critical Illness 2025-2026	\$11.98	\$0.00
Guardian - LTD 2025-2026	\$0.00	\$0.00
Guardian - Spouse Critical Illness 2025-2026	\$7.64	\$0.00
Guardian - STD 2025-2026	\$0.00	\$0.00
Guardian - Vol Child Life & AD & D 2025-2026	\$1.00	\$0.00
Guardian - Vol Spouse Life & AD&D 2025-2026	\$3.15	\$0.00
Guardian - Voluntary Accident 2025-2026	\$42.24	\$0.00
Guardian Voluntary Employee Life & AD&D 2025-2026	\$55.43	\$0.00
Medical	\$344.72	\$0.00
MWG - Gap Insurance 2023	\$7.23	\$0.00
Service Revolver	\$148.23	\$0.00

Pay Code: 7796-26870-1767123

Pay Date: 10/03/2025

09/14/2025 through 09/27/2025

Pay Group: Payroll Period

**City of Valley**

Vision	\$5.88	\$0.00
YMCA Membership (In-Network)	\$0.00	\$0.00
<b>Deduction Total:</b>	<b>\$2,925.07</b>	<b>\$0.00</b>

Employee Taxes (included in gross wages)	<b>Uncollected</b>	<b>Collected</b>
Federal	\$0.00	\$3,454.14
Medicare	\$0.00	\$654.15
Social Security	\$0.00	\$2,797.06
State (NE)	\$0.00	\$1,576.36
<b>Employee Tax Total:</b>	<b>\$0.00</b>	<b>\$8,481.71</b>

Employer Taxes	<b>Uncollected</b>	<b>Collected</b>
Medicare	\$0.00	\$654.15
NE-UI	\$0.00	\$19.02
Social Security	\$0.00	\$2,797.06
<b>Employer Tax Total:</b>	<b>\$0.00</b>	<b>\$3,470.23</b>

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**Grand Totals**

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<b>Uncollected</b>		<b>Collected</b>	
Checks To Print:	\$0.00	Direct Deposits:	\$34,363.86
Employee Taxes:	\$0.00	Employee Taxes:	\$8,481.71
Employer Taxes:	\$0.00	Employer Taxes:	\$3,470.23
Deductions:	\$2,925.07	Deductions:	\$0.00
		Fees:	\$219.00
		Other Collections:	\$0.00
		<b>Bank Transfer to BambooHR:</b>	<b>\$46,534.80</b>

Pay Group: Payroll Period

**City of Valley**

**Gross Wages**

**Employee**

Hourly	\$38,676.57
Salary	\$12,702.88
Cell Phone Reimbursement	\$73.88
Uniform	\$77.00
<b>Total:</b>	<b>\$51,530.33</b>

<b>Net Pay</b>	<b>Uncollected</b>	<b>Collected</b>
Net Check	\$0.00	
Direct Deposit		\$38,741.25

<b>Deductions (included in gross wages)</b>	<b>Uncollected</b>	<b>Collected</b>
2025 IRA 457(b)	\$1,642.23	\$0.00
2025 IRA 457(b) - Roth	\$382.01	\$0.00
AFLAC - Short Term Disability 2025	\$23.76	\$0.00
AFLAC - SPEVNT	\$15.84	\$0.00
AFLAC Accidental 2025	\$45.80	\$0.00
AFLAC Cancer 2025	\$30.54	\$0.00
Dental	\$18.12	\$0.00
Guardian - Basic Life & AD&D 2025-2026	\$0.00	\$0.00
Guardian - Employee Critical Illness 2025-2026	\$11.98	\$0.00
Guardian - LTD 2025-2026	\$0.00	\$0.00
Guardian - Spouse Critical Illness 2025-2026	\$7.64	\$0.00
Guardian - STD 2025-2026	\$0.00	\$0.00
Guardian - Vol Child Life & AD & D 2025-2026	\$1.00	\$0.00
Guardian - Vol Spouse Life & AD&D 2025-2026	\$3.15	\$0.00
Guardian - Voluntary Accident 2025-2026	\$42.24	\$0.00
Guardian Voluntary Employee Life & AD&D 2025-2026	\$55.43	\$0.00
Medical	\$344.72	\$0.00
MWG - Gap Insurance 2023	\$7.23	\$0.00
Service Revolver	\$148.23	\$0.00

Pay Code: 7796-26870-1806142

Pay Date: 10/17/2025

09/28/2025 through 10/11/2025

Pay Group: Payroll Period

**City of Valley**

Vision	\$5.88	\$0.00
YMCA Membership (In-Network)	\$0.00	\$0.00
<b>Deduction Total:</b>	<b>\$3,044.00</b>	<b>\$0.00</b>
<b>Employee Taxes (included in gross wages)</b>	<b>Uncollected</b>	<b>Collected</b>
Federal	\$0.00	\$4,012.09
Medicare	\$0.00	\$738.21
Social Security	\$0.00	\$3,156.55
State (NE)	\$0.00	\$1,838.23
<b>Employee Tax Total:</b>	<b>\$0.00</b>	<b>\$9,745.08</b>
<b>Employer Taxes</b>	<b>Uncollected</b>	<b>Collected</b>
Medicare	\$0.00	\$738.21
NE-UI	\$0.00	\$28.89
Social Security	\$0.00	\$3,156.55
<b>Employer Tax Total:</b>	<b>\$0.00</b>	<b>\$3,923.65</b>

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**Grand Totals**

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<b>Uncollected</b>		<b>Collected</b>	
Checks To Print:	\$0.00	Direct Deposits:	\$38,741.25
Employee Taxes:	\$0.00	Employee Taxes:	\$9,745.08
Employer Taxes:	\$0.00	Employer Taxes:	\$3,923.65
Deductions:	\$3,044.00	Deductions:	\$0.00
		Fees:	\$0.00
		Other Collections:	\$0.00
		<b>Bank Transfer to BambooHR:</b>	<b>\$52,409.98</b>

Pay Group: Payroll Period

**City of Valley**

**Gross Wages**

**Employee**

Hourly	\$41,305.23
Salary	\$12,702.88
Cell Phone Reimbursement	\$73.88
Uniform	\$77.00
<b>Total:</b>	<b>\$54,158.99</b>

<b>Net Pay</b>	<b>Uncollected</b>	<b>Collected</b>
Net Check	\$0.00	
Direct Deposit		\$40,880.89

<b>Deductions (included in gross wages)</b>	<b>Uncollected</b>	<b>Collected</b>
2025 IRA 457(b)	\$1,426.37	\$0.00
2025 IRA 457(b) - Roth	\$427.57	\$0.00
AFLAC - Short Term Disability 2025	\$23.76	\$0.00
AFLAC - SPEVNT	\$15.84	\$0.00
AFLAC Accidental 2025	\$45.80	\$0.00
AFLAC Cancer 2025	\$30.54	\$0.00
Dental	\$18.12	\$0.00
Guardian - Basic Life & AD&D 2025-2026	\$0.00	\$0.00
Guardian - Employee Critical Illness 2025-2026	\$11.98	\$0.00
Guardian - LTD 2025-2026	\$0.00	\$0.00
Guardian - Spouse Critical Illness 2025-2026	\$7.64	\$0.00
Guardian - STD 2025-2026	\$0.00	\$0.00
Guardian - Vol Child Life & AD & D 2025-2026	\$1.00	\$0.00
Guardian - Vol Spouse Life & AD&D 2025-2026	\$3.15	\$0.00
Guardian - Voluntary Accident 2025-2026	\$42.24	\$0.00
Guardian Voluntary Employee Life & AD&D 2025-2026	\$55.43	\$0.00
Medical	\$344.72	\$0.00
MWG - Gap Insurance 2023	\$7.23	\$0.00
Service Revolver	\$148.23	\$0.00

Pay Code: 7796-26870-1806146

Pay Date: 10/31/2025

10/12/2025 through 10/25/2025

Pay Group: Payroll Period

**City of Valley**

Vision	\$5.88	\$0.00
YMCA Membership (In-Network)	\$0.00	\$0.00
<b>Deduction Total:</b>	<b>\$2,873.70</b>	<b>\$0.00</b>
<b>Employee Taxes (included in gross wages)</b>	<b>Uncollected</b>	<b>Collected</b>
Federal	\$0.00	\$4,327.35
Medicare	\$0.00	\$776.33
Social Security	\$0.00	\$3,319.47
State (NE)	\$0.00	\$1,981.25
<b>Employee Tax Total:</b>	<b>\$0.00</b>	<b>\$10,404.40</b>
<b>Employer Taxes</b>	<b>Uncollected</b>	<b>Collected</b>
Medicare	\$0.00	\$776.33
NE-UI	\$0.00	\$27.63
Social Security	\$0.00	\$3,319.47
<b>Employer Tax Total:</b>	<b>\$0.00</b>	<b>\$4,123.43</b>

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**Grand Totals**

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<b>Uncollected</b>		<b>Collected</b>	
Checks To Print:	\$0.00	Direct Deposits:	\$40,880.89
Employee Taxes:	\$0.00	Employee Taxes:	\$10,404.40
Employer Taxes:	\$0.00	Employer Taxes:	\$4,123.43
Deductions:	\$2,873.70	Deductions:	\$0.00
		Fees:	\$0.00
		Other Collections:	\$0.00
		<b>Bank Transfer to BambooHR:</b>	<b>\$55,408.72</b>

**City of Valley**

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
<b>2025 IRA 457(b)</b>					
Adams, Brandon	80.13	\$168.52	\$3,339.70	\$168.52	\$3,339.70
Barnhart, Jonathan	81.78	\$122.68	\$846.81	\$122.68	\$846.81
Cassell, Andrew	80.45	\$0.00	\$0.00	\$79.65	\$1,577.93
Clark, Caleb	7.13	\$198.55	\$10,800.41	\$12.90	\$701.70
Dohrmann, Kenneth	88.20	\$208.84	\$3,978.96	\$208.84	\$3,978.96
Donnermeyer, Christie	80.00	\$265.39	\$5,286.78	\$159.23	\$3,171.99
Musson, James	81.87	\$130.67	\$2,738.59	\$130.67	\$2,738.59
Sheets, Tim	80.00	\$201.60	\$3,526.63	\$201.60	\$3,526.63
Sorensen, Lori	35.35	\$0.00	\$0.00	\$56.21	\$2,020.24
Spilinek, Bryan	80.00	\$168.10	\$1,250.42	\$168.10	\$1,250.42
Stewart, Samantha	80.00	\$0.00	\$0.00	\$143.08	\$2,834.50
Willmann, Geoffrey	85.80	\$126.38	\$2,386.88	\$126.38	\$2,386.88
<b>Grand Total</b>					
<b>Total Count: 12</b>	<b>Grand Total: 860.72</b>	<b>\$1,590.73</b>	<b>\$34,155.18</b>	<b>\$1,577.86</b>	<b>\$28,374.35</b>

\* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

**City of Valley**

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
<b>2025 IRA 457(b) - Roth</b>					
Cassell, Andrew	80.45	\$79.65	\$1,577.93	\$0.00	\$0.00
Sorensen, Lori	35.35	\$93.68	\$3,367.10	\$0.00	\$0.00
Stewart, Samantha	80.00	\$143.08	\$2,834.50	\$0.00	\$0.00
<b>Grand Total</b>					
<b>Total Count: 3</b>	<b>Grand Total: 195.80</b>	<b>\$316.41</b>	<b>\$7,779.53</b>	<b>\$0.00</b>	<b>\$0.00</b>

\* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

**City of Valley**

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
<b>2025 IRA 457(b)</b>					
Adams, Brandon	87.35	\$198.91	\$3,538.61	\$198.91	\$3,538.61
Barnhart, Jonathan	80.18	\$125.86	\$972.67	\$125.86	\$972.67
Cassell, Andrew	80.05	\$0.00	\$0.00	\$79.25	\$1,657.18
Clark, Caleb	7.63	\$213.52	\$11,013.93	\$13.87	\$715.57
Dohrmann, Kenneth	82.00	\$192.96	\$4,171.92	\$192.96	\$4,171.92
Donnermeyer, Christie	80.00	\$278.65	\$5,565.43	\$167.19	\$3,339.18
Musson, James	80.20	\$130.93	\$2,869.52	\$130.93	\$2,869.52
Sheets, Tim	80.00	\$201.60	\$3,728.23	\$201.60	\$3,728.23
Sorensen, Lori	53.17	\$0.00	\$0.00	\$87.50	\$2,107.74
Spilinek, Bryan	80.50	\$174.76	\$1,425.18	\$174.76	\$1,425.18
Stewart, Samantha	80.00	\$0.00	\$0.00	\$156.92	\$2,991.42
Willmann, Geoffrey	85.20	\$125.04	\$2,511.92	\$125.04	\$2,511.92
<b>Grand Total</b>					
<b>Total Count: 12</b>	<b>Grand Total: 876.28</b>	<b>\$1,642.23</b>	<b>\$35,797.41</b>	<b>\$1,654.79</b>	<b>\$30,029.14</b>

\* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

**City of Valley**

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
<b>2025 IRA 457(b) - Roth</b>					
Cassell, Andrew	80.05	\$79.25	\$1,657.18	\$0.00	\$0.00
Sorensen, Lori	53.17	\$145.84	\$3,512.94	\$0.00	\$0.00
Stewart, Samantha	80.00	\$156.92	\$2,991.42	\$0.00	\$0.00
<b>Grand Total</b>					
<b>Total Count: 3</b>	<b>Grand Total: 213.22</b>	<b>\$382.01</b>	<b>\$8,161.54</b>	<b>\$0.00</b>	<b>\$0.00</b>

\* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

City of Valley

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
<b>2025 IRA 457(b)</b>					
Adams, Brandon	80.08	\$175.09	\$3,713.70	\$175.09	\$3,713.70
Barnhart, Jonathan	82.10	\$130.43	\$1,103.10	\$130.43	\$1,103.10
Cassell, Andrew	80.65	\$0.00	\$0.00	\$91.94	\$1,749.12
Dohrmann, Kenneth	84.00	\$197.67	\$4,369.59	\$197.67	\$4,369.59
Donnermeyer, Christie	80.00	\$278.65	\$5,844.08	\$167.19	\$3,506.37
Musson, James	81.13	\$132.77	\$3,002.29	\$132.77	\$3,002.29
Sheets, Tim	80.00	\$201.60	\$3,929.83	\$201.60	\$3,929.83
Sorensen, Lori	65.15	\$0.00	\$0.00	\$107.22	\$2,214.96
Spilinek, Bryan	85.50	\$190.99	\$1,616.17	\$190.99	\$1,616.17
Stewart, Samantha	80.00	\$0.00	\$0.00	\$156.92	\$3,148.34
Willmann, Geoffrey	80.80	\$119.17	\$2,631.09	\$119.17	\$2,631.09
<b>Grand Total</b>					
<b>Total Count: 11</b>	<b>Grand Total: 879.42</b>	<b>\$1,426.37</b>	<b>\$26,209.85</b>	<b>\$1,670.99</b>	<b>\$30,984.56</b>

\* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

**City of Valley**

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
<b>2025 IRA 457(b) - Roth</b>					
Cassell, Andrew	80.65	\$91.94	\$1,749.12	\$0.00	\$0.00
Sorensen, Lori	65.15	\$178.71	\$3,691.65	\$0.00	\$0.00
Stewart, Samantha	80.00	\$156.92	\$3,148.34	\$0.00	\$0.00
<b>Grand Total</b>					
<b>Total Count: 3</b>	<b>Grand Total: 225.80</b>	<b>\$427.57</b>	<b>\$8,589.11</b>	<b>\$0.00</b>	<b>\$0.00</b>

\* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

# Commission Summary

Date

10/20/2025



**Paid to**  
City of Valley

**For Period**  
10/1-10/15/2025

Description	Amount
	4,079.07

**Amount** \$4,079.07

# Commission Summary

Date

11/5/2025



**Paid to**  
City of Valley

**For Period**  
10/16-10/31/2025

Description	Amount
	5,330.41

**Amount** \$5,330.41

Date: November 6, 2025

To: City of Valley

Report by: Jeremy Beam, Lead Operator

O & M Report: October 2025

### **Water Operation & Maintenance:**

- Through out the month meter appointments have been scheduled, to fix meters that are not working correctly. The utility clerk gives us a list of properties that need to be looked at. We are also installing MXU's on new builds.
- On the 23<sup>rd</sup> we come in at 5am to backwash the filters so that we can take the backwash tank down for the day. The contractors did a tie in from the detention tank over flow pipe into the tank so the overflow water would not be discharged onto the ground causing a muddy mess.
- On the 30<sup>th</sup> when we arrived at the water plant in the morning, we noticed a slight tint to the water. We checked the chlorine and manganese level, and it was a little high, we then backwashed all the filters and started investigating why this was going on.
- We found that one of the wells was not running. We corrected that right away and switched to another well. Chemicals were shut off, and we let the water mix with the chemicals already in the water. We let that go on for about an hour. The water coming out of our facet was watched, since it is the closest tap coming out of the water plant. After about an hour we turned the chemicals back on and watched the color of the water coming out of the filters and cleared up very fast. We checked the levels at the facet and went back to even better numbers on Chlorine level being at perfect level and lowest manganese level we have seen.
- A few weeks ago, the contractors working on the water plant hit the wires going to the well. West-E-Con was called, and they checked it out and replaced some wires, after they fixed it, the well was running like it should. One of the control wires must have also been nicked and later cause the well not to run.
- Everything in the water plant was ok no alarms because it was telling it to run but that was not getting relayed to the well. The chemicals are set to run with 2 wells, when it was just on one it over chlorinated the water causing it to have a slight tint to the water. The system does have auto mode. But that gets the dosage close, but it is more involved with chemicals than just math.
- There is time for detention, so how long does the chemical have to be mixed with the water. Then filter quality comes into the equation. To get the correct amount must go by results in the quality of the water. Just the right amount of chemicals to not be too high but just the right amount to be the best it can be.

