

AGENDA
VALLEY CITY COUNCIL
Tuesday, August 11, 2026
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 July City Council meeting

7.B. Approve Treasurer's Report

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

7.D. Approve July Payroll \$107,528.89 and IRA \$3,654.16

7.E. Accept July Keno Receipts \$6,600.35

7.F. Accept PeopleService Inc., Report

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

- **July Library Board**

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.

- July Library statistics
 - July Cemetery Board
 - June Planning Commission
 - June Parks & Recreation Advisory Committee
8. **Wastewater Rates discussion item regarding future wastewater rates.**
 9. **Mileage Reimbursement consideration and action to set the mileage reimbursement rate at .76 cents per mile as set by the Internal Revenue Service.**
 10. **Resolution No. 2026-26 consideration and action to approve League Association of Risk Management (LARM) property and casualty insurance 2026-2027 Renewal Resolution; term commitment and deductible amount.**
 11. **Ordinance No. 854 consideration and approval of amending Ordinance No. 580 (Municipal Code Section 34.02) pertaining to contracts, purchases, bidding, and other requirements.**
 12. **Resolution No. 2026-31 consideration and action to adopt policies and procedures to govern procurement transactions conducted by the City.**
 13. **Resolution No. 2026-32 consideration and action authorizing and directing that the following issue be placed on the ballot for the Nebraska General Election to be held on November 3, 2026, to wit: consideration by the City's electors to approve allocation of up to 50% of the revenue received from the City's existing local sales and use tax for the purpose of planning, designing, constructing, equipping, and financing a new municipal swimming pool and related aquatic facilities.**
 14. **Gibbs Land Development, LLC (Falcon Business Park) consideration and approval of preliminary plat.**
 - **Review**
 - **Open Public Hearing**
 - **Close Public Hearing**
 - **Motion to approve**
 15. **Gibbs Land Development, LLC (Falcon Business Park) consideration and approval of final plat.**
 - **Review**
 - **Open Public Hearing**
 - **Close Public Hearing**

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- **Motion to approve**
- 16. **City Engineer**
 - 16.A. **Water Treatment Plant Expansion** - Eriksen Construction
 - 16.A.1. Consideration and action to approve Change Order No. 4 for an increase in the amount of \$27,061.40.
 - 16.A.2. **Resolution No. 2026-33** consideration and action to approve Contractor's Application for Payment No. 19 in the amount of \$784,799.36.
 - 16.B. **FY26 Water Main Replacement** - Vrba Construction
 - 16.B.1. **Resolution No. 2026-34** consideration and action to approve Contractor's Application for Payment No. 2 in the amount of \$88,982.37.
 - 16.C. **Other / Miscellaneous**
- 17. **PeopleService**
- 18. **Police Department**
- 19. **Building and Zoning**
- 20. **City Administrator**
- 21. **City Attorney**
- 22. **Mayor's Report**
 - **Cross Connection Control & Lead Line Reporting**
 - **Pool survey online**
- 23. **Upcoming Items**
 - **Planning Commission: August 18, 2026 @ 4:30 P.M.**
 - **Budget Workshop: August 17, 2026 @ 7:00 p.m.**
 - **Budget Workshop: August 24, 2026 @ 7:00 p.m.**
- 24. **Adjourn**

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NOTICE OF MEETING

CITY OF VALLEY
Tuesday, August 11, 2026, 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 Tuesday, August 11, 2026, at 7:00 p.m., at Valley City Hall.

Public hearings will be held on the following (submitted concurrently):

1. Preliminary Plat - Gibbs Land Development, LLC (Falcon Business Park II). Part of the East Half of Section 25, Township 16 North, Range 9 East of the 6th P.M., Douglas County, Nebraska (275th & Ida Street).
2. Final Plat - Gibbs Land Development, LLC (Falcon Business Park II), Lots 1-28, Outlots A & B. Part of the East Half of Section 25, Township 16 North, Range 9 East of the 6th P.M., Douglas County, Nebraska (275th & Ida Street).

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

Christie Donnermeyer, City Clerk

7/31 ZNEZ

The **Daily Record**

Proof of Publication

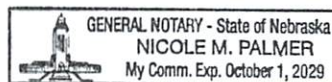
JASON W. HUFF, Publisher

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:

7/31/26

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



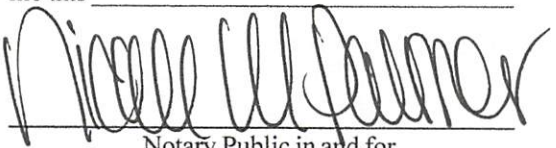
Publisher's Fee \$32.00

Additional Copies \$

Filing Fee \$

Total \$32.00


Subscribed in my presence and sworn to before
me this JULY 31 2026


Notary Public in and for
Douglas County, State of Nebraska

MINUTES
Regular MEETING
July 14, 2026

1 and 2. **Call to Order and Roll Call** Mayor Linda Lewis called the meeting to order at 7:00 p.m. Present were Council Members J. Lewis, Dean, Socha, and Hayden. Also present: City Attorney Matt Munderloh, City Administrator Mike Gorman, Clerk Christie Donnermeyer, Deputy Clerk Jon Barnhart, City Treasurer Lori Sorensen, and Public Works Superintendent Tim Sheets.

Mayor L. Lewis 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** No one spoke.

6. **Approval of Agenda** Council member Hayden moved to approve the agenda. Dean seconded. YES: Socha, Dean, J. Lewis and Hayden. NO: no one. Motion carried.

7. **Consent Agenda** Council Member J. Lewis moved to approve the consent agenda. Hayden seconded. YES: Hayden, Socha, Dean, and J. Lewis. NO: No one. Motion carried. Items on the consent agenda were: June 8 and 9, 2026 City Council meeting minutes; Treasurer's Report, June Payroll \$123512.84 & IRA \$3535.68; Keno Receipts \$5215.21; PeopleService Report; Minutes and/or statistics of the following boards and/or committees: June Library statistics; June 18, 2025 Park Advisory Committee minutes; D C West Special Designated Liquor License Spruce Street Taven Special Designated Liquor License; and the following bills: **Services/Utilities/Insurance:** Aflac \$222.66; Alternate Rain \$264.50; Bamboo \$411.35; BCBS \$24373.95; Black Hills Energy \$488.79; DataShield \$99.64; DC Environmental Services \$924.00; Eagle Engineering \$50264.45; FiveNines \$8405.36; FP Finance \$652.95; Fremont Dept Utilities \$59511.85; Goosmann Law \$6650.00; Great Plains Comm \$1122.01; Guardian \$1311.16; Michael Matzen \$825.00; Midwest Alarm \$135.00; Morgan White \$1082.78; Neb. Sweeping \$4650.34; OPPD \$20068.97; PeopleService \$36112.00; Retirement Plan Consultants \$640.73; The Daily Record \$357.79; Verizon \$1741.16; Vierregger Elec \$7310.00; Vrba Const \$61111.63; Waste Connections \$426.98; West-E-Con \$33497.60; Xpress \$1028.82; YMCA \$30.00; **Supplies/Equipment:** Amazon Bus \$2944.44; B&B Tech \$155.00; Bauer Built \$1984.05; Bomgaars \$389.97; Bound to Stay Bound \$70.91; Cappel Auto \$54.84; Cintas \$254.64; Core & Main \$2122.28; Douglas County Engineer \$162.04; Electric Pump \$9486.31; Everett's Auto \$1720.31; FNB Credit Card \$430.57; Fontenelle Forest \$500.00; Great Plains Uniforms \$3141.94; Harms Oil \$2432.21; Host Coffee \$168.31; JD Car Wash \$232.90; J D Financial \$700.00; Love's \$2060.45; Mark Mathews Ent \$6505.00; Menards \$92.08; Michael Todd Ind \$905.92; One Office Solution \$394.13; Playaway Products \$598.97; Radiant Eagle LLC \$3900.00; Sherwin-Williams \$87.57; USA Bluebook \$2560.69; Valley Ace Hardware \$55.05; **Bond/Loan/TIF Payments:** Mallard \$23257.51; Bluewater \$57931.00; **Reimburse/Refund:** Adams, B \$314.51; Barta, W \$225.00; Bergman, J \$150.00; Cunningham, M \$147.71; Davis Contracting \$500.00; DRL Properties \$20.91; Executive

Outdoor \$1000.00; Gentry, W \$150.00; Guerrero, E \$117.78; Hansen, J \$150.00; Kelley, A \$32.39; Kelley, K \$150.00; Lee, B \$106.49; LIM Const \$3150.00; Miteff, J \$78.23; Monzon, S \$223.00; Phinney, R. \$150.00; Schock, L \$147.46; Soto, D \$106.49; Tietgen, R \$107.63; Tony Leonardo Plumbing \$38.00; Voss, J \$150.00.

8. Valley Shores Karen Bertelsen 28038 Sunrise Cir addressed Council regarding a drainage problem in front of Valley Shortes entrance signage. She would like to see a more permanent solution to the drainage problem. She has addressed this problem with the Public Works Superintendent and requested an elevation check to address the drainage issue. Derek O'Brien 28026 Sunrise Cir addressed Council regarding debris and elevation issues as well. They would like the City to clean the drain and do an elevation check to address the issue. City Administrator discussed the City's intent for cleaning the culvert that is plugged. He stated there will be an elevation check to confirm the direction of water flow through the culvert. Ms. Bertelsen mentioned City staff have been helpful during this process. The issue will be investigated by the City and reported back to the HOA.

9. Wastewater Increase City Treasurer Sorensen addressed Council regarding the email she provided concerning the City of Fremont's Ordinance increasing wastewater rates. She spoke about impacts on the budget moving forward. Mayor L. Lewis asked if there was a rate increase last year and the Treasurer responded Fremont had not increased their rates last year. She stated she is putting together a 3–5-year study for the Council to review to assist with decision making. Mayor L. Lewis expressed appreciation for the time and work the Treasurer has put into this project. Mayor L. Lewis stated this agenda item was for information and discussion. The Treasurer also addressed current debt services for the City. Council Member Socha inquired about the cost of the wastewater line to Fremont. At the time of construction, it was \$4 million. Mayor L. Lewis stated there will be discussions during the upcoming budget workshops about conducting a feasibility study for the construction of a wastewater facility. The Treasurer also provided future projections on the amount of fees paid to the City of Fremont for wastewater services. Council Member Socha asked when the agreement would be up for renewal and the replay was five years. Council Member Dean discussed issues with the current agreement and the potential to negotiate better rates with the City of Fremont. Council Member Dean also asked when the second reading of the Ordinance was going to occur and final vote. The Treasurer stated both could possibly happen at the City of Fremont's next Council meeting.

10. Arterial Street Improvement Program (ASIP) City Administrator Gorman addressed Council regarding consideration of adopting an Arterial Street Improvement Program (ASIP). He provided information to consider in favor of the program. He stated ASIP should be part of Valley's long-term funding strategy. He provided an overview of the program, its impacts, other communities using it, and how it is funded. He received positive feedback from his discussions with developers about the program. He reiterated it is a tool the City can use and it is something to consider.

11. Proclamation: Mayor L. Lewis read the National Night Out proclamation.

12. Valley Days Foundation Tyler Curtis, President, Valley Days Foundation, 223 East Gardiner St. addressed Council and provided an overview of the requests for the Valley Days events. He

referenced the property at 2nd & Locust was used in the past for the fireworks display but that it currently has mulch piles. He stated an alternate site was offered for the display so the City did not have to remove the mulch piles. It was decided that the City would prefer Valley Days use the alternate site for the display this year. Mayor L. Lewis asked for clarification on the street closures, which he provided. He also requested police presence at the beer garden for Friday and Saturday nights, public works employee assistance with barricades for the parade, and permission for the fireworks show. Council member Hayden moved to approve the request for the street closures, public works employee assistance and barricades, and the fireworks display at the alternate site. Dean seconded. YES: Hayden, J. Lewis, Dean, and Socha. NO: No one. Motion carried.