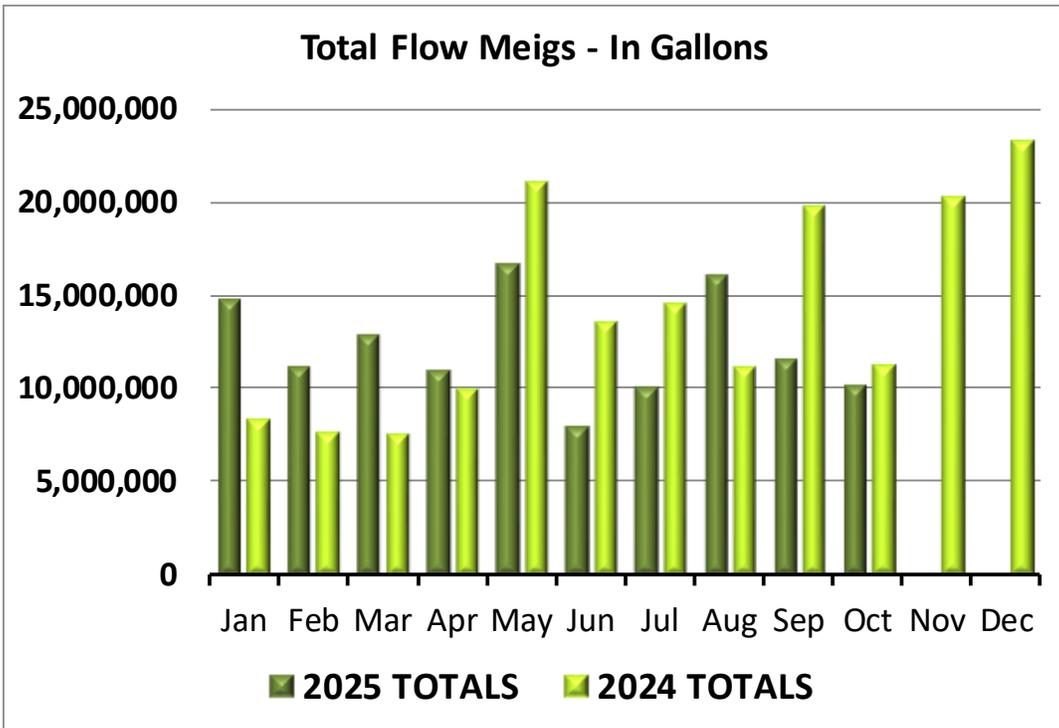
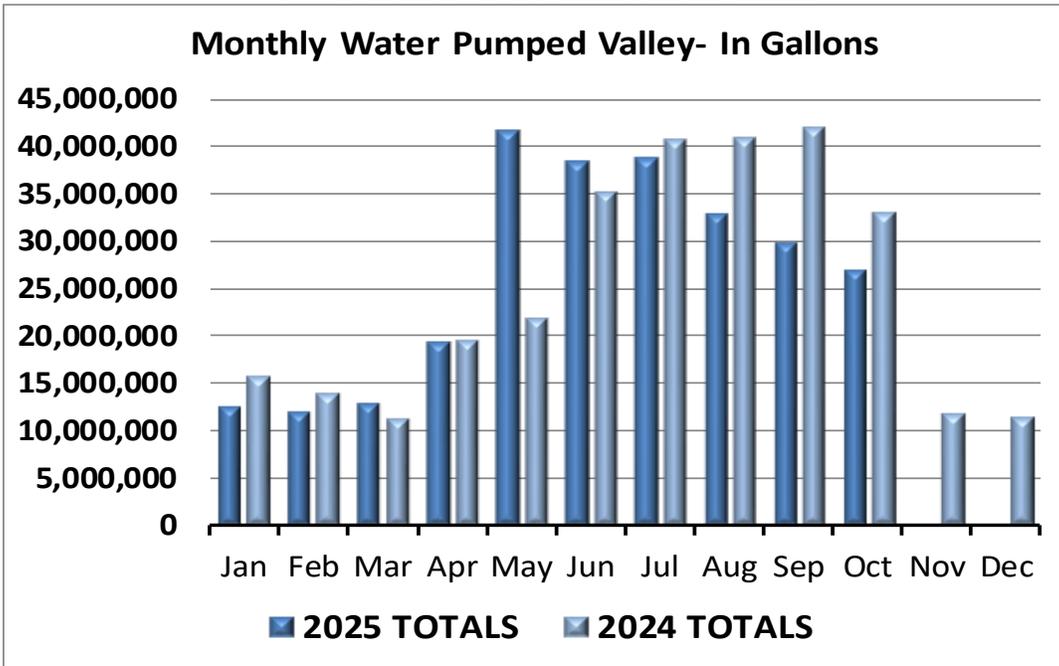
- On the 31st the contractor caught more wires. We had no alarms go off and the plant was running correctly. We checked everything to make sure. West-E-con was called by the contractors. Zach came out looking at it. Two conduits were hit. One of the wires were stretched, the other was cut. One of the bundles had colored the other all black wires. Zach traced it out to backwash pump floats for the 2<sup>nd</sup> time being hit. The wires that were cut end up being the old float wires and the black are the new float wires but have all turned black from the ground water. The floats were not affected; they are going to run new wires when the contractors are done digging in that area.
- The plan was to read meters the 29<sup>th</sup> but the 29<sup>th</sup> we had the lift station issue at the Woods. That took all 3 of us to work on. So, the 30<sup>th</sup> was the day to read meters but when we went to read the meters the tablet would not pick up any of the meters, we thought fog? Kindra called Will from Core & Main, he worked on that the rest of the day could not figure it out, on the 31<sup>st</sup> it still was not working. After talking to the Contractor I suggested he call Charels, it was fixed within 5 minutes, and we got the reading done with 90%.
- Meters read at 90.4%, we keep going up more each month.
- 27 Discolored reports.
- 17 meters fixed/installed.
- We had 304 Locates, Water main and sewer taps were inspected.

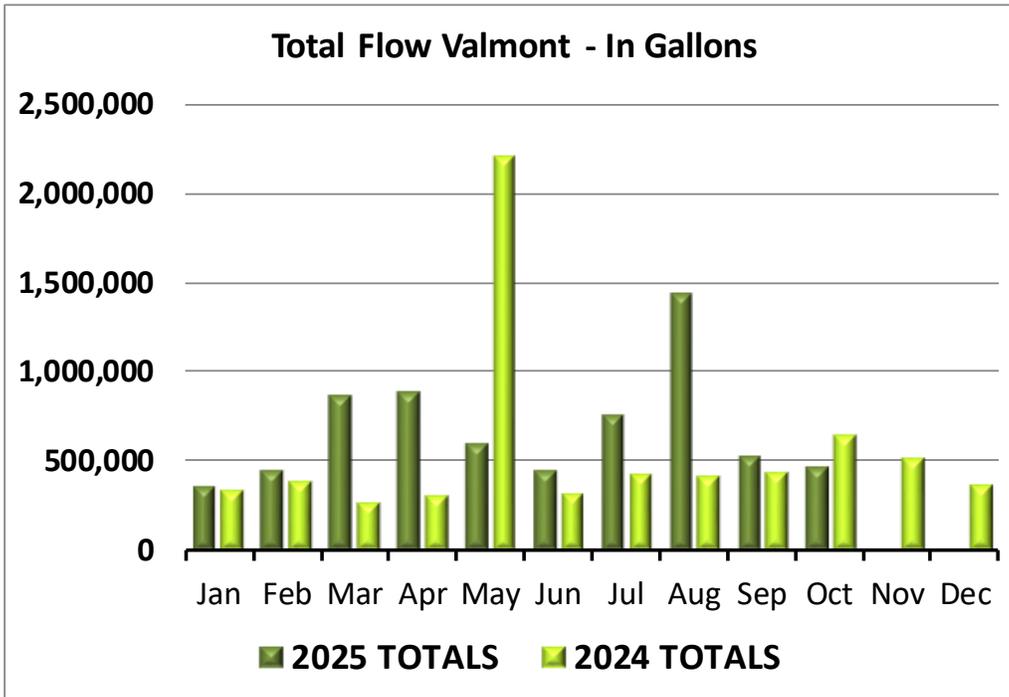
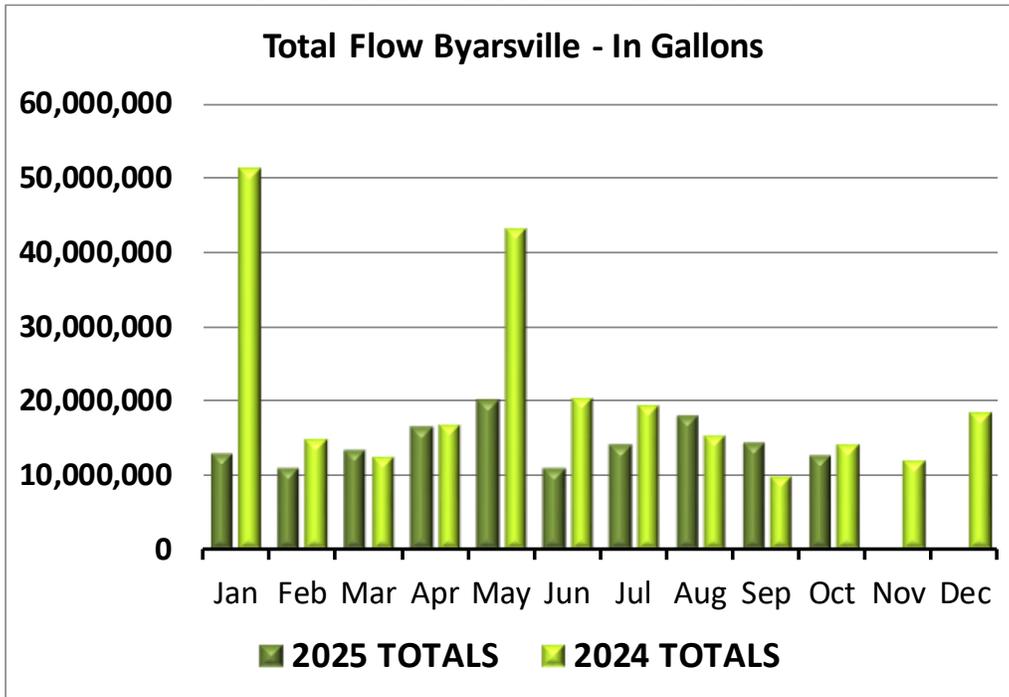
### **Wastewater Operation & Maintenance:**

- At the first of the month, we were out helping Wiese Plumbing with a water tap, and they brought it to my attention that the sewer had a lot of solids setting in the trough of the sewer line. We got the jet machine to clean it out and while doing it we got stuck in the sewer. Come to find out how the sewer was put in we could not jet the line we were going right up residents service lines. So, we had to go down the sewer backward to clean it out. With how this sewer main was put in we have to put a 12" piece of pipe on the end of the jet hose to keep it strait going down the main so it can not go up service lines. When jetting any sewer there is a chance, we push water up through a resident's toilet, this happens, and we try everything we can to prevent it from happening. We will have to keep an eye on the Country Air development the drop is the sewer is not very much and is a slow-moving sewer main.
- On the 13<sup>th</sup> we had a high level at BW #4, We went out and pulled the pumps and found some feminine products caught up in the pumps. We put the pumps back in and it would work in hand but not in auto. We pumped it all the way down and, on the 14<sup>th</sup>, we had West-E-Con they found that a mouse had ate all the float wires. They put a bunch of mouse poison in the panel. Last time we had this problem we found that someone was feeding animals right next to the lift station and attracting the critters to the lift station. We called the president of the HOA board to ask him to send out an email about feeding animals next to the lift stations. The feeding seems to have stopped.

- On the 16<sup>th</sup> we got a high-level alarm at GW #1, when we got there the pumps were running but pumping very slowly. We took our crane truck out there to pull the pumps, but we could not get our truck to the lift station. There is no roadway to the lift station we must drive through the resident's yard, with it all being grass we just messed up the yard and still could not get to the lift station. This is a real problem, when the weather is bad, we have no way to get to the lift station. We cannot get to it with good weather. We need access to the lift station. We have been fighting for years to get a drive to the lift station along with 2 others we cannot get to with a vac truck or a crane truck to the lift station. West-E-Con came out with a skid steer they have a winch they can hook to it to pull the pumps. Trying to pull the first pump the rail broke off due to being steal rail and parts instead of stainless steel. We feel this was broken and why it was not pumping correctly. On the 17<sup>th</sup> Vrba came and replaced the rail and parts with stainless steel like it should have been done in the first place. This lift station needs to be put on next year's budget to be replaced. There is no bypass and the type of power coming into the lift station is very unreliable.
- On the 22<sup>nd</sup> Trekk come to Valley to clean out all the lift stations. We do this every fall to get grease and slug out of the lift stations to cut down on the issues in the winter with pumps getting plugged up. We have been doing this every year for awhile now and it has helped cut down on the issues with lift stations. With the activities in the summer lots of sand and other grit gets put into the sewer, this cuts down the efficiency of the pumps and makes them work harder than they should be. Also to get the grease off the top of the water in the tanks, the grease builds up effects the floats in the lift station that control the pumps and tells them when to turn on and off.
- On the 29<sup>th</sup> we had more issues with Ginger Woods lift station 3, the pipe that the pump is hooked to broke at the flange for the second time within a few weeks The pipe was schedule 40 PVC we tracked down some schedule 80 and replaced the pipe. We are hoping we have no more issues with the pipe breaking due to this pipe being much thicker and stronger. This lift station is on the budget to be replaced. We have to go down into this lift station and when it is replaced, we will not have to go into it anymore, it will have rails to pull the pumps.