13. Erickson & Brooks Council member Hayden moved to approve Erickson & Brooks services for FY26-27 budget preparation. J. Lewis seconded. YES: Hayden, J. Lewis, Dean, and Socha NO: No one. Motion carried.

14. Police Chief Council member Hayden moved to confirm the appointment of Gregory Kelly as Police Chief. Socha seconded. YES: Hayden, J. Lewis, Dean, and Socha NO: No one. Motion carried.

15. Resolution No. 2026-26 League Association of Risk Management (LARM) property and casualty insurance 2026-2027 renewal. Discussions were held about the reduction in the premium but increase on the work comp side. City Clerk addressed Council to remind them they needed to decide on the term as well as the deductible in their motion. Council member Dean inquired about deductible options; and asked the City Attorney what he has seen other municipalities doing regarding deductibles. Council member J. Lewis asked about the deadline for passage of the Resolution which was answered August 14, 2026. There was further discussion regarding increasing the deductibles to save on the premium. It was requested that the Clerk obtain deductible options from LARM. Council member Hayden moved to table Resolution No. 2026-26 to the August meeting. J. Lewis seconded. YES: Hayden, J. Lewis, Dean, and Socha NO: No one. Motion carried.

16. City Engineer

Council member J. Lewis moved for passage of Resolution No. 2026-27 approving contractor's application for payment no. 2 in the amount of \$54,000 from Vrba Construction for the Ginger Woods No. 3 lift station pump replacement Dean seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

Council member J. Lewis moved for passage of Resolution No. 2026-28 approving contractor's invoice no. 32551 in the amount of \$4,626.00 from Commercial Seeding Contractors for Valley Landing Street Paving Improvements to be paid directly to the contractor from Core Bank. Hayden seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

Council member Dean moved for passage of Resolution No. 2026-29 approving contractor's application for payment no. 18 in the amount of \$314,495.80 from Eriksen Construction for the

water treatment plant expansion. Hayden seconded. YES: J. Lewis, Socha, Dean, 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 informed Council that the plant should start producing water around August 10-17, 2026, along with an overview of the progress.

Council member Hayden moved for passage of Resolution No. 2026-30, Contractor's Application for Payment No. 1 in the amount of \$233,609.04 from Vrba Construction for FY26 water main replacement. J. Lewis seconded. YES: Hayden, J. Lewis, Dean, and Socha. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

Bids for the Catalina Water Main Improvements Phase 1 were reviewed. Council member J. Lewis moved to award the contract to Judds Bros Construction Co. Hayden seconded. YES: Hayden, J. Lewis, Dean, and Socha. NO: No one. Motion carried.

City Engineer Perry provided updates on the lift station pump replacement projects and the water supply well #4.

17. PeopleService Mike Adair, PeopleService Inc., addressed Council regarding the cause of the July 4th incident at the water plant which produced the water outage. He stated there was a lightning strike that affected the PLC at the water plant. He provided an overview of PeopleService response and how it was resolved. He discussed the proposed upgrade to the VT SCADA system and how it differs from the current system. He stated there will be a pressure alarm installed at the water tower so PeopleService will be notified if the water tower gets below 50 psi to assist with preventing any future issues. Mayor L. Lewis expressed appreciation for PeopleService fast response to resolve the incident. Council member Socha asked about the white light on the south side of the water tower. Mr. Adair seemed to think he was referring to the drainpipe for the condensation tarp. Council member Socha also wanted to know if there was any kind of light that would indicate the tower was running low on water. Mr. Adair stated no. Council member Socha also asked if the tower had run out of water during the July 4 incident and Mr. Adair answered no.

18. Police Department Interim Police Chief Willmann provided an overview of the statistics.

19. Building and Zoning Building Inspector Evans provided an overview of the inspections performed during the month of June. There were 46 inspections, 41 new permits for a total revenue of \$25,970.60.

20. City Administrator City Administrator Gorman provided an update on the swimming pool survey conducted during the June town hall at the YMCA. There were 380 responses. He reviewed some of the top preferences. He stated City staff are preparing a handout for the Valley Days and National Night Out events to get information to the residents about splitting the sales tax. He also discussed the importance of splitting the sales tax and the alternative if it is not approved. He noted the next Public Meeting will be August 5, 2026, at the Twin Rivers YMCA.

21. City Attorney City Attorney Munderloh addressed Council regarding the Arterial Street Improvement Program (ASIP) and working with City Administrator Gorman to make sure the proper legal framework is in place. He also discussed splitting the sales tax and the need of Council

to be prepared to pass an ordinance at the next meeting for placement of the question on the ballot. He also presented the City with a \$500 donation from the firm for the National Night Out event.

22. Mayor's Report Mayor L. Lewis spoke about the Cross Connection Control survey and the requirement of completing same every 5 years. Mike Adair also spoke about the need for completion of the Cross Connection Control survey and referenced the July 4th incident as an example of why it is important. He noted the number of surveys received is only 155 out 3003. He stated this is the lowest response numbers received compared to other municipalities in his service area. Mayor L. Lewis inquired about a fine if the surveys are not completed. Mr. Adair stated no. Council member Socha asked if it is for all houses and the answer was yes.

23. Upcoming items Planning Commission July 21, 2026, at 4:30; National Night Out August 4, 2026, at 5:30; Valley Days August 6, 7, and 9, 2026.

24. Adjourn Council member Hayden moved to adjourn. Socha seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one, motion carried. Meeting adjourned at 8:04 p.m.


Linda Lewis, Mayor


Christie Donnermeyer, City Clerk

**Treasurer's Report
July 2026**

	<u>Dept</u>	<u>Cash Balance 7/1/2026</u>	<u>Net Income or (Loss)</u>	<u>Inter-fund Transfers</u>
General - Fund 1		\$1,221,180.86	\$ (928,480.38)	\$812,833.96
General MM		\$527,536.80	\$227.02	
Pines Assessments		\$316,422.58	\$714.33	
Bond - Fund 2	021	\$856,997.43	\$12,236.26	
C D A	001	\$1,000.00		
		\$2,923,137.67	(\$915,302.77)	\$812,833.96

**City of Valley
Pooled Cash
Proprietary Funds**

Funds		<u>Cash Balance 7/1/2026</u>	<u>Net Income or (Loss)</u>	<u>Inter-fund Transfers</u>
Water/Waste - Fund	024	\$1,477,872.94	\$696,737.23	(\$814,842.71)
Cap. Facility Chg.	024	\$2,449,287.20	\$5,535.32	\$3,260.00
		\$3,927,160.14	\$702,272.55	(\$811,582.71)

	<u>Dept</u>	<u>Cash Balance 7/1/2026</u>	<u>Net Income or (Loss)</u>	<u>Inter-fund Transfers</u>
Fund 4				
Nursing Home	050	\$175,062.67	\$25,077.49	\$0.00
Fund 8				
Keno	056	\$391,609.42	\$7,340.06	
Fund 10				
Sales Tax	058	\$7,099,589.87	\$195,490.48	
ARPA		\$111,465.48	\$225.89	(\$1,251.25)
		\$7,777,727.44	\$228,133.92	(\$1,251.25)

Total All Funds	\$14,628,025.25	\$15,103.70	\$0.00
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Balance	Investments	Outstanding
<u>7/31/2026</u>	<u>7/31/2026</u>	<u>Checks</u>
	\$14,568.82	\$ (34,117.84)

\$1,105,534.44

\$527,763.82

\$317,136.91

\$869,233.69

\$1,000.00

\$2,820,668.86

Cash	Investments
Balance	<u>7/31/2026</u>
<u>7/31/2026</u>	\$10,273.42

\$1,359,767.46

\$2,458,082.52

\$3,817,849.98

Cash
Balance
<u>7/31/2026</u>

\$200,140.16

\$398,949.48

\$7,295,080.35

\$110,440.12

\$8,004,610.11

\$14,643,128.95 \$24,842.24

City of Valley
Accounts Payable Status with Accounting Distribution by Vendor

	<u>Amount</u>
[232] ADVANCED HEATING & A/C	
7/09/2026 A/C CHECK/MAINTENANCE	238.00
7/23/2026 AC CHECK/MAINTENANCE	490.74
7/23/2026 A/C CHECK/MAINTENANCE	238.00
7/20/2026 210 W CHURCH ST A/C MAINTENANCE	275.00
Total for[232] ADVANCED HEATING & A/C	1,241.74
[1932] AFLAC	
7/12/2026 JULY BILLING PERIOD	222.66
Total for[1932] AFLAC	222.66
[0257] ALTERNATE RAIN	
8/03/2026 REPROGRAM SPRINKLER CLOCK 105 N SPRUCE	130.00
Total for[0257] ALTERNATE RAIN	130.00
[035184] AMAZON BUSINESS	
8/02/2026 BOOK X1	24.27
7/15/2026 MOD PODGE GLOSS SEALER	22.39
7/28/2206 4PORT USB HUB X3	23.91

7/14/2026 BOOK	18.70
7/26/2026 BOOKS X4	46.94
7/23/2026 BOOKS X3	27.52
7/10/2026 LAPTOP STAND DESK X2	65.78
7/11/2026 BOOKS X7	113.92
7/24/2026 BOOKS X17	96.67
7/27/2026 4 PORT USB HUB X3	28.13
7/13/2026 BOOKS X20	249.10
7/23/2026 BOOK	15.89
7/23/2026 MAGNETIC BLOCKS	89.26
8/04/2026 BOOK X3	23.57
7/10/2026 BOOKS X7	87.51
8/02/2026 BOOKS X2	28.68
7/18/2026 BOOKS X2	66.00
7/31/2026 TOARY TRIMMER LINE	59.99
7/21/2026 BOOKS X2	39.05

8/02/2026 BOOK X4	56.13
7/21/2026 BOOKS X5	54.02
7/31/2026 WIRED KIDS HEADPHONES X10	128.80
7/10/2026 CUSTOM LOGO TABLE CLOTH	84.99
7/09/2026 DINOSAUR FIGURE TOYS AIR DRY CLAY	55.51
8/03/2026 INK CARTRIDGE	199.99
7/19/2026 BOOKS X14	193.35
7/16/2026 YARD LETTERS/NUMBERS	178.56
7/19/2026 BOOKS X4	51.38
Total for[035184] AMAZON BUSINESS	2,130.01
[1000591] BIG O BOUNCE	
7/28/2026 NATIONAL NIGHT OUT FOAM PARTY 1HR 3-1 BOUNCE HOUSE	658.00
Total for[1000591] BIG O BOUNCE	658.00
[7966] BLACK HILLS ENERGY	
7/24/2026 NATURAL GAS ALL DEPARTMENTS 06/23/2026 - 07/23/2026	489.82
Total for[7966] BLACK HILLS ENERGY	489.82
[1805] BOMGAARS	

7/08/2026 ROUNDUP 2.5 GALLON X3	392.97
Total for[1805] BOMGAARS	392.97
[1000392] CALLAHAN, MATT & NATALJA	
7/10/2026 BUILDING DEPOSIT REFUND - 28614 LAUREL CR PARTIAL REFUND NO PLUMBING OR MECHANICAL FINAL	500.00
Total for[1000392] CALLAHAN, MATT & NATALJA	500.00
[1203] CAPPEL AUTO SUPPLY	
7/15/2026 SLIDE TERMINAL	8.99
7/17/2026 RTU EXT LIFE GAL WINDSHIELD WASHER FLUID	30.47
Total for[1203] CAPPEL AUTO SUPPLY	39.46
[4420] CIACCIO ROOFING	
8/03/2026 WATER PLANT ROOF REPAIR STANDING SEAM METAL ROOF REMOVE/REPLACE 2 BROKEN SKYLIGHT DOMES	6,260.00
Total for[4420] CIACCIO ROOFING	6,260.00
[631025] CINTAS CORP	
7/23/2026 CINTAS - CITY OF VALLEY INVOICE: 4275262304 \$53.59 3x5, 4x6 MAT 4x6 LOGO MAT 4276747651 \$192.26 3x5, 4x6 MAT 4x6 LOGO MAT SOAP AIR SVC 4278304982 \$53.59 3x5, 4x6 MAT 4x6 LOGO MAT	299.44

7/23/2026 CINTAS - VALLEY PUBLIC LIBRARY	76.77
INVOICES: 4275262268 - \$18.83 3X10 & 4X6 BLACK MAT	
4276747722 \$57.94 3X10 & 4X6 BLACK MAT,	
SOAP, AIR SVC, TP RFL	

Total for[631025] CINTAS CORP	376.21
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[28330] CORE & MAIN

6/23/2026 WATER PLANT	353.81
TESTING CHEMICALS	
7/31/2026 OUT OF SERVICE MARKER 2.5" X10	442.60
OUT OF SERVICE MARKER 4.5" X5	
FIBERGLASS WSPRING 5' X6	
7/31/2026 CABLE X2	2,181.98
METER FLG SET W/GASKET X2	
7/31/2026 510M M2 S/POINT X81	26,547.56
1' METER X12	
3/4" METER X32	
25' CABLE X44	

Total for[28330] CORE & MAIN	29,525.95
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[8458] DATASHIELD CORPORATION

7/23/2026 ROUTINE ONSITE DESTRUCTION	49.64
0377357 - 07/23/2026	
7/23/2026 ROUTINE ONSITE DESTRUCTION	50.00

Total for[8458] DATASHIELD CORPORATION	99.64
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[14061] DITCH WITCH

7/21/2026 INSPECT/REPAIR BLOWER PULLY	663.85
Total for[14061] DITCH WITCH	663.85
[1003] Donnermeyer, Christie	
8/03/2026 REIMBURSEMENT	107.87
NATIONAL NIGHT OUT	
Total for[1003] Donnermeyer, Christie	107.87
[15335] DOUGLAS COUNTY ENVIRONMENTAL SERVICES	
8/03/2026 JULY	1,463.00
ELECTRICAL INSPECTIONS X19	
Total for[15335] DOUGLAS COUNTY ENVIRONMENTAL SERVICES	1,463.00
[7061280] DREAMSCAPE HOMES	
7/28/2026 WATER DEPOSIT REFUND 28624 JESSIE CR	150.00
Total for[7061280] DREAMSCAPE HOMES	150.00
[12100] EAGLE ENGINEERING GROUP LLC	
8/06/2026 WATER TREATMENT PLANT EXPANSION	10,260.00
8/06/2026 GENERAL ENGINEERING	3,279.31
GENERAL BUILDING/ZONING	
STAFF MEETING	
PLANNING COMMISSION MEETING	
MILEAGE	
8/06/2026 FY25 WATER MAIN REPLACEMENT	9,724.94
Total for[12100] EAGLE ENGINEERING GROUP LLC	23,264.25
[11190] EAKES OFFICE SOLUTION	

7/25/2026	RIC/MPC2004	257.16
	C767R210214 - B/W & COLOR	
	CONTRACT BASE RATE	
	BILLING CHARGE	
	QUARTERLY FUEL ADJUSTMENT	
	01/25/2026 - 04/24/2026	
8/01/2026	RIC/IMC2500	372.11
	EQU26212 - B/W & COLOR	
	CONTRACT BASE RATE	
	BILLING CHARGE	
	QUARTERLY FUEL ADJUSTMENT	
	05/01/2026 - 07/31/2026	
8/07/2026	SHR/BP70C31	541.75
	EQU25273 - B/W & COLOR	
	CONTRACT BASE RATE	
	BILLING CHARGE	
	QUARTERLY FUEL ADJUSTMENT	
	05/07/2026 - 08/06/2026	
Total for[11190] EAKES OFFICE SOLUTION		1,171.02
[4280] ELECTRIC PUMP		
7/16/2026	JULY 4 LIGHTENING STRIKE	8,515.66
	STENNER PUMP S445 X2	
	STENNER PUMP S447 X2	
Total for[4280] ELECTRIC PUMP		8,515.66
[207702] EVERETT'S AUTO REPAIR		
7/14/2026	'20 FORD F250	255.95
	BATTERY	
7/15/2026	VACUUM TRAILER	312.19
	TIRE MOUNT	
Total for[207702] EVERETT'S AUTO REPAIR		568.14
[1000535] FIRST NEB. BANK (CREDIT CARD)		

7/03/2026 TWILIO SENDGRID	19.95
7/28/2026 PRUNING BROCHURES	120.10
SELECTION/PLACEMENT BROCHURES	
INSECT/DISEASE BROCHURES	
7/14/2026 BAMBU LAB	812.37
7/20/2026 KELLY:	26.98
BUSINESS CARDS	
7/21/2026 CANDY	23.37
CLEANING WIPES	
MARKERS	
DUSTERS	
Total for[1000535] FIRST NEB. BANK (CREDIT CARD)	1,002.77
[619] FIVE NINES TECHNOLOGY GROUP INC	
8/01/2026 AUGUST BILLING	6,998.23
ALL DEPARTMENTS	
Total for[619] FIVE NINES TECHNOLOGY GROUP INC	6,998.23
[1000196] FP FINANCE PROGRAM	
8/04/2026 STANDARD PAYMENT	152.95
Total for[1000196] FP FINANCE PROGRAM	152.95
[635] FREMONT DEPARTMENT OF UTILITES	
8/04/2026 SERVICE PERIOD	68,832.52
06/29/2026 - 06/29/2026	
Total for[635] FREMONT DEPARTMENT OF UTILITES	68,832.52
[1700] GETZSCHMAN HEATING LLC	
6/26/2026 CLEAN COILS	463.00

Total for[1700] GETZSCHMAN HEATING LLC	463.00
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[1000502] GOOSMANN LAW FIRM PLC

8/05/2026 LEGAL SERVICES 07/01/2026 - 07/31/2026	4,228.00
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GENERAL

POLICE

GLASS LAKE

WATER

Total for[1000502] GOOSMANN LAW FIRM PLC	4,228.00
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[2058] GREAT PLAINS COMMUNICATIONS

8/01/2026 GENERAL	759.59
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POLICE

STREETS

WATER

8/01/2026 WATER TOWER	74.64
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8/01/2026 LIBRARY	239.18
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Total for[2058] GREAT PLAINS COMMUNICATIONS	1,073.41
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[4308] GREAT PLAINS UNIFORMS

8/04/2026 WILLMANN	164.99
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BOOT

8/04/2026 KELLY	113.98
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POLO X2

8/04/2026 WILLMANN	113.98
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POLO X2

Total for[4308] GREAT PLAINS UNIFORMS	392.95
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[9444] HOST COFFEE SERVICE

8/03/2026	DONUT SHOP COFFEE	129.17
	COLUMBIAN COFFEE	
	SUGAR CANISTER	
	CREAMER CANISTER	
7/31/2026	OFFICE WATER COOLER	31.03
Total for[9444] HOST COFFEE SERVICE		160.20
[152] JOHN DEERE FINANCIAL		
7/02/2026	2001 JD 1145 MOWER	40.36
	GUARD X2	
	BOLT	
Total for[152] JOHN DEERE FINANCIAL		40.36
[1000590] KACIE IN YOUR FACIE		
6/26/2026	NATIONAL NIGHT OUT EVENT	273.00
	FACE PAINTING 2HRS	
Total for[1000590] KACIE IN YOUR FACIE		273.00
[3241] KELLY, GREG		
7/13/2026	CLOTHING REIMBURSEMENT	465.45
Total for[3241] KELLY, GREG		465.45
[11245] LEAGUE OF NEBRASKA MUNICIPALITIES		
7/30/2026	LEAGUE OF NEBRASKA MUNICIPALITIES MEMBERSHIP	35,787.00
	DUES	
	09/01/2026 - 08/31/2027	
Total for[11245] LEAGUE OF NEBRASKA MUNICIPALITIES		35,787.00
[842568] LOVE'S TRAVEL STOPS & COUNTRY STORE		

8/03/2026 LOVE'S ACCT.# 3548803. POLICE/PUBLIC WORKS/VOLT/BLDG. & ZONING INVOICES: 6018236474, 6018315952, 6018392240, 6018469193, 6018551910 06/29/2026 - 08/02/2026	1,141.03
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8/03/2026 LOVE'S ACCT.# 3573399. POLICE INVOICES: 6018236335, 6018313128, 6018392691, 6018469757, 6018549457 06/29/2026 - 08/02/2026	1,744.38
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Total for[842568] LOVE'S TRAVEL STOPS & COUNTRY STORE	2,885.41
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[1313] MATZEN, MICHAEL

8/01/2026 JULY CLEANING LIBRARY/CITY HALL	825.00
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Total for[1313] MATZEN, MICHAEL	825.00
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[1318] MENARDS - ELKHORN

7/17/2026 MULCH X10 CITY HALL	33.30
7/17/2026 LIGHT BULBS X2	119.80

Total for[1318] MENARDS - ELKHORN	153.10
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[1328] MICHAEL TODD INDUSTRIAL SUPPLY

7/23/2026 6'X30' DOUBLE FACED STREET SIGN X3 6'X24' DOUBLE FACED STREET SIGN X3	211.43
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7/23/2026 HANDICAP SYMBOL STENCIL	150.00
Total for[1328] MICHAEL TODD INDUSTRIAL SUPPLY	361.43
[4218000] MIDWEST DWELLINGS LLC	
8/04/2026 PARTIAL PERMIT DEPOSIT REFUND 211 W SUNSET ST - R-004-25	500.00
8/04/2026 PARTIAL PERMIT DEPOSIT REFUND 215 W SUNSET ST - R-005-25	500.00
8/04/2026 PARTIAL PERMIT DEPOSIT REFUND 1251 VALLEY VIEW ST R-018-25	500.00
8/04/2026 PARTIAL PERMIT REFUND 1201 S LAKEWOOD ST	500.00
8/04/2026 PARTIAL PERMIT DEPOSIT REFUND 219 W SUNSET ST - R-046-25	500.00
8/04/2026 PARTIAL PERMIT REFUND 203 W SUNSET R-084-23 PASSED PER MARTY 4/24/26	500.00
8/04/2026 PARTIAL PERMIT REFUND 207 W SUNSET ST R-085-23	500.00
8/04/2026 PARTIAL PERMIT REFUND 305 LILAC ST R-134-24	500.00
Total for[4218000] MIDWEST DWELLINGS LLC	4,000.00
[715733] Midwest Tape LLC	
7/02/2026 TITAN'S CURSE - PLAYAWAY	24.99
Total for[715733] Midwest Tape LLC	24.99
[1457] NEBRASKA SWEEPING INC	

8/05/2026 STREET SWEEPING 07/30/2026, 07/31/2026, 08/01/2026,	4,650.34
08/03/2026	
RESIDENTIAL 188X - \$3850.24	
WIDE STREETS 13X - \$416.13	
9% FUEL SURCHARGE - \$383.97	