		October-25	September-25	October-24
<b>Water</b>	<b>Units</b>			
<b>Total Monthly Pumped Valley</b>	gallons	27,070,000	29,955,000	33,128,000
<b>Daily Average Pumped Valley</b>	gallons	788,000	999,000	1,069,000
<b>Average Fluoride Residual</b>	mg/L	0.00	0.00	0.00
<b>Fluoride used</b>	lbs	198.90	221.30	132.00
<b>Average Chlorine Residual</b>	mg/L	0.57	0.44	0.40
<b>Chlorine used</b>	lbs	2,954.00	2,776.00	3,717.00
<b>Potassium Permanganate</b>	lbs	905.00	870.00	964.00
<b>Wastewater</b>				
<b>Effluent Flow</b>				
<b>Total Flow Meigs Street</b>	gallons	10,196,000	11,582,000	11,333,000
<b>Avg Daily Flow Meigs Street</b>	gallons	329,000	399,000	366,000
<b>Total Flow Byersville</b>	gallons	12,495,000	14,116,000	14,196,000
<b>Avg Daily Flow Byersville</b>	gallons	403,000	471,000	458,000
<b>Total Flow Valmont</b>	gallons	470,000	531,000	428,780
<b>Avg Daily Flow Valmont</b>	gallons	15,000	18,000	13,831





Contract True-Ups - Current Contract Year				
Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Maintenance Budget	\$33,352.00	\$3,541.00	11%	8%
<b>Total</b>	<b>\$33,352.00</b>	<b>\$3,541.00</b>	<b>11%</b>	<b>100%</b>

**October Work Orders Completed:**

Completed	Equipment	Location	Task
10/02/25	GINGER COVE LIFT STATION #1	30029 WW Valley, NE	LS Monthly PM
10/02/25	GINGER COVE LIFT STATION #2	30029 WW Valley, NE	LS Monthly PM
10/02/25	GINGER WOODS LIFT STATION #1	30029 WW Valley, NE	LS Monthly PM
10/02/25	GINGER WOODS LIFT STATION #2	30029 WW Valley, NE	LS Monthly PM
10/02/25	GINGER WOODS LIFT STATION #3	30029 WW Valley, NE	LS Monthly PM
10/02/25	VALLEY SHORES LIFT STATION 1	30029 WW Valley, NE	LS Monthly PM
10/02/25	VALLEY SHORES LIFT STATION 2	30029 WW Valley, NE	LS Monthly PM
10/02/25	VALLEY SHORES LIFT STATION 3	30029 WW Valley, NE	LS Monthly PM
10/02/25	AIR COMPRESSOR	30029 WT Valley, NE	Inspection
10/02/25	PORTABLE GAS MONITOR	30029 WT Valley, NE	Calibrate Equipment
10/02/25	FIRE EXTINGUISHERS	30029 WT Valley, NE	Inspection
10/09/25	BLUEWATER LIFT STATION 7	30029 WW Valley, NE	LS Monthly PM
10/09/25	LIFT STATION #1-SYST	30029 WW Valley, NE	LS Monthly PM
10/09/25	Chemical Feed Line	30029 WT Valley, NE	Service Equipment
10/10/25	BYERSVILLE LS EMERGENCY GENERATOR	30029 WW Valley, NE	LS Monthly PM
10/10/25	COUNTRY AIRE LIFT STATION	30029 WW Valley, NE	LS Monthly PM
10/10/25	DAIRY QUEEN LIFT STATION	30029 WW Valley, NE	LS Monthly PM
10/10/25	MALLARD LANDING LIFT STATION 1	30029 WW Valley, NE	LS Monthly PM
10/10/25	MALLARD LANDING LIFT STATION 2	30029 WW Valley, NE	LS Monthly PM
10/10/25	MALLARD LANDING LIFT STATION 3	30029 WW Valley, NE	LS Monthly PM
10/10/25	MALLARD LANDING LIFT STATION 4	30029 WW Valley, NE	LS Monthly PM
10/10/25	MEIGS LS EMERGENCY GENERATOR	30029 WW Valley, NE	LS Monthly PM
10/10/25	REGIONAL LS EMERGENCY GENERATOR	30029 WW Valley, NE	LS Monthly PM
10/10/25	VALHAVEN LIFT STATION	30029 WW Valley, NE	LS Monthly PM

**Valley Cemetery Board**  
**Valley City Hall**  
**Thursday October 16th, 2025 6:30pm**  
**Meeting Minutes**

Present: Dean Slader, Kurt Muhle, Everett Lerew, Krista Lewis  
Guests: Gerri Nordell, Bill Socha

Meeting called to order at: 6:47pm  
Dean noted Open Meeting Act on the north wall of the meeting room.

Meeting minutes approved by: Kurt  
Seconded by: Everett  
All in favor, motion carried.

**Old Business:**

*Snide Property*- Everett will request an update from the city attorney. Ordinance letters were initially mailed in April.

*Columbarium*- The columbarium was not approved for the 2025-2026 fiscal year. It will be requested again at next year's budget meeting. Aaron at Matthews Granite will keep the bid open for 1 year. Gerri shared thoughts on potential creation of a committee.

*Website update*- Kurt's request to add the cemetery to the city web page was met with support. Lindi and Krista will arrange a meeting with Sami at the library to discuss development of webpage for cemetery board and next steps.

**New Business:**

*Promotion of Cemetery*- Everett suggested that city/cemetery board consider having information table at future city events to promote plot sales.

*Library cabinet*- Gerri Nordell went to update the cemetery log at the library and the file cabinet was not locked. Library staff were unable to locate key. Krista will email Sami to ask for clarification on security of historic documents.

*Recent burial*- Gerri updated members about recent full burial in September, and the condition of the cemetery. Dean agreed that moving forward when he is notified of a need to mark out a grave for a burial, he will notify Krista so she can contact Public Works to ensure the cemetery is prepared for a funeral.

*Unused Plots-* Kurt will research into the process of reclaiming unused cemetery plots.

The next meeting will be **January 22nd, 2026, at 6:30pm.**

Kurt made a motion to adjourn, and Krista seconded.

The meeting was adjourned at 8:15pm.

Meeting minutes recorded by secretary Krista Lewis.

CITY OF VALLEY  
VALLEY PLANNING COMMISSION MINUTES  
August 19, 2025

**1 and 2. Roll Call and Call to Order:** Larry Bottger, Chairman, Kyle Anderson, Scott Burke, Mark Conrey, Brian Foutch, Greg Sunde, Danielle Lowry. Absent: Jeremy Mayer and Jim Tomanek. Also present: Mayor Cindy Grove, Council President John Batcher, Clerk Christie Donnermeyer, Deputy Clerk Jon Barnhart, Building Inspector Rune van den Boogaart and City Engineer Greg Perry.

Member Foutch noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

**3. Pledge of Allegiance:** The Pledge of Allegiance was recited.

**4. Proof of Publication:** The Proof of Publication was on the desk.

**5. Visitors/Correspondence:**

Wendy Deane 207 N. Spruce St., Valley, NE 68064: Purchased a building at 124 N 2<sup>nd</sup> St., Valley, NE 68064 and wants to do a coffee shop that would serve as a gathering place that serves light food and beverages. The parking capacity would be 25 max with a double driveway to fit 4 cars. She stated that there are parking spots around her property and would not like to add more concrete for parking. Member Foutch asked if this was in the business district and the Building Inspector stated that it was commercial. Chairman Bottger stated this can't be discussed due to not being an item on the agenda to which the Building Inspector indicated that it was an error and should have been on the agenda. The Building Inspector addressed the issue of parking by stating it would depend on the code. Member Foutch asked about expanding C2 instead of being commercial for the intention of allowing street parking. The Building Inspector stated that it would depend on the Street Superintendent and what those streets are allowed to handle. Chairman Bottger stated action cannot be taken and recommended to bring it back later. Ms. Deane asked about City Ordinances regarding vacant buildings and that we should not have vacant buildings due to not allowing businesses to thrive. She is asking if there is any consideration to changing some of the Ordinances.

Diana Bryant, Sapphire Blue, 105 N Spruce St., Valley, NE 68064. She supports the idea of reconsidering the Ordinances that Ms. Dean was speaking about. It would be nice for Downtown Valley. Chairman Botter asked if people who are interested contacted Mr. Kingston. Ms. Deane addressed this by stating that she has been sending people to Mr. Kingston, but he is not interested.

Linda Bogatz, 315 N Spruce St., Valley, NE 68064. Reiterated what previous constituents had spoken about. A previous tenant downtown left 9 years ago but left due to increasing rent. For future individuals seeking to lease the property, there are no improvements that have been

commercially zoned areas and the progress made. The Building Inspector addressed the changes regarding conditional use and limiting it to a percentage. He stated that this has already been done with residential and similar things can be done for commercial. Chairman Bottger asked if this topic would come back next month. Council President Batcher confirmed it will and stated the only change was the conditional use.

Mayor Cindy Grove addressed the Planning Commission and went over the plan regarding operations for Building and Zoning. Council President Batcher and City Engineer Greg Perry will be helping with the review and answering questions. Douglas County will be handling the inspections and residential plan review not commercial. Shums Coda retained by the city will continue handling commercial plan review. The Utility Clerk will be the interim administrative assistant due to the previous administrative assistant leaving last week. Mayor Grove opened the possibility of the Planning Commission members offering their help and expertise with answering questions for Building and Zoning. The question was raised regarding the replacement of the Building Inspector. Mayor Grove stated that the hiring of a City Administrator should come first followed by the Building Inspector.

Chairman Bottger requested the Building Inspector come back to the podium so Member Conrey could read a thank you letter.

**10. Adjourn:** Chairman Sunde moved to adjourn. Bottger seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry and Sunde. NO: No one. Motion carried. ABSENT: Mayer and Tomanek. Adjourned at 5:07 p.m.

  
Larry Bottger, Chairman

  
Jonathan Barnhart, Deputy City Clerk

CITY OF VALLEY  
VALLEY PLANNING COMMISSION MINUTES  
September 16, 2025

1 and 2. **Roll Call and Call to Order:** Larry Bottger, Chairman, Kyle Anderson, Scott Burke, Mark Conrey, Brian Foutch, Greg Sunde, Danielle Lowry, and Jim Tomanek. Absent: Jeremy Mayer. Also present: Council President John Batcher, Deputy Clerk Jon Barnhart, City Attorneys Jeff Farnham and Andrea Griffin, and City Engineer Greg Perry. Larry Bottger called the meeting to order at 4:30 pm.

Member Foutch noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Pledge of Allegiance:** The Pledge of Allegiance was recited.

4. **Proof of Publication:** The Proof of Publication was on the desk.

5. **Visitors/Correspondence:**

Wendy Deane 207 N. Spruce St., Valley, NE 68064 addressed the Planning Commission stating she came to last meeting and was informed to get more information together to present. She stated that she did not know about needing to submit an Agenda Item request 30 days before the next Planning Commission meeting to be on the agenda. She was ready to give the Commission members a floor plan from the architect and some photos of the inside of the Cottage Cup Coffee House, but Chairman Bottger asked City Engineer Greg Perry if this is in the Planning Commission's jurisdiction. After some discussion it was decided that this has nothing to do with the Planning Commission. Member Anderson asked for clarification from last month that this was in the commercial downtown district and parking was not an issue. He referenced the previous Building Inspector Rune van den Boogart mentioning that Ms. Deane may have to do off-street parking. He stated that based on what he is looking at, Ms. Deane should not have to do additional parking, but encouraged working with staff to get it figured out. Ms. Deane mentioned that parking is one of the critical issues.

Taytum West, 117 W 2<sup>nd</sup> St., Valley, NE 68064 addressed the Commission pertaining to the coffee shop being proposed by Ms. Deane that is across the street at 124 West 2<sup>nd</sup> St. She supports businesses but is concerned about safety and parking. She used data from an anonymous poll on Valley's community page stating the increase interest and traffic to the area would cause congestion. She stated that she is concerned about the safety of her 5-year-old because the streets and sidewalks on that road are used for children riding bikes and families walking. She mentioned that additional cars would reduce visibility, increasing chances of an accident. She expressed concerns about emergency vehicle access on the street as well. Additionally, she and neighbors rely on the parking on that street. She strongly encouraged the committee to uphold the city ordinance that the business provide off-street parking or a designated parking lot allowing the coffee shop to open, be successful and keeping it safe for everyone living there. Chairman Bottger reiterated to bring these concerns to City Council.

Ms. Deane addressed the concerns of Ms. Taytum. She stated there will not be a drive-thru and that capacity is 16 people. She mentioned the intention of the coffee shop and to not have concerns about traffic as there will be a coffee shop by the Dairy Queen. She stated she wanted to have a bicycle rack and to have a place for locals to have a gathering place.

Ken Burson, 28581 Jessie Circle, Valley, NE 68064 addressed the Commission whether the discussion were for phase 2 or phase 1 for Champion Shores. Chairman Bottger answered phase 1. City Attorney Jeff Farnham clarified the Redevelopment Plan being discussed that would encompass phase 1 and phase 2, but it is not dealing with any issues along West Valley Street. He discussed the processes of both the City Council and the Planning Commission as it related to the redevelopment plan.

**6. Approval of Agenda:** Member Foutch moved to approve the agenda. Anderson seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried.

**7. Consent Agenda:** Member Foutch motioned to approve the consent agenda and moved to amend August 19, 2025 meeting minutes to include Shums Coda as the contractor retained by the city. Bottger seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried. Items on the consent agenda: August 19, 2025 meeting minutes with revision.

## **8. Public Hearings**

Public Hearing for consideration and approval of the Heimann Ventures III, LLC (Champion Shores) Redevelopment Plan.

Chairman Bottger opened the public hearing.

City Attorney Jeff Farnham addressed the Planning Commission and referenced the 3-page packet the Commission members received. He went over the responsibility of the Commission to determine if the redevelopment plan complies with the city's comprehensive development plan. In referencing the packet, he spoke about the future land use map and the use shown for Champion Shores is Medium to High Density Residential (MHDR). He read from the packet that describes what the Medium to High Density Residential district is to determine whether Champion Shores complies or does not comply with the comprehensive development plan. Chairman Bottger asked City Attorney Farnham if it is his opinion that Champion Shores does comply. City Attorney Farnham stated yes, it is his opinion that Champion Shores complies with the comprehensive development plan.

Chairman Bottger closed the public hearing.

Member Anderson asked for clarification on the Redevelopment Plan, specifically page 3 and the last page. He asked about the timeline for development. City Attorney Farnham addressed this by going over the final plat process and deferred the building of lots to Mr. Beller but did state that it would be affected because the lots would not be ready. Member Anderson applauded the developer

for trying to provide an additional \$2 million in community development revenue bonds for community improvements but asked if the details were worked out for the developer to expend for off-site improvements. City Attorney Farnham addressed this by consulting with Attorney Mike Bacon regarding TIF. He spoke about the pool, the timeline it would be built, and the process for building the pool. The pool would need to be declared blighted and substandard, which has not taken place. There was a public beach and a swimming dock in the original plan for the developer that was taken out due to objections by the public. Additionally, it was the advice of Attorney Bacon that there needs to be some relationship between the pool and the development, this would have been easier for a TIF benefit for the pool if there was a public feature with a beach and fishing pier in the original development. City Attorney Farnham went on to say if it is not related it could still be done, but there would need to be an expansion of the blighted area outside the Champion Shores plat. The option is still there for the developer. Member Anderson asked if there was going to be a sidewalk or trail extended from the east end of the development to the park. City Attorney Farnham left that up to Mr. Brent Beller to answer. Member Foutch asked about the financial aspect to which City Attorney Farnham addressed one amount, \$4.4 million was related to the beach and fishing pier in the original draft of the agreement. He stated that this is due to the multiple drafts and that number needs to be reduced. Member Anderson asked about \$3 million in TIF ask by the developer for a 15-year period and the pay-off timeframe as it seems it would be paid off quicker. City Attorney Farham stated that Mr. Beller would address this. Member Anderson asked about the West Valley Street speed limit being 40 mph and if there would be a reduction in the speed limit due to the driveways that are going to be created.

Brent Beller, 11440 West Center Road, Omaha, NE 68144 addressed the Commission and Member Foutch's question from earlier about the \$4.4 million and the varying amounts listed on the packet provided to the Planning Commission. Mr. Beller answered by starting from the original TIF request of \$6 million and went through where money was to be allocated in the development. He differentiated between the TIF redevelopment plan and the TIF redevelopment agreement where the agreement should be the focus that will include all the pertinent information regarding funds and public improvements. He addressed the \$2 million that would be remitted by the developer for the pool, but there needs to be a nexus, and the city needs to decide where the pool will be. He addressed Member Anderson's question about the payoff for the TIF and how it will benefit the city. He addressed the question about the trail by stating that TIF money will go to building a 10-foot-wide trail along West Valley to address the safety concerns.

Member Sunde asked about the area with the beach. Mr. Beller stated it will be private and described the reasons for not moving forward with it. He also stated that portion of the lake will probably be beach without the amenities. Member Sunde asked if more lots will be made in the area, Mr. Beller answered there will be no lots. Member Sunde asked about a particular lot's purpose and why it is red. Mr. Beller stated it is where boats will be brought in and out during Spring and Fall the same as Flatwater. He addressed why it is red because it is a wetlands area and can't be touched until a wetlands permit is completed.

Member Conrey asked due to all the changes and agreements, when and how we will know this will be in the final plat. Mr. Beller stated that this would fall under the final plat portion of the meeting.