Total for[1457] NEBRASKA SWEEPING INC	4,650.34
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[2] NUTRIEN AG SOLUTIONS

7/06/2026 RIFLE HERBICIDE X5	430.00
MAKAZE X5	
COMPADRE X1	

Total for[2] NUTRIEN AG SOLUTIONS	430.00
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[1000191] OMAHA CHILDRENS MUSEUM

7/22/2026 SRP PROGRAM	255.00
MOLECULAR MAYHEM	

Total for[1000191] OMAHA CHILDRENS MUSEUM	255.00
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[3065] OPPD

7/14/2026 ALL DEPARTMENTS	21,606.87
06/09/2026 - 07/09/2026	

Total for[3065] OPPD	21,606.87
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[1617] PEOPLESERVICE INC

7/15/2026 WATER/WASTEWATER SERVICE	36,112.00
AUGUST	

Total for[1617] PEOPLESERVICE INC	36,112.00
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[0366] SOUTHEAST LIBRARY SYSTEM

7/24/2026 ANNUAL JOINT YOUTH SERVICES RETREAT 2026 THURSDAY ONLY INCLUDES LUNCH CASSELL	70.00
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Total for[0366] SOUTHEAST LIBRARY SYSTEM	70.00
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[1000551] STRATEGIC AIR COMMAND & AEROSPACE MUSEUM

7/28/2026 LIBRARY PASS PROGRAM (\$450) X 1	450.00
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Total for[1000551] STRATEGIC AIR COMMAND & AEROSPACE MUSEUM	450.00
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[2019902] THE DAILY RECORD

7/15/2026 NOTICE OF EMPLOYEE WAGES	79.33
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7/23/2026 RENEWAL OF RETAIL LIQUOR LICENSE CHERNY/POWERS INC	28.00
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7/23/2026 RENEWAL OF LIQUOR LICENSE CON AMOR LLC	28.00
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7/23/2026 RENEWAL OF LIQUOR LICENSE SPRUCE STREET TAVERN	28.00
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7/14/2026 NOTICE OF MEETING MINUTES	98.00
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7/31/2026 NOTICE OF CITY COUNCIL MEETING	32.00
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7/31/2026 NOTICE OF SPECIAL MEETING	27.33
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8/07/2026 NOTICE OF PLANNING COMMISSION MEETING	39.33
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Total for[2019902] THE DAILY RECORD	359.99
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[0363] THREE RIVERS CLERKS ASSOCIATION

7/16/2026 ANNUAL THREE RIVERS CLERKS ASSOC.	20.00
MEMBERSHIP DUES 2026-2027	
CHRISTIE DONNERMEYER	
JONATHAN BARNHART	

Total for[0363] THREE RIVERS CLERKS ASSOCIATION	20.00
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[7304] VALLEY ACE HARDWARE

7/06/2026 POP UP SPRINKL HLCRCL 4"	7.98
7/06/2026 NOZZLE PU HLF PAT BRS 4" X2	13.17
POP UP SPRNKL HLCRCL 4"	
7/06/2026 BATTERY 9V ACE 2PK	8.99
7/09/2026 DUPLEX BOX COVER X6	54.54
7/15/2026 WORKLIGHT FLASHLIGHT	22.99
7/20/2026 16x25x1 FILTER	13.98
7/20/2026 SILLCOCK KEY	28.57
Y BRASS HOSE W/SHUT OFF	
BRASS HSUT OFF HOSE 3/4"	
7/20/2026 FRZLS WALL FAUCET 1/2X12	59.99
7/24/2026 DWNSPT 3"X4"X10'	55.56
ELBOW "A"3"X4"	
ZIP HINGE X2	
7/29/2026 BLACKTOP REPAIR CG X3	53.97
7/31/2026 CLORX CLEANUP FRESH	24.58
MLT SRFC CLNR PNE	

Total for[7304] VALLEY ACE HARDWARE	344.32
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[679859] WASTE CONNECTIONS OF NEBRASKA INC	
8/01/2026 LIBRARY/BALLFIELDS/CITY HALL/PUBLIC WORKS	464.01
Total for[679859] WASTE CONNECTIONS OF NEBRASKA INC	464.01
[1000545] WATERLOO LANDSCAPE SUPPLY	
7/27/2026 TOP SOIL	200.00
Total for[1000545] WATERLOO LANDSCAPE SUPPLY	200.00
[1000593] WATERS EDGE AQUATIC DESIGN	
7/09/2026 OUTDOOR POOL ASSESMENT	7,362.00
EVALUATION	
MASTER PLAN	
CONCEPT DESIGN	
Total for[1000593] WATERS EDGE AQUATIC DESIGN	7,362.00
[4443] WORKPLACE SCREENING INTELLIGENCE LLC	
7/31/2026 SHEETS - PERIODIC TEST	140.40
KELLY - PRE EMPLOYMENT SCREEN	
Total for[4443] WORKPLACE SCREENING INTELLIGENCE LLC	140.40
[2175001] YMCA OF GREATER OMAHA	
8/07/2026 AUGUST MEMBERSHIPS	30.00
Total for[2175001] YMCA OF GREATER OMAHA	30.00
[1000357] YOUNG'S SERVICE, INC	
5/19/2026 TOWING NEW FORD	285.00
TO FREMONT FOR REPAIR	
Total for[1000357] YOUNG'S SERVICE, INC	285.00
Report Total	278,869.95

EFT:

Morgan White - \$1155.70

Guardian - \$1608.61

FP - \$500

BlueCross BlueShield - \$29709.34

XPRESS - \$1035.10

BAMBOO - \$431.29

JD'S CAR WASH - \$177.65

Pay Group: Payroll Period

City of Valley

Gross Wages

Employee

Hourly	\$41,162.39
Salary	\$11,838.84
Cell Phone Reimbursement	\$73.88
Uniform	\$96.25
Total:	\$53,171.36

Net Pay

Uncollected

Collected

Net Check	\$0.00	
Direct Deposit		\$39,292.08

Deductions (included in gross wages)

Uncollected

Collected

2026 IRA 457(b)	\$1,776.54	\$0.00
2026 IRA 457(b) - Roth	\$523.41	\$0.00
AFLAC - Short Term Disability 2026	\$23.76	\$0.00
AFLAC - SPEVNT	\$15.84	\$0.00
AFLAC Accidental 2026	\$32.62	\$0.00
AFLAC Cancer 2026	\$30.54	\$0.00
Dental	\$88.52	\$0.00
Guardian - Accident 2026-2027	\$42.24	\$0.00
Guardian - Basic Life & AD&D 2026-2027	\$0.00	\$0.00
Guardian - Child Critical Illness 2026-2027	\$0.00	\$0.00
Guardian - Employee Critical Illness 2026-2027	\$13.52	\$0.00
Guardian - Hospital 2026-2027	\$34.14	\$0.00
Guardian - LTD 2026-2027	\$0.00	\$0.00
Guardian - Spouse Critical Illness 2026-2027	\$9.18	\$0.00
Guardian - STD 2026-2027	\$0.00	\$0.00
Guardian - Vol Child Life & AD & D 2026-2027	\$2.18	\$0.00
Guardian - Vol Spouse Life & AD&D 2026-2027	\$6.83	\$0.00
Guardian Voluntary Employee Life & AD&D 2026-2027	\$101.12	\$0.00

Pay Group: Payroll Period

City of Valley

Medical	\$1,399.10	\$0.00
MWG - Gap Insurance 2026	\$7.23	\$0.00
Vision	\$9.31	\$0.00
YMCA Membership (In-Network)	\$0.00	\$0.00
Deduction Total:	\$4,629.17	\$0.00

Employee Taxes (included in gross wages)	Uncollected	Collected
Federal	\$0.00	\$3,678.30
Medicare	\$0.00	\$745.59
Social Security	\$0.00	\$3,187.91
State (NE)	\$0.00	\$1,638.31
Employee Tax Total:	\$0.00	\$9,250.11

Employer Taxes	Uncollected	Collected
Medicare	\$0.00	\$745.59
NE-UI	\$0.00	\$15.12
Social Security	\$0.00	\$3,187.91
Employer Tax Total:	\$0.00	\$3,948.62

Grand Totals

Uncollected		Collected	
Checks To Print:	\$0.00	Direct Deposits:	\$39,292.08
Employee Taxes:	\$0.00	Employee Taxes:	\$9,250.11
Employer Taxes:	\$0.00	Employer Taxes:	\$3,948.62
Deductions:	\$4,629.17	Deductions:	\$0.00
		Fees:	\$251.36
		Other Collections:	\$0.00
		Bank Transfer to BambooHR:	\$52,742.17

Pay Group: Payroll Period

City of Valley

Gross Wages**Employee**

Hourly	\$42,348.56
Salary	\$11,838.84
Cell Phone Reimbursement	\$73.88
Uniform	\$96.25
Total:	\$54,357.53

Net Pay	Uncollected	Collected
Net Check	\$0.00	
Direct Deposit		\$40,242.89
Deductions (Included in gross wages)	Uncollected	Collected
2026 IRA 457(b)	\$1,925.48	\$0.00
2026 IRA 457(b) - Roth	\$511.31	\$0.00
AFLAC - Short Term Disability 2026	\$23.76	\$0.00
AFLAC - SPEVNT	\$15.84	\$0.00
AFLAC Accidental 2026	\$32.62	\$0.00
AFLAC Cancer 2026	\$30.54	\$0.00
Dental	\$88.52	\$0.00
Guardian - Accident 2026-2027	\$42.24	\$0.00
Guardian - Basic Life & AD&D 2026-2027	\$0.00	\$0.00
Guardian - Child Critical Illness 2026-2027	\$0.00	\$0.00
Guardian - Employee Critical Illness 2026-2027	\$13.52	\$0.00
Guardian - Hospital 2026-2027	\$34.14	\$0.00
Guardian - LTD 2026-2027	\$0.00	\$0.00
Guardian - Spouse Critical Illness 2026-2027	\$9.18	\$0.00
Guardian - STD 2026-2027	\$0.00	\$0.00
Guardian - Vol Child Life & AD & D 2026-2027	\$2.18	\$0.00
Guardian - Vol Spouse Life & AD&D 2026-2027	\$6.83	\$0.00
Guardian Voluntary Employee Life & AD&D 2026-2027	\$101.12	\$0.00

Pay Group: Payroll Period

City of Valley

Medical	\$1,399.10	\$0.00
MWG - Gap Insurance 2026	\$7.23	\$0.00
Vision	\$9.31	\$0.00
YMCA Membership (In-Network)	\$0.00	\$0.00
Deduction Total:	\$4,766.01	\$0.00

Employee Taxes (included in gross wages)	Uncollected	Collected
Federal	\$0.00	\$3,662.13
Medicare	\$0.00	\$762.72
Social Security	\$0.00	\$3,261.47
State (NE)	\$0.00	\$1,662.31
Employee Tax Total:	\$0.00	\$9,348.63

Employer Taxes	Uncollected	Collected
Medicare	\$0.00	\$762.72
NE-UI	\$0.00	\$5.40
Social Security	\$0.00	\$3,261.47
Employer Tax Total:	\$0.00	\$4,029.59

Grand Totals

Uncollected		Collected	
Checks To Print:	\$0.00	Direct Deposits:	\$40,242.89
Employee Taxes:	\$0.00	Employee Taxes:	\$9,348.63
Employer Taxes:	\$0.00	Employer Taxes:	\$4,029.59
Deductions:	\$4,766.01	Deductions:	\$0.00
		Fees:	\$0.00
		Other Collections:	\$0.00
		Bank Transfer to BambooHR:	\$53,621.11