Member Foutch introduced Resolution No. 2025-02 for passage and approval to recommend Application of Redevelopment Plan to City Council.

Member Anderson moved to recommend Resolution No. 2025-02 to City Council. Tomanek seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried.

Public Hearing for consideration and approval Heimann Ventures III, LLC (Champion Shores) application for final plat phase 1

Chairman Bottger opened the public hearing.

Brent Beller, 11440 West Center Road, Omaha, NE 68144 addressed the Commission, specifically Member Conrey's question about the timeline for the final plat. He reiterated that the final plat before the Commission is for phase 1 and showcased it on the map. He also showed which lots will be for phase 2 and stated that it maybe a year or two years before that happens. He mentioned the changes made pertaining to having no public access off West Valley, they are docks for those who have land restricted lots. He stated there is going to be no curb cut, no public access. He also mentioned there were no multifamily or townhomes in the development. They will be single family lots. He addressed Member Sunde's question and stated there will be no public parking, no curb cut, but there will be some recreational amenities that are private for the residents. He mentioned the 10-foot-wide trail and how that addresses safety concerns for West Valley. He spoke about installing crosswalks, if it is needed, using part of the TIF money. He stated that the intersection of 288<sup>th</sup> and Ida and Ida Circle are not going to be lit to the extent the State of Nebraska requests they be lit. He mentioned the developers are supportive of traffic calming and though they do not have anything to do with the speed limit on West Valley, they are supportive of it being lowered. He reiterated everything being done complies with the master plan. He also addressed the timeline of the development.

Member Foutch asked traffic questions. City Engineer Greg Perry stated the westbound traffic movement on 64 Ida Street has a dedicated left turn lane onto Ida Circle. Member Foutch asked if the entrance coming out is wide enough for trucks turning to prevent traffic issues. City Engineer Perry stated that there could be some transition concrete pavement there for the rear tire tracks to not destroy the asphalt pavement.

Member Anderson asked about the trail being part of phase 1, Mr. Beller stated yes. He also asked about the boat loading ramp where the wetlands are shown and if that is also part of phase 1. Mr. Beller stated once the wetlands permit is obtained it will be part of phase 1. Member Anderson asked about the 2 cul-de-sac peninsulas as being in phase 2. Mr. Beller stated that the exhibit on the redevelopment plan that Member Anderson is referring to might be wrong and to look at the final plat that shows they are phase 1. Member Sunde asked about the lots on Valley Street and if their driveways will open onto Valley Street, Mr. Beller stated yes. He asked if the trail is going to be an easement in front of the driveway, Mr. Beller stated yes. There was more clarification by Mr. Beller pertaining to phase 1 regarding the boat ramp and other issues.

Gloria Mosser, 28019 West Valley St., Valley, NE 68064 addressed the Commission and stated her concerns on Valley Street regarding traffic due to Flatwater's dock entrance being across from the development.

Ken Burson, 28581 Jessie Circle, Valley, NE 68064 addressed the Commission and agreed with Mrs. Mosser about the congestion that will happen. Mr. Burson brought up the driveways on West Valley Street and Chairman Bottger addressed this by stating that this will be in phase 2 with a meeting to discuss phase 2. Mr. Burson addressed Mr. Beller asking about the frontage road and having one discharge, Mr. Beller reiterated that they want to do it right and understands the concerns.

Jerry Mosser, 28019 West Valley St., Valley, NE 68064 addressed the Commission with a concern about having a road going to the highway and keeping the road clear.

Chairman Bottger closed the public hearing.

Member Lowry moved to recommend to City Council approval of Heimann Ventures III, LLC (Champion Shores) application for final plat phase 1. Bottger seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried.

Ordinance hearing for consideration and recommendation to amend zoning regulations relating to use limitations within commercial and industrial zoning.

Chairman Bottger opened public hearing.

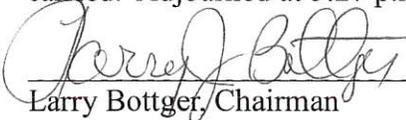
City Attorney Andrea Griffin addressed the Planning Commission about the previous discussions regarding the Ordinance. Member Foutch stated that he thought there would be some kind of conditional use if the property owner needed more space as long as it was not in front of or beside the building. City Attorney Griffin stated Rune did not feel it made sense because it was addressed elsewhere in the Code.

Chairman Bottger closed the public hearing.

After discussion, Anderson moved to recommend approval of the Ordinance change to Council. Sunde seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried.

City Attorney Farnham spoke about provisions dealing with the trail.

**10. Adjourn:** Member Sunde moved to adjourn. Bottger seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Lowry, Sunde and Tomanek. NO: No one. ABSENT: Mayer. Motion carried. Adjourned at 5:27 p.m.

  
Larry Bottger, Chairman

  
Jonathan Barnhart, Deputy City Clerk

**DAILY RECORDS****October 2025**

	<b>This month</b>	<b>Last month</b>	<b>Last year</b>
<b>LIBRARY VISITS:</b>			
Adults	456	412	451
Children	867	472	910
Computers			
Adults	68	54	60
Children	85	62	93
Fax/Copies	36	48	48
<b>REFERENCE TRANSACTIONS</b>			
Locating Library Materials	121	69	57
Readers' Advisory	84	27	23
Account info and renewals	18	38	31
Technology Assistance	65	51	181
Local Info	59	42	56
General Info	414	356	318
<b>Total</b>	<b>761</b>	<b>583</b>	<b>666</b>
<b>TOTAL NUMBER OF LIBRARY PROGRAMS:</b>			
Adults	6	7	5
Teens	7	6	5
Children	14	13	12
Pre-K	4	5	2
<b>Total</b>	<b>31</b>	<b>31</b>	<b>24</b>
<b>TOTAL PROGRAM ATTENDANCE:</b>			
Adults	27	32	21
Teens	36	26	27
Children	575	205	581
Pre-K	44	47	15
<b>Total</b>	<b>682</b>	<b>310</b>	<b>644</b>
<b>NEW PATRONS</b>			
Valley	8	9	13
Douglas County	1	1	2
Non-Douglas County	0	0	3
<b>Total</b>	<b>9</b>	<b>10</b>	<b>18</b>
<b>Volunteers/hours</b>	<b>0/0</b>	<b>0/0</b>	<b>0/0</b>
<b>MATERIALS CHECKED OUT:</b>			
Adult	962	940	700
Children	1467	1613	1279
Overdrive	380	400	391

# SDL – LOCAL RECOMMENDATION

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.sdl.licensing@nebraska.gov](mailto:lcc.sdl.licensing@nebraska.gov)  
WEBSITE: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

153427

Waterloo-Valley Post 58 Recreation

License # \_\_\_\_\_ Licensee Name/Non-Profit Organization \_\_\_\_\_

Event location name: Valley American Legion Post 58

Event address/location: 111. E Front St.

Event Type: Trivia Night Fundraiser

Event date(s): December 12th 2025

Event start time(s): 3:00 p.m to

Event end time(s): 12:30 a.m.

Indoor area to be licensed in length & width: 45 X 140

Outdoor area to be licensed in length & width: \_\_\_\_\_ X \_\_\_\_\_ (Must submit a diagram)

Estimated number of attendees: 175

Alternate dates/times: N/A

Alternate location name/location: N/A

Type of alcohol to be served: Beer  Wine  Distilled Spirits

Event contact name: Rick Wiese Event contact phone number: 1-402-510-5092

Event contact Email: Info@post58baseball.com

\*Signature Authorized Representative: *Rick Wiese*

**Local Governing Body completes below:**

The local governing body for the City of \_\_\_\_\_ **OR** \_\_\_\_\_  
County of \_\_\_\_\_ approves the issuance of a Special Designated License as  
requested above.

\_\_\_\_\_  
Local Governing Body Authorized Signature

\_\_\_\_\_  
Date

LAW OFFICE  
FARNHAM & GRIFFIN, P.C., L.L.O.  
220 NORTH 89TH STREET, SUITE 103  
OMAHA, NEBRASKA 68114  
TELEPHONE (402) 393-2555  
FACSIMILE (402) 393-2909

JEFFREY B. FARNHAM  
DIRECT (402) 934-5577  
jbf@farnhamgriffin.com

ANDREA M. GRIFFIN†  
DIRECT (402) 934-5588  
andrea@farnhamgriffin.com  
†ALSO ADMITTED IN IOWA

November 5, 2025

*Hand Delivered*

City of Valley, Nebraska  
ATTN: Christie Donnermeyer, City Clerk

Dear Christie:

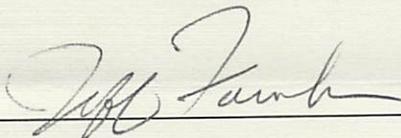
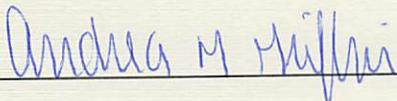
We are writing to advise you that our firm is resigning as the City Attorneys for the City of Valley, effective November 14, 2025.

We intend to assist the City during the transition to a new mayor and city attorney, subject to the City Council's approval of such efforts. We would continue to bill the City at our normal hourly rate for time spent on City business, again subject to Council approval.

It has been an honor to serve as the City Attorneys for over fifteen years, and we are very proud of what has been accomplished during that period of time.

Sincerely,

Farnham & Griffin, PC,LLO

Cc: Mayor Cindy Grove (via email)  
Council President John Batcher (via email)  
Council Member Linda Lewis (via email)  
Council Member Jake Lewis (via email)  
Council Member Melanie Hayden (via email)

# RESOLUTION 2025 – \_\_\_\_

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA;

**WHEREAS**, Gregory E. Perry, PE has served as the Street Superintendent for the City of Valley for the year 2025; and

**WHEREAS**, through inadvertent oversight, Gregory E. Perry, PE was not formally appointed as Street Superintendent by the City Council of the City of Valley for the year 2025; and

**WHEREAS**, the City Council of the City of Valley now desires to ratify the appointment of Gregory E. Perry, PE, as Street Superintendent for the City of Valley for the year 2025.

**NOW, THEREFORE**, in consideration of the foregoing recitals the Mayor and City Council of the City of Valley, Nebraska, hereby adopt the following Resolution:

**BE IT RESOLVED**, by the Mayor and City Council of the City of Valley, Nebraska:

1. That the Valley City Council hereby ratifies the appointment of Gregory E. Perry, PE, as Street Superintendent for the City of Valley for the year 2025

PASSED AND APPROVED THIS 12<sup>TH</sup> DAY OF NOVEMBER, 2025.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

---

Cindy Grove, Mayor

ATTEST:

---

Christie Donnermeyer, City Clerk

Do not recreate or revise this document. Revisions and recreations will not be accepted. Failure to complete and return the necessary documents per instructions will result in your municipality not receiving an Incentive Payment for Calendar Year 2025. Documents include the original Signing Resolution, Year-End Certification(s), and a copy of documentation of the appointment(s) of the City Street Superintendent(s). These must be received at the NDOT by December 31, 2025. **RECORD KEEPING:** NDOT recommends that the municipality keep a copy of everything you send to NDOT (*the forms and meeting minutes*) in a separate file for future reference.

**RESOLUTION**  
**SIGNING OF THE**  
**YEAR-END CERTIFICATION OF CITY STREET SUPERINTENDENT**  
**2025**

Resolution No. 2025-45

**Whereas:** State of Nebraska Statutes, sections 39-2302, and 39-2511 through 39-2515 details the requirements that must be met in order for a municipality to qualify for an annual Incentive Payment; and

**Whereas:** The State of Nebraska Department of Transportation (NDOT) requires that each incorporated municipality must annually certify (by December 31<sup>st</sup> of each year) the appointment(s) of the City Street Superintendent(s) to the NDOT using the Year-End Certification of City Street Superintendent form; and

**Whereas:** The NDOT requires that each certification shall also include a copy of the documentation of the city street superintendent's appointment, i.e., meeting minutes; showing the appointment of the City Street Superintendent by their name as it appears on their License (if applicable), their License Number (if applicable), and Class of License (if applicable), and type of appointment, i.e., employed, contract (consultant, or interlocal agreement with another incorporated municipality and/or county), and the beginning date of the appointment; and

**Whereas:** The NDOT also requires that such Year-End Certification of City Street Superintendent form shall be signed by the Mayor or Village Board Chairperson and shall include a copy a resolution of the governing body authorizing the signing of the Year-End Certification of City Street Superintendent form by the Mayor or Village Board Chairperson.

**Be it resolved** that the Mayor  Village Board Chairperson  of City of Valley  
(Check one box) (Print Name of Municipality)  
is hereby authorized to sign the attached Year-End Certification of City Street Superintendent completed form(s).

Adopted this \_\_\_\_\_ day of November, 2025 at Valley, Nebraska.  
(Date) (Month)

City Council/Village Board Members

<u>John Batcher</u>	_____
<u>Linda Lewis</u>	_____
<u>Jake Lewis</u>	_____
<u>Melanie Hayden</u>	_____
_____	_____

City Council/Village Board Member \_\_\_\_\_  
Moved the adoption of said resolution  
Member \_\_\_\_\_ Seconded the Motion  
Roll Call \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstained \_\_\_\_\_ Absent  
Resolution adopted, signed, and billed as adopted.

Attest:

\_\_\_\_\_  
(Signature of Clerk)

Do not recreate or revise this document. Revisions and recreations will not be accepted. Copying this form is acceptable; see (3) below. Failure to complete and return the necessary documents per instructions will result in your municipality not receiving an Incentive Payment for Calendar Year 2025. Documents include the original Signing Resolution, Year-End Certification(s), and a copy of documentation of the appointment(s) of the City Street Superintendent(s). These must be received at the NDOT by December 31, 2025. RECORD KEEPING: NDOT recommends that the municipality keep a copy of everything you send to NDOT (the forms and meeting minutes) in a separate file for future reference.

### Year-End Certification of City Street Superintendent For Determining Incentive Payment in Calendar Year 2025

Separate forms may be needed to account for the entire year, see (3) below

This Form Covers the Following Period: January 1, 2025 to December 31, 2025  
(Month) (Day) (Month) (Day)

\*(1)(a) The municipality of Valley certifies that: Gregory Perry  
(Print name of City or Village) (Print name of Superintendent as it appears on license card if applicable)

was the appointed City Street Superintendent during the above period. IF A NAME IS NOT ENTERED ABOVE (NO APPOINTED CITY STREET SUPERINTENDENT FOR THIS PERIOD), SKIP TO (2) BELOW.

(b) the superintending services of the above listed individual were provided by: (Check one box)

- Employment with this Municipality
- Contract (consultant) with this Municipality
- Contract (interlocal agreement) between this Municipality and the following listed Municipality(ies) and/or County(ies)

(c) and the above listed individual assisted in the following: Reference Neb. Rev. Stat. §39-2512

1. Developing and annually updating a long-range plan based on needs and coordinated with adjacent local governmental units,
2. Developing an annual program for design, construction, and maintenance,
3. Developing an annual budget based on programmed projects and activities,
4. Submitting such plans, programs, and budgets to the local governing body for approval; and
5. Implementing the capital improvements and maintenance activities provided in the approved plans, programs, and budgets,

(d) the above listed individual also served as (Check all boxes that apply) city engineer  village engineer   
public works director  city manager  city administrator  street commissioner

(e) If the above listed individual is a Licensed City Street Superintendent, enter their Superintendent's License Number S- 1540  
and Class of License A, and/or  
(A or B)

(f) If the above listed individual is a Licensed Engineer in Nebraska, enter their Engineer's License Number E- 13591

(2) \_\_\_\_\_  
Signature of Mayor  Village Board Chairperson   
(Check one box)

\*(3) If during the calendar year your municipality (a) did not have an appointed City Street Superintendent for any portion(s) of the year; or (b) had one or more appointed City Street Superintendent(s) that were not licensed for any portion(s) of the year; or (c) had one or more appointed licensed City Street Superintendent(s) for any portion(s) of the year, please complete a separate Year-End Certification form for each period. Copy this form as needed to account for these separate periods.

(4) The payment amount will be computed based on (a) your most recent Federal Census as certified by the Tax Commissioner; (b) the number of full calendar months served by the appointed City Street Superintendent who is licensed or exempted from licensure under the Superintendents Act; (c) class of license, A or B if applicable; and (d) if the appointed City Street Superintendent assisted with the required duties in (1)(c) above. Reference Neb. Rev. Stat. §§39-2302 and 39-2511 through 39-2515.