City of Valley

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
2026 IRA 457(b)					
Adams, Brandon	80.27	\$175.69	\$2,538.32	\$175.69	\$2,538.32
Barnhart, Jonathan	80.88	\$126.81	\$1,778.49	\$126.81	\$1,778.49
Cassell, Andrew	80.05	\$0.00	\$0.00	\$91.61	\$1,262.85
Clark, Caleb	6.67	\$186.48	\$3,539.01	\$12.12	\$229.94
Donnermeyer, Christie	80.00	\$278.65	\$3,901.10	\$167.19	\$2,340.66
Loutzenhiser, Michael	80.23	\$211.49	\$451.24	\$181.28	\$386.78
Musson, James	80.17	\$153.92	\$1,981.26	\$153.92	\$1,981.26
Rynes, John	81.25	\$127.63	\$1,756.62	\$127.63	\$1,756.62
Sheets, Tim	80.00	\$201.60	\$2,822.40	\$201.60	\$2,822.40
Sorensen, Lori	67.17	\$0.00	\$0.00	\$110.54	\$1,526.83
Spilinek, Bryan	83.15	\$179.95	\$2,538.88	\$179.95	\$2,538.88
Stewart, Samantha	80.00	\$0.00	\$0.00	\$156.92	\$2,196.88
Willmann, Geoffrey	87.68	\$134.32	\$1,714.60	\$134.32	\$1,714.60
Grand Total					
Total Count: 13	Grand Total:	967.52	\$1,776.54	\$23,021.92	\$1,819.58
					\$23,074.51

* 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
2026 IRA 457(b) - Roth					
Cassell, Andrew	80.05	\$91.61	\$1,262.85	\$0.00	\$0.00
Loutzenhiser, Michael	80.23	\$90.64	\$193.39	\$0.00	\$0.00
Sorensen, Lori	67.17	\$184.24	\$2,544.72	\$0.00	\$0.00
Stewart, Samantha	80.00	\$156.92	\$2,196.88	\$0.00	\$0.00
Grand Total					
Total Count: 4	Grand Total: 307.45	\$523.41	\$6,197.84	\$0.00	\$0.00

* 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
2026 IRA 457(b)					
Adams, Brandon	80.68	\$176.31	\$2,714.63	\$176.31	\$2,714.63
Barnhart, Jonathan	82.25	\$130.72	\$1,909.21	\$130.72	\$1,909.21
Cassell, Andrew	80.48	\$0.00	\$0.00	\$92.09	\$1,354.94
Clark, Caleb	11.75	\$328.69	\$3,867.70	\$21.35	\$251.29
Donnermeyer, Christie	80.00	\$278.65	\$4,179.75	\$167.19	\$2,507.85
Loutzenhiser, Michael	79.70	\$196.23	\$647.47	\$168.20	\$554.98
Musson, James	86.70	\$166.46	\$2,147.72	\$166.46	\$2,147.72
Rynes, John	80.95	\$126.53	\$1,883.15	\$126.53	\$1,883.15
Sheets, Tim	80.00	\$201.60	\$3,024.00	\$201.60	\$3,024.00
Sorensen, Lori	64.97	\$0.00	\$0.00	\$106.92	\$1,633.75
Spillinek, Bryan	86.15	\$193.10	\$2,731.98	\$193.10	\$2,731.98
Stewart, Samantha	80.00	\$0.00	\$0.00	\$156.92	\$2,353.80
Willmann, Geoffrey	86.67	\$127.19	\$1,841.79	\$127.19	\$1,841.79
Grand Total					
Total Count: 13	Grand Total: 980.30	\$1,925.48	\$24,947.40	\$1,834.58	\$24,909.09

* 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
2026 IRA 457(b) - Roth					
Cassell, Andrew	80.48	\$92.09	\$1,354.94	\$0.00	\$0.00
Loutzenhiser, Michael	79.70	\$84.10	\$277.49	\$0.00	\$0.00
Sorensen, Lori	64.97	\$178.20	\$2,722.92	\$0.00	\$0.00
Stewart, Samantha	80.00	\$156.92	\$2,353.80	\$0.00	\$0.00
Grand Total					
Total Count: 4	Grand Total: 305.15	\$511.31	\$6,709.15	\$0.00	\$0.00

* 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 7/20/2026

Paid to
City of Valley

For Period
7/1-7/15/2026

Description	Amount
Commission	3,713.76

Amount \$3,713.76



Commission Summary

Date 8/5/2026

Paid to
City of Valley

For Period
7/16-7/31/2026

Description	Amount
Commission	2,886.59

Amount \$2,886.59

Date: August 6, 2026

To: City of Valley

Report by: Jeremy Beam, Lead Operator

O & M Report: July 2026

Water Operation & Maintenance

- For the month we had 6 discolored water calls.
- Meter/MXU fixed – 12
- Meter reading 1537/1656 – 92.8%
- On July 3rd during the lighting storm the water plant got hit. The SCADA computer PLC and cards we damaged so the SCADA did not call out for an alarm.

We started getting calls Saturday morning that people had low pressure. We responded right away. We had water back up and running in about 20 min. We ran everything on hand and figured out what happened. We talked to people all around town and none of them ran out of water and no one had air coming through their lines, so we determined we did not drop below 20psi. The water tower showed 50 psi during the incident. If we had dropped below 20 there would have been a boil notice. We worked with the state on this and they knew about everything that happened. We followed the direction the state advised us to do.

Once we got that all figured out, we got a hold of West-E-Con and Jetco. We had all of those guys here to help get things running. While working on the PLC we found that all the chemical pumps got fried as well. Luckily, they had not installed the chemical pumps in the new water plant, so we utilized the pumps from the new plant to get the old one up and running. Jetco and PeopleService worked until 11 that night. They got the plant up and running by the end of the night.

On Sunday Jetco and PeopleService came back and hooked up the stuff that did not get done on Saturday. Monday, we got the new pumps ordered for the new plant and they showed up a week later.

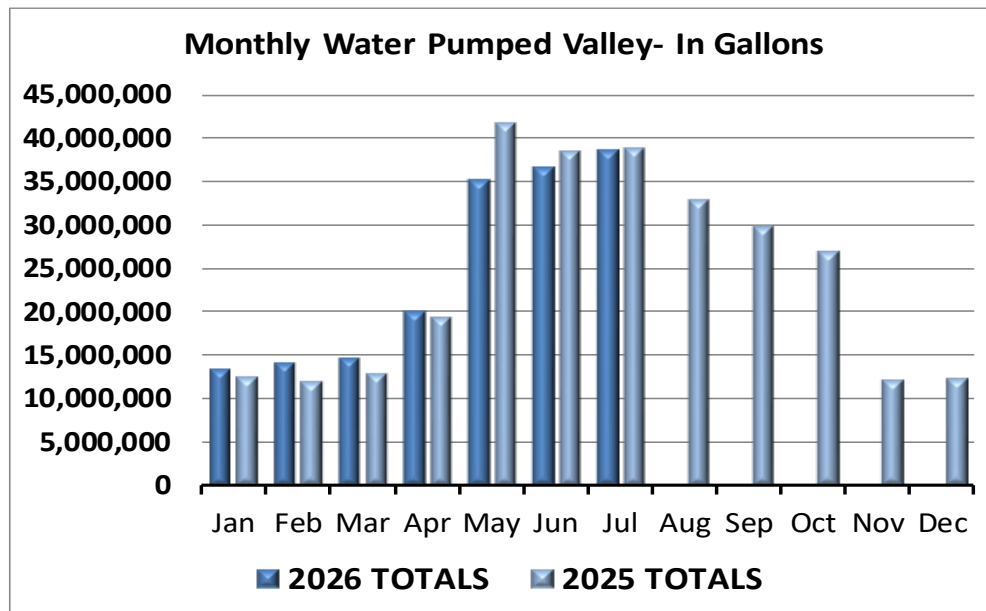
All the chemical pumps are getting sent in to see if they can get repaired. With these pumps getting repaired we will have backup pumps for both plants. The pumps are now the same in each plant.

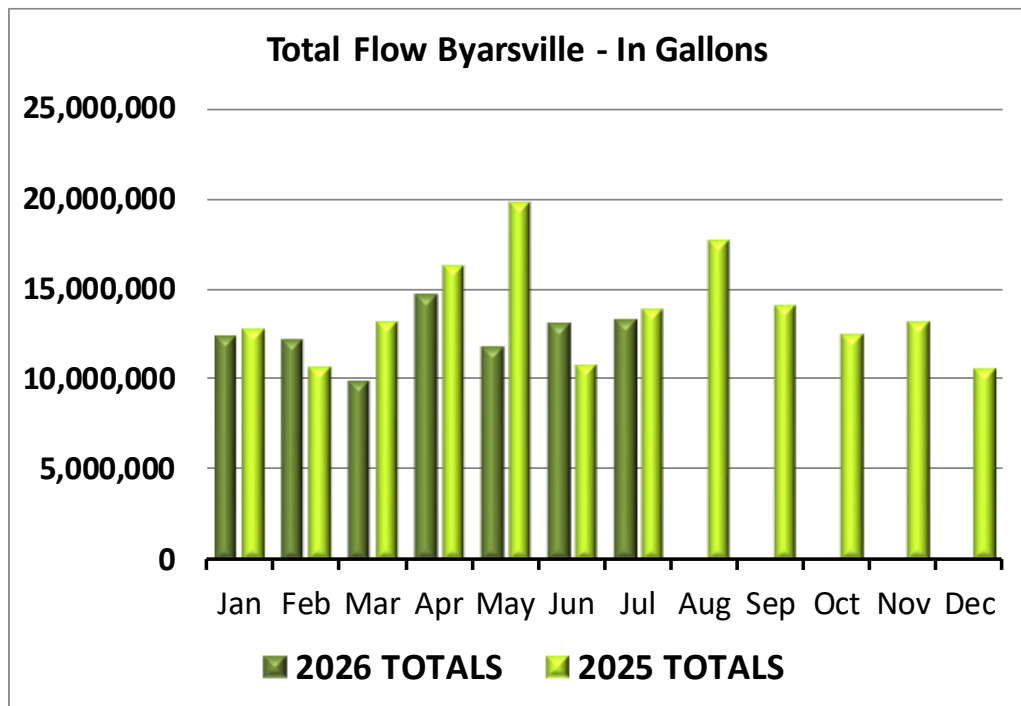
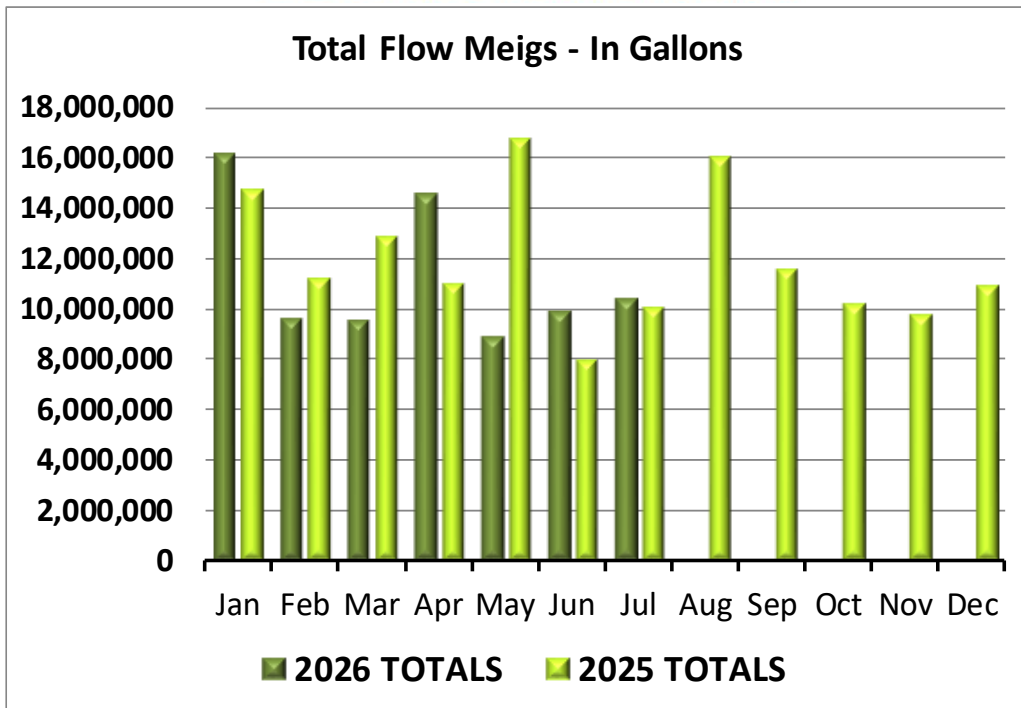
- The water main replacement is going well. We have run into a few problems with old service lines that were abandoned did not get discounted from the main correctly. While digging, they caught those lines because no one knew they were there. This type of thing happens with old utilities that were abandoned, stuff like this slows them down. While putting the new mains in they are putting valves in place for the next phase of the project to help it go faster.
- The new water plant is coming together pretty fast, we are planning on pumping water by the end of August. Right now, all the little things are being worked out to start testing the system.

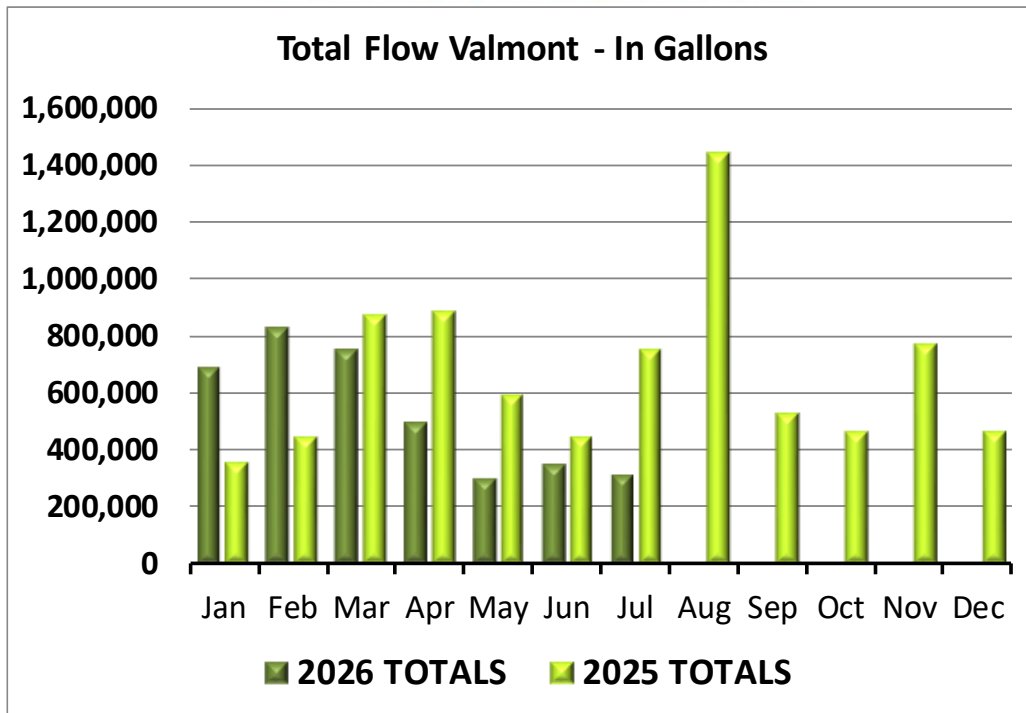
Wastewater Operation & Maintenance

- Regional Lift Station by Ginger Cove had the line pumping sewage out blew a hole and had to be repaired. While doing this we found the lift station is in such bad shape the pipes and concrete are falling apart due to the sewer gas eating it away. This has been turned over to the engineer to look at and get the lift station replaced. We are adding it to the budget. This is a major lift station that pumps a lot of sewage. If the lift station goes down before it can be replaced, we already have thing in place and a plan to keep the sewage moving.

		July-26	June-26	July-25
Water	Units			
Total Monthly Pumped Valley	gallons	38,744,000	36,690,000	38,815,000
Daily Average Pumped Valley	gallons	1,549,000	1,223,000	1,202,000
Average Fluoride Residual	mg/L	0.00	0.00	0.00
Fluoride used	lbs	0.00	270.20	141.80
Average Chlorine Residual	mg/L	4.36	0.74	0.43
Chlorine used	lbs	3,794.00	3,760.00	3,870.00
Potassium Permanganate	lbs	1,185.00	1,265.00	1,332.00
Wastewater				
Effluent Flow				
Total Flow Meigs Street	gallons	10,430,000	9,925,000	10,077,000
Avg Daily Flow Meigs Street	gallons	373,000	331,000	325,000
Total Flow Byersville	gallons	13,323,000	13,062,000	13,857,000
Avg Daily Flow Byersville	gallons	476,000	435,000	447,000
Total Flow Valmont	gallons	315,000	349,000	428,780
Avg Daily Flow Valmont	gallons	11,000	11,600	13,831







Contract True-Ups - Current Contract Year				
Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Maintenance Budget	\$33,352.00	\$21,525.00	65%	75%
Total	\$33,352.00	\$21,525.00	65%	100%

July Work Orders Completed:

Completed	Equipment	Location	Task
07/09/26	BLUEWATER LIFT STATION 6	30029 WW Valley, NE	LS Annual PM
07/09/26	BLUEWATER LIFT STATION 7	30029 WW Valley, NE	LS Monthly PM
07/09/26	BLUEWATER LIFT STATION 7	30029 WW Valley, NE	LS Annual PM
07/09/26	GINGER COVE LIFT STATION #1	30029 WW Valley, NE	LS Monthly PM
07/09/26	GINGER COVE LIFT STATION #2	30029 WW Valley, NE	LS Monthly PM
07/09/26	GINGER WOODS LIFT STATION #1	30029 WW Valley, NE	LS Monthly PM
07/09/26	GINGER WOODS LIFT STATION #2	30029 WW Valley, NE	LS Monthly PM

07/09/26	GINGER WOODS LIFT STATION #3	30029 WW Valley, NE	LS Monthly PM
07/09/26	2-INCH TRASH PUMP #3	30029 WW Valley, NE	Inspection
07/09/26	LIFT STATION #1-VALLEY, NE SYST	30029 WW Valley, NE	LS Monthly PM
07/09/26	VALLEY SHORES LIFT STATION 1	30029 WW Valley, NE	LS Monthly PM
07/09/26	VALLEY SHORES LIFT STATION 2	30029 WW Valley, NE	LS Monthly PM
07/09/26	VALLEY SHORES LIFT STATION 3	30029 WW Valley, NE	LS Monthly PM
07/09/26	AIR COMPRESSOR	30029 WT Valley, NE	Inspection
07/16/26	BLUEWATER LIFT STATION 4	30029 WW Valley, NE	LS Monthly PM
07/16/26	BLUEWATER LIFT STATION 4	30029 WW Valley, NE	LS Annual PM
07/16/26	BLUEWATER LIFT STATION 5	30029 WW Valley, NE	LS Monthly PM
07/16/26	BLUEWATER LIFT STATION 5	30029 WW Valley, NE	LS Annual PM
07/16/26	BLUEWATER LIFT STATION 6	30029 WW Valley, NE	LS Monthly PM
07/16/26	WATER PLANT EMERGENCY GENERATOR	30029 WT Valley, NE	Service Equipment
07/16/26	FIRST AID KIT	30029 WT Valley, NE	Inspection
07/16/26	HARNESS	30029 WT Valley, NE	Inspection
07/16/26	HOIST AND WINCHES	30029 WT Valley, NE	Inspection
07/16/26	LADDERS	30029 WT Valley, NE	Inspection
07/16/26	PORTABLE GAS MONITOR	30029 WT Valley, NE	Calibrate Equipment
07/16/26	TRIPOD	30029 WT Valley, NE	Inspection

07/16/26	FIRE EXTINGUISHERS	30029 WT Valley, NE	Inspection
07/17/26	BYERSVILLE LS EMERGENCY GENERATOR	30029 WW Valley, NE	LS Monthly PM
07/17/26	COUNTRY AIRE LIFT STATION	30029 WW Valley, NE	LS Monthly PM
07/17/26	DAIRY QUEEN LIFT STATION	30029 WW Valley, NE	LS Monthly PM
07/17/26	MALLARD LANDING LIFT STATION 1	30029 WW Valley, NE	LS Monthly PM
07/17/26	MALLARD LANDING LIFT STATION 2	30029 WW Valley, NE	LS Monthly PM
07/17/26	MALLARD LANDING LIFT STATION 3	30029 WW Valley, NE	LS Monthly PM
07/17/26	MALLARD LANDING LIFT STATION 4	30029 WW Valley, NE	LS Monthly PM
07/17/26	MEIGS LS EMERGENCY GENERATOR	30029 WW Valley, NE	LS Monthly PM
07/17/26	REGIONAL LS EMERGENCY GENERATOR	30029 WW Valley, NE	LS Monthly PM
07/17/26	VALHAVEN LIFT STATION	30029 WW Valley, NE	LS Monthly PM
07/17/26	BLUEWATER LIFT STATION 1	30029 WW Valley, NE	LS Monthly PM
07/17/26	BLUEWATER LIFT STATION 1	30029 WW Valley, NE	LS Annual PM
07/17/26	BLUEWATER LIFT STATION 2	30029 WW Valley, NE	LS Monthly PM
07/17/26	BLUEWATER LIFT STATION 2	30029 WW Valley, NE	LS Annual PM
07/17/26	BLUEWATER LIFT STATION 3	30029 WW Valley, NE	LS Monthly PM
07/17/26	BLUEWATER LIFT STATION 3	30029 WW Valley, NE	LS Annual PM

DAILY RECORDS**July 2026**

		This month	Last month	Last year
LIBRARY VISITS:				
	Adults	547	609	518
	Children	1140	1427	1048
Computers	Adults	32	51	19
	Children	52	89	106
Fax/Copies		34	47	41
REFERENCE TRANSACTIONS				
Locating Library Materials		95	124	76
Readers' Advisory		53	66	31
Account info and renewals		28	59	57
Technology Assistance		43	69	88
Local Info		68	61	74
General Info		509	656	458
	Total	796	987	784
TOTAL NUMBER OF LIBRARY PROGRAMS:				
	Adults	3	6	5
	Teens	4	7	5
	Children	25	23	18
	Pre-K	4	5	4
	Total	36	41	32
TOTAL PROGRAM ATTENDANCE:				
	Adults	14	27	32
	Teens	27	42	23
	Children	651	865	539
	Pre-K	29	53	23
	Total	721	987	617
NEW PATRONS				
Valley		11	11	7
Douglas County		1	10	6
Non-Douglas County		0	0	0
Total		12	21	13
Volunteers/hours		1/10	2/20	1/3
MATERIALS CHECKED OUT:				
Adult		1530	1489	1062
Children		2860	2718	2388
Overdrive		457	376	395

Thursday July 16, 2026 Valley Public Library Board of Trustees Minutes

Call to Order: President, Moria Winters, called the meeting to order at 6:38p.m.