(5) Failure to return by December 31, 2025, the Year-End Certification(s), Signing Resolution, and a copy of documentation of the appointment(s) of the superintendent(s) per the instructions will result in your municipality not receiving an Incentive Payment.



Return the completed original resolution and certification(s), and a copy of the documentation of appointment(s) by December 31, 2025 to:

Highway Local Liaison Coordinator  
Boards-Liaison Services Section  
Local Assistance Division  
Nebraska Department of Transportation  
PO Box 94759  
Lincoln NE 68509-4759

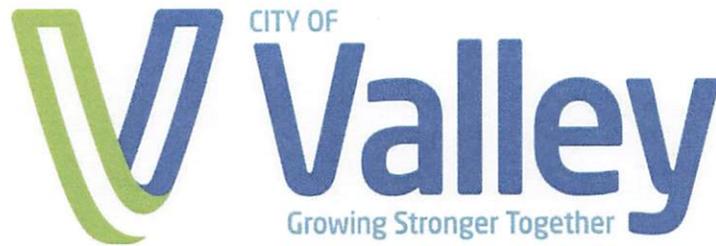
## RESIGNATION

The undersigned, Jeffrey B. Farnham, hereby resigns as an Officer and Director of City of Valley Leasing Corporation, a Nebraska nonprofit corporation, effective as of November 14, 2025.



---

Jeffrey B. Farnham



October 22, 2025

Via US Mail and email to [2Scale82@gmail.com](mailto:2Scale82@gmail.com)

Mr. Cameron Gales  
11673 Roanoke Blvd  
Omaha, NE 68164

RE: City of Valley Leasing Corporation

Dear Mr. Gales:

As you know, you currently serve as a Director of the City of Valley Leasing Corporation (the "Corporation") and as the Secretary of the Corporation. Article VI of the Corporation's Bylaws provides in relevant part as follows:

"The Corporation being formed solely to act on behalf of the City, each person accepting office as a Director or an officer of the Corporation shall resign all such positions held by such person upon the request of the City."

After discussion regarding this Article VI, a motion was made, seconded and passed by the Valley City Council at their meeting held on October 14, 2025 requesting your resignation as a Director and an Officer of the City of Valley Leasing Corporation. Accordingly, I have enclosed for your review and execution a Resignation formalizing such resignation. I would ask that you execute such Resignation and return it to my attention as soon as possible.

Thank you for your service to the City of Valley and your cooperation on this matter.

Sincerely,

Christie M. Donnermeyer  
City Clerk  
[cdonnermeyer@valleyne.org](mailto:cdonnermeyer@valleyne.org)  
402-359-2251 Ext. 314

Encl.

CC: Cindy Grove, Mayor  
Jeff Farnham, City Attorney



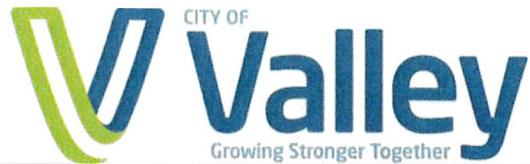
## RESIGNATION

The undersigned, Cameron Gales, hereby resigns as an Officer and Director of City of Valley Leasing Corporation, a Nebraska nonprofit corporation.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Cameron Gales

**Final Plat Application**



**Subdivision Information**

Name	Geis Subdivision Replat One	Number of Lots	Four (4)
Legal Description	Lots 1- 4, being a replatting of Lot 1 and Outlot "A", Geis Subdivision, and a platting of part of the S 1/3 of the SW 1/4 of the NE 1/4, Sec 31, T16N, R10E of the 6th PM Douglas County		
General Location	West of Twin Rivers Circle		

**Subdivider Information**

Name	Tim Geis
Address	5410 N 292nd Circle
City, State, Zip	Valley, NE 68064
Phone	402-740-4440
Email	tgeis63@cox.net

**Property Owner Information**

Name	Tim Geis
Address	5410 N 292nd Circle
City, State Zip	Valley, NE 68064
Phone	402-740-4440
Email	tgeis63@cox.net

Please answer the following questions:

- Does the subdivider have any interest in the land surrounding the final plat?  
If yes, please describe such interest?  YES  NO
- Will the final plat require any zoning or other action (rezoning, conditional use or vacations) to complete the development?  
If yes, please describe such action?  YES  NO
- The final plat is based upon the preliminary plat for Geis Subdivision Replat One, approved by the City Council on (Revised Preliminary and Final Plat to be heard together), 20
- Is the final plat consistent with the approved preliminary plat?  YES  NO  
If not, please explain the proposed changes and the reasons therefore?
- Have all the improvements required by the preliminary plat been completed or guaranteed by bond, letter of credit, etc.? (Please check the Planning Commission's letter indicating the approval of the preliminary plat)?  YES  NO  
If not, which improvements have not been completed:

I, the undersigned, hereby state that that the information submitted on this application is accurate and correct.

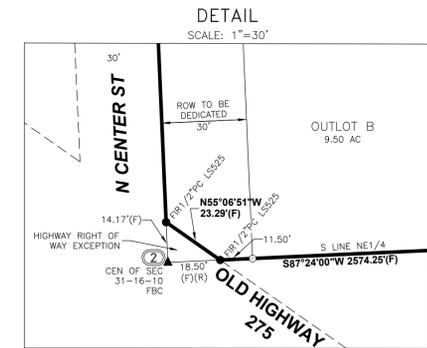
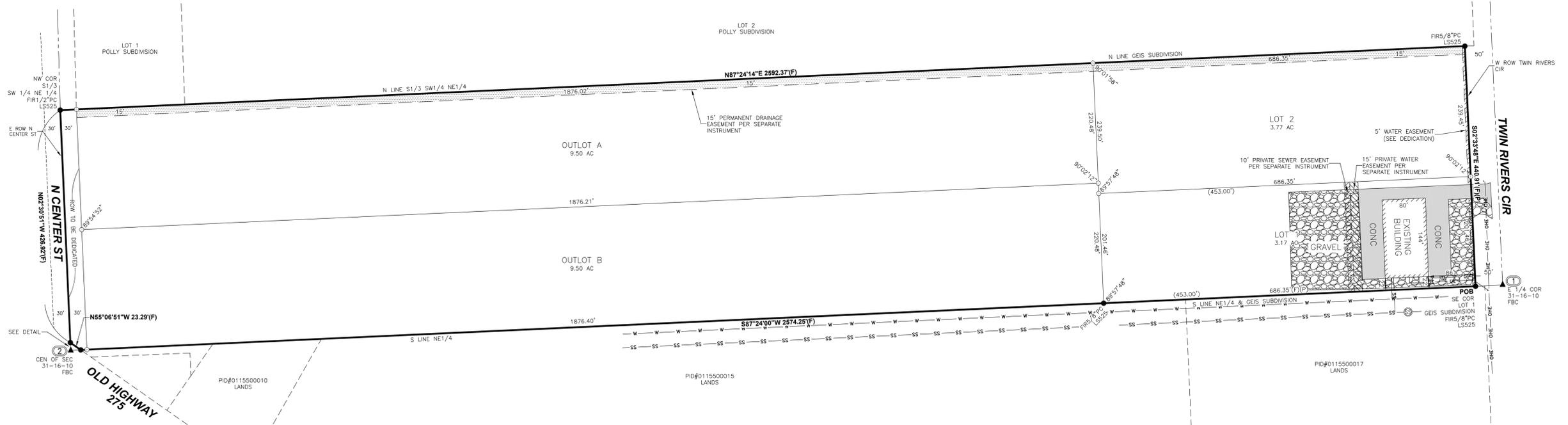
Applicant's  
Signature

Date

9-5-25

# GEIS SUBDIVISION REPLAT ONE

LOTS 1 AND 2, AND OUTLOTS "A" AND "B",  
BEING A REPLATTING OF LOT 1 AND OUTLOT "A", OF GEIS SUBDIVISION, AND A PLATTING  
OF PART OF THE S 1/3 OF THE SW1/4 OF THE NE 1/4, SEC. 31, T16N, R10E, OF THE 6TH P.M.,  
DOUGLAS COUNTY, NEBRASKA



**DEDICATION**  
WE THE UNDERSIGNED, GEIS INC. AND 6304 TWIN RIVERS CIRCLE LLC, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GEIS SUBDIVISION REPLAT ONE, LOTS 1 AND 2, AND OUTLOTS "A" AND "B", AN ADDITION TO THE CITY OF VALLEY, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

WE ALSO HEREBY DEDICATE A NON-EXCLUSIVE UTILITY EASEMENT, FIVE (5.00) FEET IN WIDTH, ON THE EAST LINE OF LOTS 1 AND 2 ONLY, FOR THE BENEFIT OF A WATER UTILITY BORED IN PLACE (NO OPEN CUT) FOR THE INSTALLATION, OPERATION, REPAIR, REPLACEMENT, AND MAINTENANCE OF THEIR FACILITIES. ANY UTILITY COMPANY PERFORMING WORK WITHIN THIS EASEMENT SHALL NOTIFY THE PROPERTY OWNER PRIOR TO COMMENCING SUCH WORK.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
GEIS INC.  
TIMOTHY G. GEIS  
PRESIDENT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
6304 TWIN RIVERS CIRCLE LLC  
TIMOTHY G. GEIS  
PRESIDENT

**ACKNOWLEDGMENT OF NOTARY**  
STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS  
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY, OF \_\_\_\_\_ 20\_\_\_\_, BY \_\_\_\_\_ WHO PERSONALLY APPEARED BEFORE ME AND WHOSE NAME IS AFFIXED

TO THIS PLAT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**ACCEPTANCE BY THE VALLEY CITY ENGINEER**  
THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 AND 2, AND OUTLOTS "A" AND "B", WAS REVIEWED AND ACCEPTED BY THE VALLEY CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

VALLEY CITY ENGINEER

**APPROVAL OF VALLEY CITY PLANNING COMMISSION**  
THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 AND 2, AND OUTLOTS "A" AND "B", WAS APPROVED BY THE VALLEY PLANNING COMMISSION THIS \_\_\_\_\_ DAY \_\_\_\_\_ 20\_\_\_\_

CHAIRPERSON, VALLEY PLANNING COMMISSION

**ACCEPTANCE BY VALLEY CITY COUNCIL**  
THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 AND 2, AND OUTLOTS "A" AND "B", WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA ON THIS \_\_\_\_\_ DAY \_\_\_\_\_ 20\_\_\_\_, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR

ATTEST \_\_\_\_\_  
CITY CLERK

**COUNTY TREASURER'S CERTIFICATION**  
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**REFERENCE TIES**

① E 1/4 COR 31-16-10 FBC	② CEN OF SEC. 31-16-10 FOUND BRASS CAP
20.52' NE - TO COPPER PLUG IN HEADWALL	65.63' S - TO 60D SPIKE IN POWER POLE
21.49' SE - TO COPPER PLUG IN HEADWALL	88.93' W - TO "X" NAILS IN POWER POLE
26.34' SW - TO PK NAIL WITH WASHER IN POWER POLE	62.23' NW - TO CENTER OF TOP NUT ON FIRE HYDRANT
18.59' W - TO COPPER PLUG IN HEADWALL	27.27' E - TO 60D SPIKE IN 24" TREE
29.10' NW - TO COPPER PLUG IN HEADWALL	

**SURVEYOR'S NOTE**

- THE BASIS OF BEARING FOR THIS SURVEY IS NAD 1983 NEBRASKA STATE PLANE ZONE 2600.
- BOUNDARY LINES ARE BASED ON PREVIOUS SURVEYS DONE BY FRED M. FRANKLIN LS 525 IN 2019, AND 2024.
- DIMENSIONS IN PARENTHESIS ARE TO EASEMENT LINES.

**LEGEND**

- POB - POINT OF BEGINNING
- (F) - AS MEASURED BY FRANKLIN
- (P) - AS PER PLAT
- (R) - AS PER RECORD
- PC - PLASTIC CAP
- FIR - FOUND IRON REBAR
- FBC - FOUND BRASS CAP
- ROW - RIGHT OF WAY
- - SET CAPPED IRON REBAR 1/2" WITH PLASTIC CAP
- - FOUND CORNER AS NOTED
- ▲ - FOUND SECTION MARKER
- # - POINT IDENTIFIER

**LEGAL DESCRIPTION**

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BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S87°24'00"W, ON THE SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2574.25 FEET TO THE NORTHEAST RIGHT OF WAY OF OLD HIGHWAY 275; THENCE N55°06'51"W, ON SAID RIGHT OF WAY, A DISTANCE OF 23.29 FEET TO THE EAST RIGHT OF WAY OF NORTH CENTER STREET; THENCE N02°30'51"W, ON SAID RIGHT OF WAY, A DISTANCE OF 426.92 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/3; THENCE N87°24'14"E, ON THE NORTH LINE OF SAID SOUTH 1/3, AND THE NORTH LINE OF SAID GEIS SUBDIVISION, A DISTANCE OF 2592.37 FEET TO THE WEST RIGHT OF WAY OF TWIN RIVERS CIRCLE; THENCE S02°33'49"E, ON SAID RIGHT OF WAY, A DISTANCE OF 440.91 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 26.24 ACRES, MORE OR LESS.

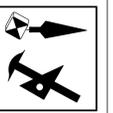
**CERTIFICATION**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON 11/03/2025, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.



11/03/2025  
DATE  
FRED M. FRANKLIN P.L.S. 525

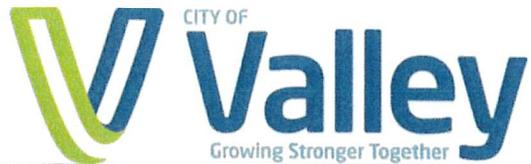
**GEIS SUBDIVISION REPLAT ONE**  
**PRELIMINARY PLAT**



**Alpha Land Surveying**  
 SOUTH SIOUX CITY, NEBRASKA (402) 484-2122  
 OAKLAND, NEBRASKA (402) 686-6844  
 NORFOLK, NEBRASKA (402) 371-7571  
 website - www.alphalandsurveying.com  
 email - alphalandsurveying@gmail.com

DATE: 11/03/2025  
 DRAWN BY: IAH  
 CHECKED BY: FME  
 JOB NO.: N2025-2-09

Preliminary Plat Application



Subdivision Information	
Name	Geis Subdivision Replat One
Number of Lots	Four (4)
Legal Description	Lots 1 through 4, being a replat of Lot 1 and Outlot "A" of Geis Subdivision, part of S 1/3 of the SW 1/4, Sec 31, T16N, R10E, of the 6th PM, Douglas Co., Nebraska
General Location	West of Twin Rivers Circle

Subdivider Information		Property Owner Information	
Name	Tim Geis	Name	Tim Geis
Address	5410 N 292nd Circle	Address	5410 N 292nd Circle
City, State, Zip	Valley, NE 68064	City, State Zip	Valley, NE 68064
Phone	402-740-4440	Phone	402-740-4440
Email	tgeis63@cox.net	Email	tgeis63@cox.net

Please answer the following questions:

- Does the subdivider have any interest in the land surrounding the preliminary plat?  
If yes, please describe such interest?  YES  NO
- Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development?  
If yes, please describe such action?  YES  NO
- Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards?  
If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted. (Additional sheets may be added)  YES  NO
- Is any part of the land within the preliminary plat within a flood plain?  
If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (Additional sheets may be added)  YES  NO

I, the undersigned, hereby state that the information submitted on this application is accurate and correct.

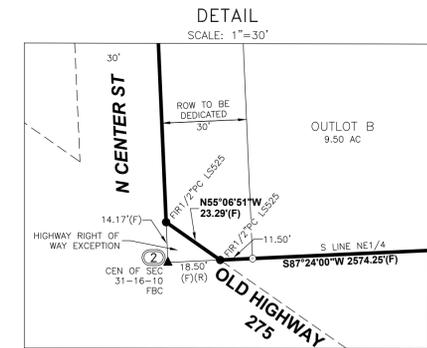
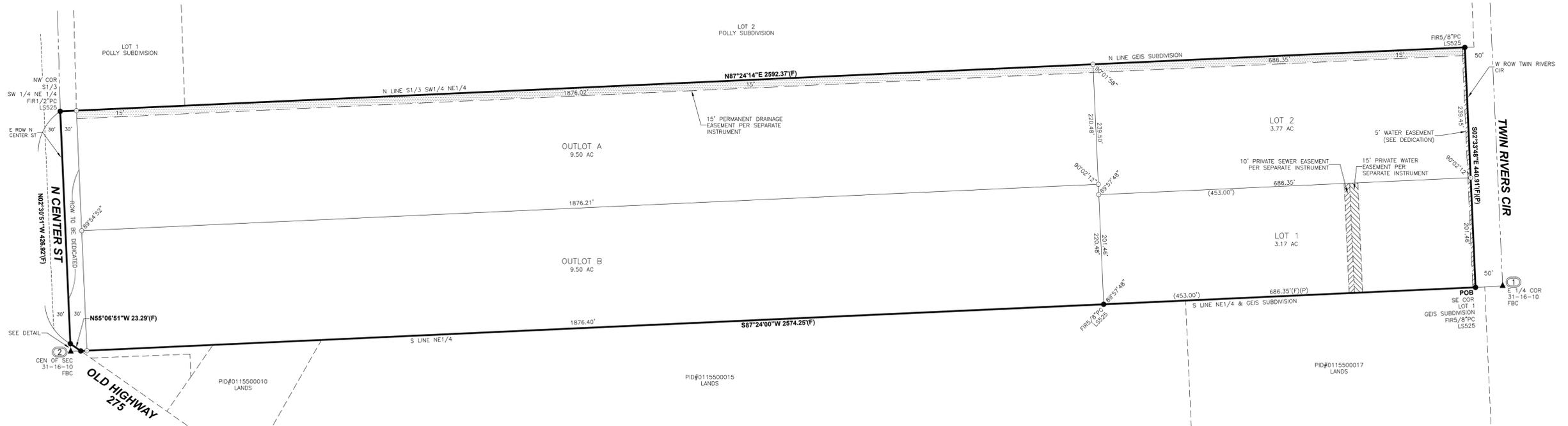
Applicant's  
Signature

Date

9-5-25

# GEIS SUBDIVISION REPLAT ONE

LOTS 1 AND 2, AND OUTLOTS "A" AND "B",  
BEING A REPLATTING OF LOT 1 AND OUTLOT "A", OF GEIS SUBDIVISION, AND A PLATTING  
OF PART OF THE S 1/3 OF THE SW1/4 OF THE NE 1/4, SEC. 31, T16N, R10E, OF THE 6TH P.M.,  
DOUGLAS COUNTY, NEBRASKA



### DEDICATION

WE THE UNDERSIGNED, GEIS INC. AND 6304 TWIN RIVERS CIRCLE LLC, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GEIS SUBDIVISION REPLAT ONE, LOTS 1 AND 2, AND OUTLOTS "A" AND "B", AN ADDITION TO THE CITY OF VALLEY, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

WE ALSO HEREBY DEDICATE A NON-EXCLUSIVE UTILITY EASEMENT, FIVE (5.00) FEET IN WIDTH, ON THE EAST LINE OF LOTS 1 AND 2 ONLY, FOR THE BENEFIT OF A WATER UTILITY BORED IN PLACE (NO OPEN CUT) FOR THE INSTALLATION, OPERATION, REPAIR, REPLACEMENT, AND MAINTENANCE OF THEIR FACILITIES. ANY UTILITY COMPANY PERFORMING WORK WITHIN THIS EASEMENT SHALL NOTIFY THE PROPERTY OWNER PRIOR TO COMMENCING SUCH WORK.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
GEIS INC.  
TIMOTHY G. GEIS  
PRESIDENT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
6304 TWIN RIVERS CIRCLE LLC  
TIMOTHY G. GEIS  
PRESIDENT

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS  
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY, OF \_\_\_\_\_ 20\_\_\_\_, BY \_\_\_\_\_ WHO PERSONALLY APPEARED BEFORE ME AND WHOSE NAME IS AFFIXED

TO THIS PLAT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

### ACCEPTANCE BY THE VALLEY CITY ENGINEER

THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 AND 2, AND OUTLOTS "A" AND "B", WAS REVIEWED AND ACCEPTED BY THE VALLEY CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

VALLEY CITY ENGINEER

### APPROVAL OF VALLEY CITY PLANNING COMMISSION

THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 AND 2, AND OUTLOTS "A" AND "B", WAS APPROVED BY THE VALLEY PLANNING COMMISSION THIS \_\_\_\_\_ DAY \_\_\_\_\_ 20\_\_\_\_

CHAIRPERSON, VALLEY PLANNING COMMISSION

### ACCEPTANCE BY VALLEY CITY COUNCIL

THIS FINAL PLAT OF GEIS SUBDIVISION REPLAT ONE, LOTS 1 AND 2, AND OUTLOTS "A" AND "B", WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA ON THIS \_\_\_\_\_ DAY \_\_\_\_\_ 20\_\_\_\_, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR

ATTEST \_\_\_\_\_  
CITY CLERK

### COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

### DOUGLAS COUNTY ENGINEER



### REFERENCE TIES

① E 1/4 COR 31-16-10 F&B 20.52' NE - TO COPPER PLUG IN HEADWALL 21.45' SE - TO COPPER PLUG IN HEADWALL 26.34' SW - TO PK NAIL WITH WASHER IN POWER POLE 18.59' W - TO COPPER PLUG IN HEADWALL 29.10' NW - TO COPPER PLUG IN HEADWALL	② CEN OF SEC. 31-16-10 FOUND BRASS CAP 65.63' S - TO 60D SPIKE IN POWER POLE 88.93' W - TO "X" NAILS IN POWER POLE 62.23' NW - TO CENTER OF TOP NUT ON FIRE HYDRANT POLE 27.27' E - TO 60D SPIKE IN 24" TREE
--	---

### SURVEYOR'S NOTE

- THE BASIS OF BEARING FOR THIS SURVEY IS NAD 1983 NEBRASKA STATE PLANE ZONE 2600.
- BOUNDARY LINES ARE BASED ON PREVIOUS SURVEYS DONE BY FRED M. FRANKLIN LS 525 IN 2019, AND 2024.
- DIMENSIONS IN PARENTHESIS ARE TO EASEMENT LINES.

### LEGEND

- POB - POINT OF BEGINNING
- (F) - AS MEASURED BY FRANKLIN
- (P) - AS PER PLAT
- (R) - AS PER RECORD
- PC - PLASTIC CAP
- FIR - FOUND IRON REBAR
- FBC - FOUND BRASS CAP
- ROW - RIGHT OF WAY
- - SET CAPPED IRON REBAR 1/2" WITH PLASTIC CAP
- - FOUND CORNER AS NOTED
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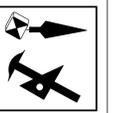
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11/03/2025  
DATE  
FRED M. FRANKLIN P.L.S. 525

GEIS SUBDIVISION REPLAT ONE  
FINAL PLAT



Alpha Land Surveying  
SOUTH SIOUX CITY, NEBRASKA (402) 484-2122  
OAKLAND, NEBRASKA (402) 686-6844 BLAIR, NEBRASKA (402) 426-9414  
NORFOLK, NEBRASKA (402) 371-7571 OMAHA, NEBRASKA (402) 380-7210  
website - www.alphaandsurveying.com  
email - alphaandsurveying@gmail.com

DATE: 11/03/2025  
DRAWN BY: IAH  
CHECKED BY: FME  
JOB NO.: N2025-2-09

P.O. Box 682  
Valley, NE 68064  
Phone: 402-359-2251 Ext. 306  
Fax-402-359-2610  
[www.valleyne.org](http://www.valleyne.org)  
Business Hours 9 am – 5 pm M-F



**Official Use Only**  
Planning Meeting Date \_\_\_\_\_  
 Check    Cash    Credit Card  
Check # \_\_\_\_\_

**APPLICATION FOR CONDITIONAL USE PERMIT**

Date: 9-17-2025

Form must be filled out completely before acceptance of this application for processing. Please print.

Property Owner's Name: DC Diamond Training / Chris Link + John Harvey Telephone No. 402-616-7188

Applicants Address: 5720 N 279th Circle Valley, NE 68064

Applicants Email: Chrisdlink@gmail.com

Legal Description of Property: \_\_\_\_\_

Property Address: 123 E Gardiner Street. Valley, NE 68064

Request: will be used for recreation / entertainment batting cages / pitching funnels

Lot Size: 0.140 (Sq. Ft. (Acres))      Zoning District C-2

Will use in all other respects conform to the applicable regulations of the district in which it is located? yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

Will use have adequate water, sewer, and drainage facilities? yes

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/ roads? yes

Estimated Cost of Structure \$ 400,000

Applicant Signature [Signature]

Enclosed(Y/N) : Site Plan \_\_\_\_\_ Easements \_\_\_\_\_ Permit Plans (If Applicable) \_\_\_\_\_ \$150.00 (Non-Refundable) Fee \_\_\_\_\_

**OFFICE USE ONLY**

Permit # \_\_\_\_\_ Permit is: \_\_\_\_\_ transferable, \_\_\_\_\_ transferable upon review/renewal

X \_\_\_\_\_  
Chair, Valley Planning Commission

Date: \_\_\_\_\_ Approved \_\_\_\_\_ Approved with added condition's \_\_\_\_\_ Disapproved \_\_\_\_\_

X \_\_\_\_\_  
Mayor

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

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

# DC Diamond Training Business Plan

**Business Name:** DC Diamond Training

## **Executive Summary:**

- DC Diamond Training has been founded with the intent to become a pillar of youth development for softball and baseball for the City of Valley, Douglas County and the surrounding areas.
- The business will have 3 batting cages / pitching tunnels to help develop pitching, hitting and fielding for both baseball and softball.
- The nets of the tunnels will have the ability to move to create 1 big open space. Which will allow the space to be available to rent out for events like birthday parties.
- DC Diamond Training will operate as more than just a batting cage facility. It will help facilitate youth development through its network of certified coaches for 1:1 training and also for clinics periodically throughout the year.
- Revenue will be derived through a mix of membership subscriptions, personal training, drop ins and event packages.
- Financial projects forecast a cashflow positive business in under 6 months with a significant uptick in consistent recurring revenue in year two.

## **Mission Statement:**

Our mission is to help guide the next generation to not only be great ballplayers but also to be leaders. We want to help kids grow up to be hard-working, respectful leaders within their communities who are coachable and good teammates. We believe if we aren't instilling these values, nothing they learn here (or at any other facility) will matter.

## **Business Description:**

DC Diamond Training is a batting cage facility focused on youth baseball and softball development. Located in downtown Valley, NE, our goal is to make a positive impact on youth in and around the Douglas County, NE, area. We are dedicated to providing a safe, supportive environment where young athletes can develop their skills and character.

## **Products and Services:**

- **Monthly Membership Subscriptions:** Access to batting cage facilities for individuals and families.
- **Certified Coaching Network:** Opportunity to train with experienced coaches for skill development.
- **Drop Ins:** Individuals can choose to come use our facility ad hoc whenever best fits their schedule.
- **Club/Team Packages:** Yearly facility access for teams and local clubs. Especially the DCWYSO teams.
- **Special Events:** Facility rental for birthday parties, team parties, and community gatherings.

**Target Market:**

- Primarily youth baseball and softball players, ages 8 to 14.

**Market Analysis: Market Size and Trends****Overall Market Size:**

The data suggests a substantial market with participation likely in the tens of thousands. This estimate is based on local sports organization reports and past estimates for the Omaha area.

**Youth Participation:**

- Greater Omaha Area: A 2020 study estimated that more than 45,000 Omaha kids play organized soccer, baseball, and softball combined.
- Ralston: A 2018 report for the city of Ralston, located within Douglas County, stated that its local leagues had more than 1,000 baseball and softball players.
- Elkhorn: The Elkhorn Athletic Association (EAA), serving Elkhorn and surrounding Douglas County communities, supports over 8,000 athletes in nine sports, including baseball and softball, across more than 3,500 families.

**High School Participation:**

- Data from the Nebraska School Activities Association (NSAA) for the 2023-2024 school year provides a snapshot of regional interest in high school sports. (Note: Specific numbers for baseball and softball participation are not available at the county level from the NSAA.)

**Signs of Growth:**

- First Interstate Bank Sportsplex - this is expected to be the second most visited place in Douglas County, behind only the Henry Doorly Zoo.
- DCW New Ballfields - brand new sports complex for baseball, softball and football just built in 2025 to support anticipated growth in the city of Valley & the school district.
- Omaha as a Baseball/Softball Hub: Hosting the Athletes Unlimited Softball League in 2025 reinforces Omaha's reputation.
- Youth League Expansion: The Nebraska USA Softball program registers over 10,000 youth participants annually.
- Infrastructure Investment: Recent completion of new championship fields at the Sandhills Global Youth Complex and Creighton University's addition of new fields and a team facility.
- High School Participation Trends: Positive trends in high school sports participation in some areas.

- Collegiate Performance: The Nebraska Cornhuskers softball team's strong season in 2025.

## Competition:

- Elkhorn has several indoor training complexes that are all run at capacity.
  - Elkhorn Training Camp, Wired Training Center, Smash Indoor Sports and CHIPS Performance Training
- Waterloo has 1 facility, which is very hard to find online or on social media.
  - The Athlete Factory
- Fremont has 1 indoor facility.
  - The Pad

There are no facilities in Yutan, Valley or Arlington. We expect to gain customers from all 3 towns, including some customers in Waterloo, Elkhorn & Fremont.

We also expect to gain walk-in customers from traveling teams playing at the new First Interstate Bank Sportsplex or playing in local youth tournaments ran by the city of Valley

## Marketing Plan

1. **Social Media** - we plan to market in local Facebook groups to spread awareness about our facility and also about different events we have planned throughout the year.
2. **SEO / Online Marketing** - when someone searches “batting cages near me” or “baseball training facility” we plan to show up in people’s searches online. Chris’s background is in SEO/online marketing.
3. **Team Memberships** - Chris is a coach for 2 teams in DCWYSO. We plan to offer team memberships to local teams at a significant discount.
4. **Word Of Mouth** - our location downtown will lend itself to a lot of word of mouth advertising throughout the local area. Chris & John’s connections with local families in Valley, Yutan, Elkhorn & Arlington will also be an easy way to gain awareness.

## Financial Plan

### 1. Key Assumptions:

- Consistent monthly expenses.
- Steady revenue streams from memberships, drop-in fees, lessons, and events.
- Loan payment fixed at \$4,250 per month.

### 2. Start-up Costs and Funding:

- The SBA Loan covers start-up costs as well.
- Initial estimations have cash flow in 2025 turning positive by June.

### 3. Revenue Projections:

- **Membership Fees:**
  - 2025: Starting at \$1,200 in January, increasing to \$4,800 by December, totaling \$32,400 for the year.
  - 2026: Flat \$6,000 per month, totaling \$72,000 for the year.
- **Drop-In Fees:**
  - 2025: Mostly \$1,750, increasing to \$2,625 in May-July, totaling \$22,225.
  - 2026: Mostly \$1,750, increasing to \$2,625 in June-August, totaling \$23,975.
- **Private Lessons:**
  - 2025: Starting at \$1,750, peaking at \$2,275, totaling \$20,350.
  - 2026: Ranging from \$2,275 to \$2,625, totaling \$29,400.
- **Club Packages:**
  - 2025: Steady \$850/month starting March, totaling \$8,500.
  - 2026: Steady increase to \$2,500-\$3,333/month totaling \$39,163
- **Event/Rental Fees:**
  - 2025: Constant \$600/month, totaling \$6,600.
  - 2026: Constant \$600/month, totaling \$7,200.
- **Vending Machine:**
  - 2025: Minor, totaling \$761
  - 2026: Minor, totaling \$1,200

### 4. Expense Budget:

- **Fixed Expenses:** Consistent monthly payments for:
  - Insurance: \$585
  - Software: \$100
  - Office Expense: \$50
  - Client Appreciation: \$100
  - Repairs & Maintenance: \$250
  - Supplies: \$250
  - Taxes & Licenses: \$295
  - Utilities: \$200
  - Cleaning Fees: \$100
  - Wages: \$1,000
- **Loan Payment:** Fixed cost of \$4,250 per month.

### 5. Cash Flow Analysis:

- **2025:**
  - Early deficits, turning positive by June.
  - Year-end cash on hand: \$4,676.
- **2026:**

- Strong positive cash flow throughout the year.
- Year-end cash on hand: \$62,803.

## 6. Financial Highlights:

- **2025:**
  - Total cash receipts: \$90,836.
  - Total cash paid out: \$86,160.
- **2026:**
  - Total cash receipts: \$172,938.
  - Total cash paid out: \$86,160.