Roll Call: Trustees answering roll call: M. Winters, J. Musson K. Held. Library Director, Sami Stewart was also in attendance.

Proof of Posting/Open Meetings Act Poster: The meeting was held in accordance with the Nebraska Open Meetings Law, with meeting notice posted in the library windows and on website. Continuously updated copies of the agenda were maintained on the library's bulletin board and the library's website.

Approval of Agenda: Motion to approve by K. Held, seconded by J. Musson. Yeas: Held, Winters, and Musson Nays: None. Motion carried 3-0. There were no consent agenda items which required approval.

Recognition of Visitors/Correspondence: None.

Public Comment: None.

Approval of Prior Meetings Minutes: Motion to approve the minutes was made by K. Held, seconded by J. Musson. Yeas: Held, Winters, and Musson Nays: none. Motion carried 3-0.

Reports

A. **Board President:** No official report.

B. **Library Director:** S. Stewart gave her report covering:

- Receiving this year's State Aid money and working on ideas of where to allocate those funds. Ideas considered include expanding Tonies collection, acquiring Yotos, expanding marketing materials, shelving changes, 3D printer repair kit and additional build plates.
- Addition of a 3D printer to the Library
- Library plans to participate in National Night Out party on August 4th.

C. **Friends of the Library:** No official report.

D. **Foundation:** No official report.

Old Business: Budget request overview changes were discussed by Director Stewart. Motion to approve proposed budget was made by K. Held, seconded by M. Winters. Yeas: Held, Winters. Nays: Musson. Motion carried 2-1.

New Business

- Director Stewart recommended a revision to the Child Safety Policy. Changes were discussed among the board. Motion to approve change to Child Safety Policy was made by Musson, seconded by Held. Yeas: Held, Winters, and Musson. Nays: None. Motion carried 3-0.

Comments and Announcements by Board Members: None

Meeting Adjournment was announced by President, M. Winters at 7:29p.m.

Respectfully submitted,

Kyle Held, secretary

Valley Cemetery Board
Valley City Hall
Thursday July 16th, 2026 6:30pm
Meeting Minutes

Present: Dean Slader, Everett Lerew, Krista Lewis, Betty Willmer, Lindi Gray, Kurt Muhle
Guests: Gerri Nordell, Jake Lewis, Bill Socha

Meeting called to order at: 6:35pm

Dean noted Open Meeting Act on the north wall of the meeting room.

Meeting minutes approved by: Everett

Seconded by: Betty

All in favor, motion carried.

Old Business:

Snide Property- Everett shared progress of Snide property cleanup. Everett has offered to follow-up with Mr. Gorman and Mr. Evans.

Wreaths Across America- Gerri offered to contact Eastern Star group to assist.

Water at cemetery- Dean will reach out to Mike Gorman to discuss the possibility of a well at the cemetery and obtaining a cost estimate.

Website- Discussed information that should be added to site. Will revisit at next meeting

Trees at Cemetery- Trees are planted to the perimeter of the plots closest to the fence and have a mulch perimeter. This prevents full burials in those plots. Krista worked with Christie to mark those plots as cremains only on the cemetery plot map for future sales.

Columbarium- Kurt will reach out to company to get updated quote before presenting at budget sessions with city council.

New Business:

Cemetery items destroyed- Discussed cleaning policy of cemetery, will readdress at next meeting.

National Night Out- Christie offered cemetery board a table. Lindi and Krista will attend

The next meeting will be September 10th, 2026, **at 6:30pm.**

Krista made a motion to adjourn, and Lindi seconded.

The meeting was adjourned at 8:00pm.

Meeting minutes recorded by secretary Krista Lewis.

CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
June 16, 2026

1 and 2. **Roll Call and Call to Order:** Larry Bottger, Chairman, Kyle Anderson, Mark Conrey, Brian Foutch, Danielle Lowry, Jeremy Mayer, and Greg Sunde. Absent: Scott Burke, Jim Tomanek. Also present: City Administrator Mike Gorman, Deputy Clerk Jon Barnhart, City Attorney Matt Munderloh, City Engineer Greg Perry, and Building Inspector Gabe Evans. 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:** No one spoke.

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

7. **Consent Agenda:** Member Conrey moved to approve the consent agenda. Sunde seconded. YES: Anderson, Bottger, Conrey, Foutch, Lowry, Mayer, and Sunde. NO: No one. ABSENT: Burke, Tomanek. Motion carried. Items on the consent agenda: March 17, 2026 meeting minutes.

8. Public Hearings

Public Hearing for consideration and approval of the Melvin Sudbeck Homes, Inc. application for a change in zoning and change of future land use map for the purpose of rezoning property for a proposed development that will provide 2 multi-family and 328 single-family residential lots.

Chairman Bottger opened the public hearing.

Torrey Bannister, 20244 Pinkney St., Elkhorn, NE 68022, a King Lake property owner and president of the King Lake Property Owner's Association, addressed the Planning Commission regarding concerns about the proposed development and its potential impact on King Lake residents. Concerns included increased stormwater runoff, strain on existing drainage infrastructure, added traffic congestion, longer emergency response times, noise, changes to the character of King Lake, and utility and infrastructure costs. He also questioned sewer and water capacity, whether future upgrades would be needed, and whether existing taxpayers could be responsible for related costs. Mr. Bannister raised concerns about construction impacts, where subdivision stormwater runoff would discharge, and whether runoff would increase water levels in King Lake. He asked about existing and proposed runoff calculations, the amount of fill to be

imported, finished elevations compared to neighboring properties, public review of the drainage report before approval, and assurances that King Lake residents would not experience increased runoff. He also asked whether engineering documentation could show the development would not increase flood elevations, water levels or flood duration in the King Lake area during 10-year, 50-year, or 100-year storm events; how many cubic yards of fill would be brought onto the 115-acre site; where displaced stormwater would be stored or redirected; and how current farmland runoff compares to projected runoff after construction of the homes, roads, driveways, and multi-family units. He further asked whether stormwater runoff would enter King Lake, its drainage system, or connected waterways; what detention ponds, retention basins, drainage channels, pumps, culverts, or other stormwater facilities would be constructed; and who would be responsible for maintaining them. He asked whether an independent third-party engineering review had been performed on the drainage report and floodplain analysis and whether those documents would be available for public review before final approval. He also asked what impact the development could have on groundwater levels, drainage patterns, and properties surrounding King Lake during prolonged wet periods; what would happen if the drainage system, pump station, detention ponds, or other stormwater infrastructure failed during a major rain event or when the Elkhorn River is at flood stage; and what legal and financial responsibility the developer would accept for future flooding, drainage issues, or property damage caused by the development. He asked what protections would be provided to existing King Lake residents and whether the developer would commit to any additional improvements necessary to protect King Lake, including drainage upgrades, backflow prevention, pumping capacity, outlet improvements, or dredging if future engineering studies show they are needed. He also asked whether the developer would provide a written guarantee, supported by engineering data, that King Lake residents would not experience increased flooding, water levels, drainage problems, or flood duration because of the development. Based on the information currently provided, he stated that he could not support the development. He stated he can provide copies of the questions to the Planning Commission by email.

Jim Lang, Attorney, 8526 S Street, representing developer Melvin Sudbeck Homes, Inc., addressed the Planning Commission and provided an overview of the project. He accepted responsibility for not holding a neighborhood meeting and stated that he had not anticipated the level of concern. He said the developer would be willing to meet with neighbors to discuss their concerns and noted that drainage and traffic studies had been completed. He stated that the developer wants to be a good neighbor, provide needed housing, complete the project properly, and address residents' concerns. He also stated that the developer does not want to create current or future problems for property owners. Mr. Lang explained that the request before the Planning Commission included three parts: a change to the future land use map from low-density residential to medium-high-density residential for R-2 zoning; rezoning from transitional agricultural to R-2 medium- to high-density residential; and approval of the preliminary plat for a subdivision consisting of 330 lots, including 325 single-family lots. He stated that the development would be completed in two phases and outlined the process. He also noted that there is no current plan for the multi-family lots, which would be addressed as the subdivision matures and develops. Regarding the future land use plan, he referenced the City Engineer's recommendation report and stated that the 2018 zoning was based on the lack of public sanitary sewer and water service in the area. He said the Catalina development's extension of infrastructure now supports changing the zoning to medium-high-density residential. Mr. Lang also addressed concerns about R-2 density and explained the acreage allocation for multi-family residential, single-family residential, the lake, and common areas. He

stated that the development's goal is to provide affordable housing, with denser, smaller single-family lots expected to be in the \$325,000 to \$350,000 range. He discussed proposed amenities, including a walking trail and public lake; explained permitted and prohibited uses of the lake; and stated that the homeowners association would be responsible for lake maintenance. He also discussed the developer's waiver requests related to street length and front yard setback requirements.

Josh Siel, 3930 South 147th St., Omaha, NE 68144, with FoleyShald Engineering, addressed the Planning Commission regarding drainage and traffic concerns. Mr. Siel stated that the proposed drainage plan includes 20-foot ditch sections and easements along the north property line and the southwest lots to convey water from rear yards. Member Bottger asked whether all drainage would flow into the lake, and Mr. Siel confirmed that it would. Member Conrey asked whether the central lake is currently part of King Lake, and Mr. Siel stated that it is not. Member Conrey clarified that a ditch would be constructed to convey water without directing it into, or affecting, King Lake, and Mr. Siel further explained the process. Member Conrey stated that concerns remain because of uncertainty about the development and how it has been described. Mr. Siel stated that professional engineers completed the stormwater modeling using modeling software and that the City Engineer reviewed it. Member Sunde asked whether the development would be built to the same height as Catalina on the east end adjacent to King Lake, noting that his main concern was how the elevation could affect water flow toward King Lake. Member Bottger asked whether anyone representing Mr. Sudbeck was present to address the issues, and it was stated that Mr. Lang and Mr. Siel were attending on Mr. Sudbeck's behalf because he was unable to attend. Member Bottger expressed concerns about the development and stated that he would like to delay both requests until the developer has met with residents. He asked City Attorney Munderloh whether he could make a motion to delay both requests, and the City Attorney outlined procedural options. After further discussion, Attorney Lang elected to continue the public hearing to address the concerns, lay the matter over, and schedule a meeting with property owners within the next week or two. City Attorney Munderloh clarified that the public hearings would need to be re-noticed, and Attorney Lang confirmed. Member Bottger then asked for public comments that differed from those already presented.

Jeff Allen, 623 N. Spruce St., Valley, NE 68064, addressed the Planning Commission and provided photographs that he stated contradicted information submitted by the developer. Member Bottger stated that Mr. Allen should provide his materials to the developer. As Mr. Allen discussed his experience living in the area during flooding events, Member Bottger stated that the Planning Commission understood his point but asked members of the public to limit comments to information not already covered. Member Conrey asked what was meant by the two multi-family dwellings and whether they would be apartments, noting that the term "multi-family" was unclear. Mr. Allen also raised concerns about fire protection because the development area is within Waterloo's jurisdiction, as well as concerns that roads and ditches are not wide enough and that traffic would increase.

Marian Perkins, 400 W Meigs St., Valley, NE 68064 addressed the Planning Commission regarding traffic issues due to the growth in Valley. She mentioned the various developments that are at a standstill. She expressed that Valley cannot handle a new addition. She asked if there are timelines for developments to be started and finished or if they are going to sit empty for years. She

referenced Timber Shores and Bluewater regarding lots and truck drivers going down Meigs Street more frequently at higher speeds. She reiterated her concerns with traffic.