## Management Team:

- Please see attached resumes for both Chris Link and John Harvey.
- Both Chris and John have demonstrated and accomplished business careers with a strong track record of driving revenue and operational success. Both Chris and John are highly involved in the local sports community and are poised to leverage that involvement to build out a network of customers & trainers to support DC Diamond Training's goals.

## Operational Plan

**Business Hours** - business hours will typically be from 5AM to 11PM. We may change hours based on demand. We anticipate most members will be on-site between the hours of 3:30-10:00PM week nights. And daytime hours during the weekend.

**Employment** - John & Chris will work remotely on-site during business hours. Once the business starts to grow & gain consistent memberships, we plan to hire 2-3 employees to be on-site during business hours & weekends.

We will have some hourly timeslots with no employees on-site, where customers can access the building with a unique code that only works during their reservation time.

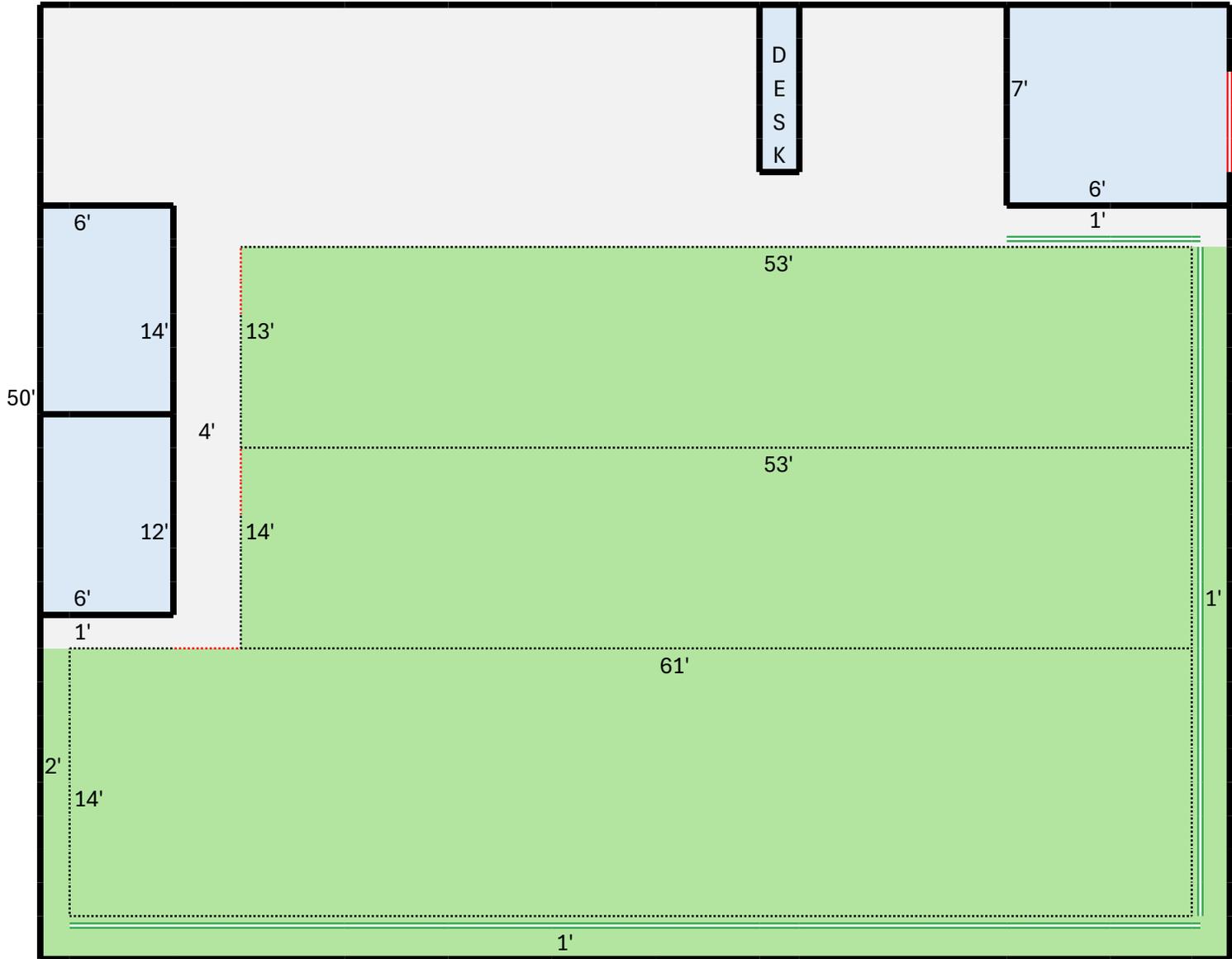
**Parking** - we will have parking open in the front and backside of the building. We do not anticipate parking to be an issue since the space will be reserved in 30 minute reserved windows.

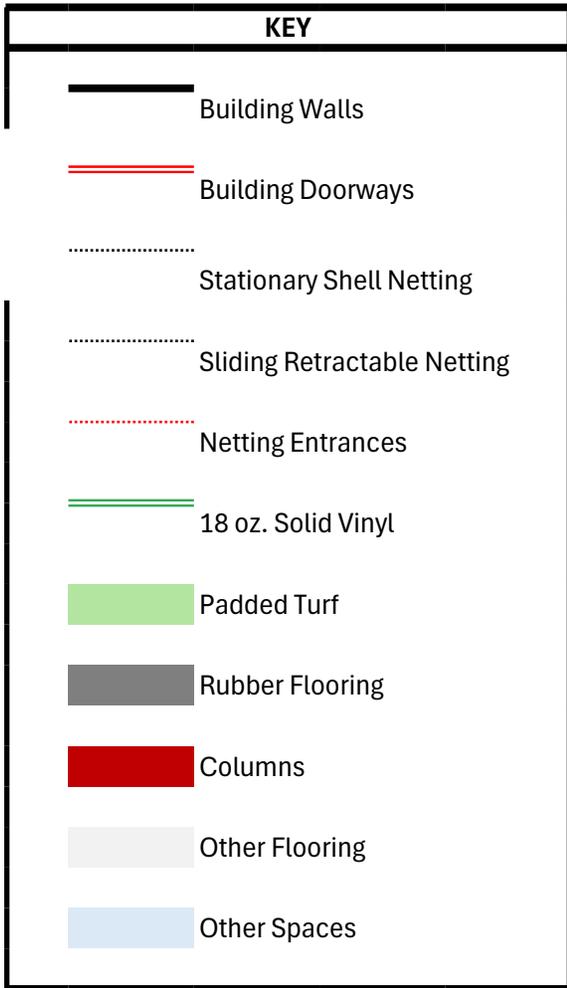
We also plan to work with the Napa owner on an overflow parking plan, which will be very rare.

**Safety** - we plan to have multiple security cameras both inside and outside the facility. We also plan to have every certified coach take background checks and abuse training. All members/guests will also have to sign a liability waiver in order to enter the building.

**Local Impact** - we hope this business being located downtown will help draw traffic to the downtown area in Valley. Kids can practice while parents go shopping or eat at the local bar & grill. Our local events will also help bring traffic during weekends especially and increase local downtown activity.

We also plan to make a substantial investment into cosmetic building improvements, which will help improve the downtown Valley aesthetics.





**HEIGHTS:**

**Estimated Low Point: 12'H**

**Finished Shell Net Height: 11'H+/-**

## **RESOLUTION NO. 2025 – \_\_ \_\_**

**WHEREAS**, an Application for Conditional Use Permit has been filed by DC Diamond Training, LLC, Chris Link and John Harvey, requesting a Conditional Use Permit allowing DC Diamond Training, LLC to use the structure at 123 E Gardiner Street for indoor recreation/entertainment batting cages/pitching tunnels; the structure is located on certain real estate legally described as:

Lot Two (2) Block Two (2), C.E. Mayne’s 1<sup>st</sup> Addition to the City of Valley, in Douglas County, Nebraska (the “Property”).

**WHEREAS**, the Property is zoned Downtown Commercial (C-2); and

**WHEREAS**, the Application for Conditional Use Permit was considered by the Valley Planning Commission on October 21, 2025, and the Planning Commission has recommended that the Conditional Use Permit should be granted; and

**WHEREAS**, the City Council has reviewed the Application for Conditional Use Permit and the recommendations of the Planning Commission and has voted to approve the Conditional Use Permit.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA:**

1. A Conditional Use Permit is hereby issued to DC Diamond Training, LLC, Chris Link and John Harvey to use the structure at 123 E. Gardiner Street for indoor recreation/entertainment batting cages/pitching tunnels; the structure located on certain real estate legally described as:

Lot Two (2) Block Two (2), C.E. Mayne’s 1<sup>st</sup> Addition to the City of Valley, in Douglas County, Nebraska (the “Property”)

PASSED AND APPROVED THIS 12TH DAY OF NOVEMBER, 2025.

CITY OF VALLEY,  
DOUGLAS COUNTY, NEBRASKA

\_\_\_\_\_  
Cindy Grove, Mayor

ATTEST:

\_\_\_\_\_  
Christie Donnermeyer, City Clerk

# RESOLUTION NO. 2025 – \_\_\_

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA:

The Application for Payment No. 10 filed with the Clerk by the special engineer of the project, showing the amount of material furnished and work performed in the City under contract heretofore from **Eriksen Construction** for **Water Treatment Plant Expansion** and the statements of the engineer and others set out below are hereby approved and the Council finds that the materials therein set out have been furnished and have been received by the City and work has been performed and claim therefor is hereby submitted as follows:

1. ORIGINAL CONTRACT PRICE	<u>\$8,900,670.00</u>
2. Net change by Change Orders	<u>\$11,068.78</u>
3. Current Contract Price (Line 1 + 2)	<u>\$8,911,738.78</u>
4. TOTAL COMPLETED AND STORED TO DATE (Sum of Column G Lump Sum Total & Column J Unit Price Total)	<u>\$3,199,812.00</u>
5. RETAINAGE:	
a. 10% x \$3,199,812.00 Work Completed	<u>\$319,981.20</u>
b. 10% x \$_____ Stored Material	<u>\$0.00</u>
c. Total Retainage (Line 5.a + Line 5.b)	<u>\$319,981.20</u>
6. AMOUNT ELIGIBLE TO DATE (Line 4 + Line 5.c)	<u>\$2,879,830.80</u>
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	<u>\$2,336,905.80</u>
8. AMOUNT DUE THIS APPLICATION	<u>\$542,925.00</u>
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 – Line 4)	<u>\$5,711,926.78</u>

PAYMENT OF: **\$542,925.00**

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NOW, THEREFORE, BE IT RESOLVED THAT the Valley City Council consents to and authorizes payment to:

**ERIKSEN CONSTRUCTION      \$542,925.00**

PASSED AND APPROVED THIS 12<sup>th</sup> DAY OF NOVEMBER 2025.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

\_\_\_\_\_  
Cindy Grove, Mayor

ATTEST:

\_\_\_\_\_  
Christie Donnermeyer, City Clerk

**Contractor's Application for Payment**

<b>Owner:</b> <u>City of Valley, Nebraska</u>	<b>Owner's Project No.:</b> _____
<b>Engineer:</b> <u>Eagle Engineering Group</u>	<b>Engineer's Project No.:</b> <u>23-66</u>
<b>Contractor:</b> <u>Eriksen Construction</u>	<b>Contractor's Project No.:</b> <u>979</u>
<b>Project:</b> <u>Water Treatment Plant Expansion</u>	
<b>Contract:</b> <u>Water Treatment Plant Expansion</u>	
<b>Application No.:</b> <u>10</u>	<b>Application Date:</b> <u>10/31/2025</u>
<b>Application Period:</b> <b>From</b> <u>10/1/2025</u> <b>to</b> <u>10/31/2025</u>	

1. Original Contract Price	\$ 8,900,670.00
2. Net change by Change Orders	\$ 11,068.78
3. Current Contract Price (Line 1 + Line 2)	\$ 8,911,738.78
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 3,199,812.00
5. Retainage	
a. <u>10%</u> X <u>\$ 3,199,812.00</u> Work Completed	\$ 319,981.20
b. <u>10%</u> X <u>\$ -</u> Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 319,981.20
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 2,879,830.80
7. Less previous payments (Line 6 from prior application)	\$ 2,336,905.80
8. Amount due this application	\$ 542,925.00
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 5,711,926.78

**Contractor's Certification**

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

**Contractor:** Eriksen Construction

**Signature:** Al Schoemaker **Date:** 10/31/2025

<b>Recommended by Engineer</b>	<b>Approved by Owner</b>
<b>By:</b> _____	<b>By:</b> _____
<b>Title:</b> _____	<b>Title:</b> _____
<b>Date:</b> _____	<b>Date:</b> _____
<b>Approved by Funding Agency</b>	
<b>By:</b> _____	<b>By:</b> _____
<b>Title:</b> _____	<b>Title:</b> _____
<b>Date:</b> _____	<b>Date:</b> _____

**Progress Estimate - Lump Sum Work**

Owner: City of Valley, Nebraska  
 Engineer: Eagle Engineering Group  
 Contractor: Eriksen Construction  
 Project: Water Treatment Plant Expansion  
 Contract: Water Treatment Plant Expansion

**Contractor's Application for Payment**

Owner's Project No.: 23-66  
 Engineer's Project No.: 979  
 Contractor's Project No.:

Item No.	Description	C	Application Period: From 10/01/25 to 10/31/25		F	G	H	I
			Scheduled Value (\$)	D				
Original Contract								
1	Mobilization	345,670.00	345,670.00	-	-	345,670.00	100%	-
2	Demolition	12,500.00	12,500.00	6,250.00	6,250.00	6,250.00	50%	6,250.00
3	Concrete	1,100,000.00	950,000.00	50,000.00	50,000.00	1,000,000.00	91%	100,000.00
4	Structural Precast	90,000.00	80,000.00	10,000.00	-	90,000.00	100%	-
5	Masonry	330,000.00	-	-	-	-	0%	330,000.00
6	Wall Panels	220,000.00	-	-	-	-	0%	220,000.00
7	Roofing	120,000.00	-	-	-	-	0%	120,000.00
8	Doors/Windows	130,000.00	-	-	-	-	0%	130,000.00
9	Framed Walls	58,000.00	-	-	-	-	0%	58,000.00
10	Ceilings	25,000.00	-	-	-	-	0%	25,000.00
11	Painting/Coatings	150,000.00	-	-	-	-	0%	150,000.00
12	Plumbing	145,000.00	4,000.00	20,000.00	-	24,000.00	17%	121,000.00
13	HVAC	55,000.00	4,500.00	-	-	4,500.00	8%	50,500.00
14	Electrical/Controls	1,400,000.00	20,000.00	185,000.00	-	205,000.00	15%	1,195,000.00
15	Earthwork	160,000.00	160,000.00	-	-	160,000.00	100%	-
16	Dewatering	350,000.00	342,000.00	8,000.00	-	350,000.00	100%	-
17	Paving	25,000.00	-	-	-	-	0%	25,000.00
18	Fence	240,000.00	-	-	-	-	0%	240,000.00
19	Water Distribution	165,000.00	111,000.00	54,000.00	-	165,000.00	100%	-
20	Sanitary Sewer	190,000.00	60,000.00	130,000.00	-	190,000.00	100%	-
21	Storm Sewer	55,000.00	55,000.00	-	-	55,000.00	100%	-
22	Process	700,000.00	-	140,000.00	-	140,000.00	20%	560,000.00
23	Pumps	450,000.00	340,000.00	-	-	340,000.00	76%	110,000.00
24	Aeriation/Filters	2,300,000.00	60,000.00	-	-	60,000.00	3%	2,240,000.00
25	Chemical Feed Equipment	80,000.00	64,392.00	-	-	64,392.00	80%	15,608.00
26	Seeding	4,500.00	-	-	-	-	0%	4,500.00
27								
28								
29								
		<b>Original Contract Totals</b>	<b>\$ 8,900,670.00</b>	<b>\$ 2,596,562.00</b>	<b>\$ 603,250.00</b>	<b>\$ 3,199,812.00</b>	<b>36%</b>	<b>\$ 5,700,858.00</b>



# RESOLUTION NO. 2025 – \_\_\_

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA:

The Application for Payment No. 6 filed with the Clerk by the special engineer of the project, showing the amount of material furnished and work performed in the City under contract heretofore from **United Utilities & Excavation for Valley Landing – Sewer, Water Main, and Storm Sewer Improvements** and the statements of the engineer and others set out below are hereby approved and the Council finds that the materials therein set out have been furnished and have been received by the City and work has been performed and claim therefor is hereby submitted as follows:

1. ORIGINAL CONTRACT PRICE	<u>\$1,074,057.66</u>
2. Net change by Change Orders	<u>\$0.00</u>
3. Current Contract Price (Line 1 + 2)	<u>\$1,074,057.66</u>
4. TOTAL COMPLETED AND STORED TO DATE (Sum of Column G Lump Sum Total & Column J Unit Price Total)	<u>\$882,217.91</u>
5. RETAINAGE:	
a. 10 % x \$784,812.56 Work Completed	<u>\$39,240.63</u>
b. 10% x \$ 97,405.35 Stored Material	<u>\$9,740.54</u>
c. Total Retainage (Line 5.a + Line 5.b)	<u>\$48,981.17</u>
6. AMOUNT ELIGIBLE TO DATE (Line 4 + Line 5.c)	<u>\$833,236.74</u>
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	<u>\$619,034.87</u>
8. AMOUNT DUE THIS APPLICATION	<u>\$214,201.87</u>
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 – Line 4)	<u>\$191,839.75</u>

PAYMENT OF:           **\$214,201.87**

NOW, THEREFORE, BE IT RESOLVED THAT the Valley City Council consents to and authorizes payment to:

**UNITED UTILITIES & EXCAVATION \$214,201.87**

PASSED AND APPROVED THIS 12<sup>th</sup> DAY OF NOVEMBER 2025.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

\_\_\_\_\_  
Cindy Grove, Mayor

ATTEST:

\_\_\_\_\_  
Christie Donnermeyer, City Clerk

**Contractor's Application for Payment**

<b>Owner:</b> <u>City of Valley</u>	<b>Owner's Project No.:</b> <u>n/a</u>
<b>Engineer:</b> <u>EAGLE ENGINEERING GROUP</u>	<b>Engineer's Project No.:</b> <u>24-44</u>
<b>Contractor:</b> <u>United Utilities &amp; Excavation</u>	<b>Contractor's Project No.:</b> <u>n/a</u>
<b>Project:</b> <u>Valley Landing - Sewer, Water Main, and Storm Sewer Improvements</u>	
<b>Contract:</b> <u>Valley Landing - Sewer, Water Main, and Storm Sewer Impr., Valley, Nebraska</u>	
<b>Application No.:</b> <u>6</u>	<b>Application Date:</b> <u>11/5/2025</u>
<b>Application Period:</b> <b>From</b> <u>10/8/2025</u> <b>to</b> <u>11/4/2025</u>	

1. Original Contract Price	\$ 1,074,057.66
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 1,074,057.66
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 882,217.91
5. Retainage	
a. <u>5%</u> X <u>\$ 784,812.56</u> Work Completed	\$ 39,240.63
b. <u>10%</u> X <u>\$ 97,405.35</u> Stored Materials	\$ 9,740.54
c. Total Retainage (Line 5.a + Line 5.b)	\$ 48,981.17
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 833,236.74
7. Less previous payments (Line 6 from prior application)	\$ 619,034.87
8. Amount due this application	\$ 214,201.87
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 191,839.75

**Contractor's Certification**

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

**Contractor:** United Utilities & Excavation

**Signature:** \_\_\_\_\_ **Date:** 11/5/2025

<b>Recommended by Engineer</b>	<b>Approved by Owner</b>
<b>By:</b> _____	<b>By:</b> _____
<b>Title:</b> <u>Project Manager</u>	<b>Title:</b> <u>Mayor</u>
<b>Date:</b> <u>11/6/2025</u>	<b>Date:</b> <u>11/12/2025</u>
<b>Approved by Funding Agency</b>	
<b>By:</b> _____	<b>By:</b> _____
<b>Title:</b> _____	<b>Title:</b> _____
<b>Date:</b> _____	<b>Date:</b> _____

**Progress Estimate - Unit Price Work**

**Contractor's Application for Payment**

<b>Owner:</b>	City of Valley	<b>Owner's Project No.:</b>	n/a
<b>Engineer:</b>	<b>EAGLE ENGINEERING GROUP</b>	<b>Engineer's Project No.:</b>	24-44
<b>Contractor:</b>	United Utilities & Excavation	<b>Contractor's Project No.:</b>	n/a
<b>Project:</b>	Valley Landing - Sewer, Water Main, and Storm Sewer Improvements		
<b>Contract:</b>	Valley Landing - Sewer, Water Main, and Storm Sewer Impr., Valley, Nebraska		

**Application No.:** 6      **Application Period:** From 10/08/25 to 11/04/25      **Application Date:** 11/05/25

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
1	CONNECT TO EXG. SANITARY SEWER MAIN	2.00	EA	350.00	700.00	2.00	700.00	-	700.00	100%	-
2	CONNECT TO EXG. SANITARY MANHOLE	1.00	EA	1,325.00	1,325.00	1.00	1,325.00	-	1,325.00	100%	-
3	CONSTRUCT 8"DIA. PVC SDR 35 SANITARY SEWER PIPE	898.00	LF	47.35	42,520.30	898.00	42,520.30	-	42,520.30	100%	-
4	CONSTRUCT 10"DIA. PVC SDR 35 SANITARY SEWER PIPE	1,214.00	LF	51.00	61,914.00	1,282.00	65,382.00	-	65,382.00	106%	(3,468.00)
5	CONSTRUCT 12"DIA. PVC SDR 35 SANITARY SEWER PIPE	1,360.00	LF	57.00	77,520.00	1,360.00	77,520.00	-	77,520.00	100%	-
6	CONSTRUCT 6" PVC SDR 26 SANITARY SEWER SERVICE	590.00	LF	41.52	24,496.80	590.00	24,496.80	-	24,496.80	100%	-
7	CONSTRUCT 54" I.D. SANITARY SEWER MANHOLE INC. LINER	145.60	VF	850.00	123,760.00	145.60	123,760.00	-	123,760.00	100%	-
8	CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION	3,472.00	LF	2.50	8,680.00	3,540.00	8,850.00	-	8,850.00	102%	(170.00)
9	CONSTRUCT 8" X 6" WYE	2.00	EA	460.00	920.00	2.00	920.00	-	920.00	100%	-
10	CONSTRUCT 12" X 6" WYE	1.00	EA	680.00	680.00	1.00	680.00	-	680.00	100%	-
11	BORING FOR 8"DIA. SEWER MAIN	35.00	LF	139.00	4,865.00	40.00	5,560.00	-	5,560.00	114%	(695.00)
12	BORING FOR 10"DIA. SEWER MAIN	30.00	LF	167.16	5,014.80	35.00	5,850.60	-	5,850.60	117%	(835.80)
13	BORING FOR 12"DIA. SEWER MAIN	30.00	LF	210.00	6,300.00	30.00	6,300.00	-	6,300.00	100%	-
14	CONSTRUCT 8"DIA. STUB-OUT & CAP	2.00	EA	487.50	975.00	2.00	975.00	-	975.00	100%	-
15	REMOVE AND REPLACE 11-INCH CONCRETE PAVEMENT -	68.00	SY	140.00	9,520.00	68.00	9,520.00	-	9,520.00	100%	-
16	EXTERNAL FRAME SEAL	17.00	EA	678.00	11,526.00	17.00	11,526.00	-	11,526.00	100%	-
17	DEWATERING - SANITARY SEWER	3,472.00	LF	10.00	34,720.00	1,584.50	15,845.00	-	15,845.00	46%	18,875.00
18	SITE PREPARATION / MOBILIZATION	1.00	LS	21,829.12	21,829.12	1.00	21,829.12	-	21,829.12	100%	-
19	TRAFFIC CONTROL / WARNING SIGNS / BARRICADES	1.00	LS	3,500.00	3,500.00	1.00	3,500.00	-	3,500.00	100%	-
20	CONNECT TO EXG. 12"DIA. WATER MAIN	3.00	EA	3,967.00	11,901.00	2.00	7,934.00	-	7,934.00	67%	3,967.00
21	CONNECT TO EXG. 14"DIA. WATER MAIN	1.00	EA	3,770.00	3,770.00	-	-	-	-	0%	3,770.00
22	INSTALL 12x8"DIA. MJ TEE & BLOCK	3.00	EA	1,331.00	3,993.00	2.00	2,662.00	-	2,662.00	67%	1,331.00
23	INSTALL 14x6"DIA. MJ TEE & BLOCK	1.00	EA	1,442.00	1,442.00	-	-	-	-	0%	1,442.00
24	CONSTRUCT 8"DIA. D.I.P. CL 350 WATER MAIN	3,649.00	LF	62.00	226,238.00	2,584.00	160,208.00	38,005.19	198,213.19	88%	28,024.81
25	CONSTRUCT 6"DIA. D.I.P. CL 350 WATER MAIN	479.00	LF	52.00	24,908.00	-	-	14,266.74	14,266.74	57%	10,641.26
26	INSTALL TRACER WIRE	4,128.00	LF	0.50	2,064.00	2,584.00	1,292.00	379.64	1,671.64	81%	392.36
27	UNCASED BORING FOR 6"DIA. WATER MAIN	40.00	LF	151.70	6,068.00	-	-	-	-	0%	6,068.00
28	UNCASED BORING FOR 8"DIA. WATER MAIN	40.00	LF	167.80	6,712.00	-	-	-	-	0%	6,712.00
29	INSTALL 8"DIA. MJ TEE & BLOCK	2.00	EA	1,037.50	2,075.00	2.00	2,075.00	-	2,075.00	100%	-
30	INSTALL 8x6"DIA. MJ TEE & BLOCK	1.00	EA	975.00	975.00	1.00	975.00	-	975.00	100%	-
31	INSTALL 8x6"DIA. MJ SWIVEL TEE & BLOCK	9.00	EA	952.00	8,568.00	7.00	6,664.00	570.00	7,234.00	84%	1,334.00
32	INSTALL 6"DIA. MJ SWIVEL TEE & BLOCK	1.00	EA	865.00	865.00	-	-	235.00	235.00	27%	630.00
33	INSTALL 8"DIA. 22.5 DEG MJ BEND & BLOCK	4.00	EA	644.00	2,576.00	4.00	2,576.00	-	2,576.00	100%	-
34	INSTALL 8"DIA. 45 DEG MJ BEND & BLOCK	2.00	EA	694.00	1,388.00	2.00	1,388.00	-	1,388.00	100%	-
35	INSTALL 6"DIA. MJ 45 DEG BEND & BLOCK	2.00	EA	565.00	1,130.00	-	-	282.00	282.00	25%	848.00
36	INSTALL FIRE HYDRANT ASSEMBLY	11.00	EA	6,113.00	67,243.00	-	-	38,940.00	38,940.00	58%	28,303.00
37	INSTALL 8"DIA. R.S. GATE VALVE W/ VALVE BOX	9.00	EA	2,090.00	18,810.00	7.00	14,630.00	3,539.78	18,169.78	97%	640.22
38	INSTALL 6"DIA. R.S. GATE VALVE W/ VALVE BOX	1.00	EA	1,550.00	1,550.00	-	-	1,187.00	1,187.00	77%	363.00
39	REMOVE CONCRETE PAVEMENT	129.00	SY	22.50	2,902.50	-	-	-	-	0%	2,902.50
40	REMOVE CONCRETE TRAIL	2,099.00	SF	2.86	6,003.14	2,099.00	6,003.14	-	6,003.14	100%	-

**Progress Estimate - Unit Price Work**

**Contractor's Application for Payment**

<b>Owner:</b>	City of Valley	<b>Owner's Project No.:</b>	n/a
<b>Engineer:</b>	<b>EAGLE ENGINEERING GROUP</b>	<b>Engineer's Project No.:</b>	24-44
<b>Contractor:</b>	United Utilities & Excavation	<b>Contractor's Project No.:</b>	n/a
<b>Project:</b>	Valley Landing - Sewer, Water Main, and Storm Sewer Improvements		
<b>Contract:</b>	Valley Landing - Sewer, Water Main, and Storm Sewer Impr., Valley, Nebraska		

**Application No.:** 6      **Application Period:** From 10/08/25 to 11/04/25      **Application Date:** 11/05/25

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
41	TEMPORARY CRUSHED ROCK SURFACING	130.00	TON	50.00	6,500.00		-	-	-	0%	6,500.00
42	CONSTRUCTION STAKING	1.00	ALW	17,400.00	17,400.00	1.00	17,400.00	-	17,400.00	100%	-
43	TRENCH COMPACTION TESTING	1.00	ALW	8,500.00	8,500.00	0.25	2,125.00	-	2,125.00	25%	6,375.00
44	CONSTRUCT 15"DIA. STORM SEWER	62.00	LF	53.00	3,286.00	56.00	2,968.00	-	2,968.00	90%	318.00
45	CONSTRUCT 18"DIA. STORM SEWER	715.00	LF	52.40	37,466.00	709.00	37,151.60	-	37,151.60	99%	314.40
46	CONSTRUCT 24"DIA. STORM SEWER	1,015.00	LF	69.00	70,035.00	857.00	59,133.00	-	59,133.00	84%	10,902.00
47	CONSTRUCT 36"DIA. STORM SEWER	434.00	LF	92.00	39,928.00	354.00	32,568.00	-	32,568.00	82%	7,360.00
48	CONSTRUCT 18"DIA. RC CLASS III FLARED END SECTION W/	5.00	EA	2,500.00	12,500.00		-	-	-	0%	12,500.00
49	CONSTRUCT 24"DIA. RC CLASS III FLARED END SECTION W/	5.00	EA	2,832.00	14,160.00		-	-	-	0%	14,160.00
50	CONSTRUCT 36"DIA. RC CLASS III FLARED END SECTION W/	1.00	EA	4,535.00	4,535.00		-	-	-	0%	4,535.00
51	CONSTRUCT 60"ID STORM SEWER MANHOLE	2.00	EA	8,000.00	16,000.00		-	-	-	0%	16,000.00
52	INSTALL TYPE 'C' RIP RAP W/ ENG FABRIC	30.00	TON	60.00	1,800.00		-	-	-	0%	1,800.00
<b>Original Contract Totals</b>					<b>\$ 1,074,057.66</b>		<b>\$ 784,812.56</b>	<b>\$ 97,405.35</b>	<b>\$ 882,217.91</b>	<b>82%</b>	<b>\$ 191,839.75</b>

# RESOLUTION NO. 2025 – \_\_\_

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA:

The Application for Payment No. 1 filed with the Clerk by the special engineer of the project, showing the amount of material furnished and work performed in the City under contract heretofore from **Luxa Construction Co. Inc.** for **Valley Landing – Street Paving Improvements** and the statements of the engineer and others set out below are hereby approved and the Council finds that the materials therein set out have been furnished and have been received by the City and work has been performed and claim therefor is hereby submitted as follows:

1. ORIGINAL CONTRACT PRICE	<u>\$969,229.65</u>
2. Net change by Change Orders	<u>\$0.00</u>
3. Current Contract Price (Line 1 + 2)	<u>\$969,229.65</u>
4. TOTAL COMPLETED AND STORED TO DATE (Sum of Column G Lump Sum Total & Column J Unit Price Total)	<u>\$796,277.90</u>
5. RETAINAGE:	
a. 5 % x \$796,277.90 Work Completed	<u>\$39,813.90</u>
b. 5% x \$                    Stored Material	<u>\$0.00</u>
c. Total Retainage (Line 5.a + Line 5.b)	<u>\$39,813.90</u>
6. AMOUNT ELIGIBLE TO DATE (Line 4 + Line 5.c)	<u>\$756,464.00</u>
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	<u>\$0.00</u>
8. AMOUNT DUE THIS APPLICATION	<u>\$756,464.00</u>
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 – Line 4)	<u>\$172,951.75</u>

**PAYMENT OF:           \$756,464.00**

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NOW, THEREFORE, BE IT RESOLVED THAT the Valley City Council consents to and authorizes payment to:

**LUXA CONSTRUCTION CO. INC           \$756,464.00**

PASSED AND APPROVED THIS 12<sup>th</sup> DAY OF NOVEMBER 2025.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

\_\_\_\_\_  
Cindy Grove, Mayor

ATTEST:

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Christie Donnermeyer, City Clerk