Shawn Weyh, 6303 N 252nd St., Douglas County 68064 addressed the Planning Commission and spoke about flooding concerns and potential impacts from the development such as complaints from neighbors about smells from horse manure or kids getting hurt in her pasture. Member Conrey asked if anyone has ever talked about public safety, fire and what impact it is going to have to which Attorney Lang stated it will be addressed. Member Conrey continued stating public safety concerns should be addressed or have an answer due to the length of time this development has been worked on. Attorney Lang stated he represents Waterloo Fire as their attorney and they are concerned about public safety as well. Ms. Weyh stated she works from home and no one has ever come to her house to ask questions or how she felt about the development. Member Foutch asked if she did get notified to which she confirmed.

Keaton Pressler, 6620 N 246th St., Douglas County 68064 addressed the Planning Commission about King Lake being dry and the lake only filling up during an extreme event. There will be spillover during an extreme event. King Lake is private property, and the developer has no right to use it for runoff. He asked what the developer owns in King Lake. He spoke about his property and what potential impacts are from spillovers from the development after heavy rain. He mentioned the flow not having a smooth transition to the Elkhorn River.

Ed Noyes, 6556 NW 252nd St., Douglas County 68064 addressed the Planning Commission with procedural concerns. He noted that his understanding was everything is preliminary and nothing major can happen to which Member Bottger provided clarification on the process. There was more discussion on the procedural steps needed before final approval and if residents within 300 feet of the development decide to protest. Mr. Noyes stated residents are prepared with petitions but came to the meeting to gain more information on what is happening. He stated there are traffic concerns even prior to Catalina development or this development to which Member Bottger agreed. There was discussion on the number of multi-residential units due to it being unclear and Mr. Noyes requested more time to learn more about the development. He stated that he was told he could get on the city website and find the information. He tried and was not successful. City Administrator Mike Gorman stated the number of units is 620.

Jim Thiessen Jr., 7506 N 285th Circle, Valley, NE 68064 addressed the Planning Commission with questions. He asked who is backing Mr. Sudbeck on the development to which Member Bottger stated the Planning Commission could not get into that. Mr. Thiessen stated there should be no more apartments in the community and there should be nothing but single-family homes. He brought up infrastructure and school concerns and stated that he understands growth is coming but there needs to be a smart approach to it.

Chairman Bottger closed the public hearing.

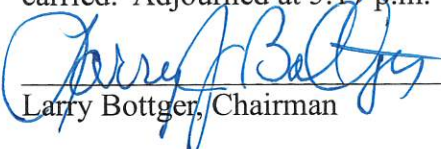
Attorney Jim Lang addressed the Planning Commission and reiterated they are happy to meet with residents to answer questions. He discussed some options moving forward such as withdrawing the applications to meet with residents or continuing with the meeting, deferring to what the Planning Commission preferred. Member Bottger recommended withdrawing the application to

which Attorney Lang agreed. He stated he will set up a meeting with the neighbors in the next couple of weeks or 30 days. Attorney Lang then withdrew both items on the agenda.

Lori Laster, 8901 S. 154th St., Omaha, NE 68138 with the Papio-Missouri River Natural Resources District addressed the Planning Commission with the some of the same concerns recommending delay of any approval. She stated she would be willing to participate in any meetings to address the flooding concerns.

Member Bottger stated both items are withdrawn.

10. Adjourn: Member Bottger moved to adjourn. Conrey seconded. YES: Anderson, Bottger, Conrey, Foutch, Lowry, Mayer, and Sunde. NO: No one. ABSENT: Burke, Tomanek. Motion carried. Adjourned at 5:17 p.m.



Larry Bottger, Chairman



Jonathan Barnhart, Deputy City Clerk

Christie Donnermeyer

From: Mary Ellis <maryellislaw@gmail.com>
Sent: Tuesday, June 30, 2026 7:30 AM
To: Christie Donnermeyer
Subject: Meeting Minutes

Follow Up Flag: Follow up
Flag Status: Completed

EXTERNAL EMAIL

Park board met on 6-18-2026 at 7:00 p.m. at City Hall.

Those in **attendance** were Mary Ellis, Paul Glidden, Georgene Gottsch, Randy Egbarts, and Johnny Oien.

Discussion. We talked about what we wanted to accomplish with this team. We talked about many observations regarding the 3 parks in town. It was decided to work on a park at a time. The park behind the new water treatment plant was identified as the first one.

Items:

Trees are needed in various spots in the park. Discussion on who needs to be contacted: Tim Sheets, the tree board, and/or the mayor.

Flowers. Talked about what was there, what was in the past, and where we wanted to go with this. Georgene talked about what was planted and how it went, water was an issue, and just the maintenance of them. Wild flowers brought up, more follow-up needed.

Weeds need to know what is being done to control various types of weeds in all 3 of the parks. Weed-eating properties, spraying, and removing weeds.

Talked about the sprinkler system. Is it operational, and if so, why is it not being used? If not, what needs to be done to get operational? This could help with water issue of flowers and trees going forward.

Safety fence and location when water treatment plant finished. Boundaries and what kind of fence is being put up, confusion on the location of fence for park and residents around the fence.

Other items:

Dead tree or trees in the parks. Who is responsible for the removal of branches and cleanup, the removal of dead trees, and the planting to replace them?

Exposed wires by the plane in the park.

Water retention pits that have been put in.

Eye sore, mosquito breeding grounds, trash and weeds in the pit, safety issues, and just looks bad. Why are they needed? Never had before and was Ok. Need to question.

Talked about hydrant parties and the possibility of starting this up.

Talked about the pool team and getting names of others who were interested in joining but did not get offered. We would like to contact them to see if still interested.

Follow-up:

Met with Mayor Linda Lewis on 6-24-2026 to discuss items above. More information regarding the above questions and concerns will be investigated and responded to by Mayor Lewis.

Mary Michele Ellis

#18783

#113044

PMHNP-BC, JD

City of Valley

Wastewater Financial Analysis and FY 2026–2027 Rate Recommendation

Purpose. Provide City Council with a financial analysis of the Wastewater Utility and a recommended rate structure for FY 2026–2027 based on projected operating costs.

Current Financial Condition

Item	Amount
Beginning Wastewater Fund Balance	\$716,133.42
Capital Facilities Fund Balance	\$2,458,082.52
Current Sewer Usage Revenue (through July 2026)	\$1,166,526.34
Capital Connection Fees	\$19,615.00
Sewer Tap Fees	\$6,300.00
Sales Tax Transfer FY26-27	None

FY 2026–2027 Operating Revenue Requirement

Category	Amount
Personnel & Benefits	\$34,569.49
Utilities	\$49,000.00
Professional Services	\$22,650.00
Other Wastewater Operating Costs	\$250,000.00
PeopleService (50%)	\$226,422.24
Fremont Wastewater Treatment	\$710,500.00
Debt Service	\$513,763.75
Total Revenue Requirement	\$1,806,905.48

Key Findings

- Beginning in FY 2026–2027, the Wastewater Fund will no longer receive a Sales Tax transfer to support operations.
- The FY 2026–2027 revenue requirement is driven primarily by wholesale treatment costs, debt service, and the PeopleService contract allocation.
- The proposed \$1,000,000 lift station replacement is recommended to be funded from the Capital Facilities Fund and is not included in the wastewater rate calculation.
- Current wastewater rates are not expected to generate sufficient revenue to meet the projected FY 2026–2027 operating requirement.

Staff Recommended Rates

Customer Class	Current	Proposed
Residential	\$42.25 + \$6.50/1,000 gal	\$50.00 + \$7.50/1,000 gal
Commercial	\$86.75 + \$6.50/1,000 gal	\$100.00 + \$7.50/1,000 gal
Industrial	\$173.25 + \$6.50/1,000 gal	\$200.00 + \$7.50/1,000 gal

Recommendation

Staff recommends consideration and discussion of the proposed FY 2026–2027 wastewater rates of \$50.00 (Residential), \$100.00 (Commercial), and \$200.00 (Industrial) monthly base charges with a volumetric charge of \$7.50 per 1,000 gallons. Based on the financial analysis prepared using current financial information and projected FY 2026–2027 operating costs, these rates are intended to substantially improve the financial sustainability of the Wastewater Utility. Staff will continue to monitor actual revenues and expenditures during the fiscal year and return to the Council with recommendations if future adjustments are warranted.



Standard mileage rates

If you use your car for business, charity, medical or moving purposes, you may be able to take a deduction based on the mileage used for that purpose.

2026 mileage rates (July 1 – Dec. 31)

The standard mileage rates for 2026 are:

- Self-employed and business: 76 cents/mile
- Charities: 14 cents/mile
- Medical: 23.5 cents/mile
- Moving ([military only](#)): 23.5 cents/mile

[Find out when you can deduct vehicle mileage](#)

Mileage rates for all years (cents/mile)

Period	Business use	Charity use	Medical or military moving	Source
2026 (July 1 – Dec. 31)	76	14	23.5	IR-2026-29
2026 (Jan. 1 – June 30)	72.5	14	20.5	IR-2025-128
2025	70	14	21	IR-2024-312
2024	67	14	21	IR-2023-239

Tax professionals topics

- Serve your clients
- Tax pro news and resources
- Office of Professional Responsibility and Circular 230
- Tax code, regulations and official guidance
- E-Services
- Topic no. 161, Returning an erroneous refund – Paper check or direct deposit
- Independent Office of Appeals
- Tax professionals

Period	Business use	Charity use	Medical or military moving	Source
2023	65.5	14	22	IR-2022-234
7/1/2022-12/31/2022	62.5	14	22	IR-2022-124
1/1/2022-6/30/2022	58.5	14	18	IR-2021-251
2021	56	14	16	IR-2020-279
2020	57.5	14	17	IR-2019-215
2019	58	14	20	IR-2018-251
2018 • TCJA	54.5	14	18	IR-2017-204 • IR-2018-127
2017	53.5	14	17	IR-2016-169
2016	54	14	19	IR-2015-137
2015	57.5	14	23	IR-2014-114
2014	56	14	23.5	IR-2013-95
2013	56.5	14	24	IR-2012-95
2012	55.5	14	23	IRB-2012-02
7/1/2011-12/31/2011	55.5	14	23.5	IR-2011-69
1/1/2011-6/30/2011	51	14	19	IR-2010-119

**League Association of Risk Management
2026-27 Renewal Resolution**

RESOLUTION NO. 2026-26

WHEREAS, CITY OF VALLEY is a member of the League Association of Risk Management (LARM);

WHEREAS, section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 90 days prior to the desired termination given to and that members may agree to extend the required termination notice beyond 90 days in order to realize reduced excess coverage costs, stability of contribution rates and efficiency in operation of LARM; and

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM as provided in the attached letter.

BE IT RESOLVED that the governing body of the CITY OF VALLEY Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

- ☐ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2029. **(180 day and 3 year commitment; 5% discount)**
- ☐ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. **(180 day and 2 year commitment; 4% discount)**
- ☐ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. **(180 day notice only; 2% discount)**
- ☐ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2029. **(90 day notice and 3 year commitment only; 2% discount)**
- ☐ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. **(2 year commitment only; 1%)**
- ☐ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2026. **(90 day Notice only)**

Adopted this 14th day of July, 2026.

Signature:	_____
Title:	<u>Mayor</u>
ATTEST:	_____
Title:	<u>Clerk</u>

Please email (customerservice@LARMpool.org) or fax (402.476.4089) the completed resolution to LARM.



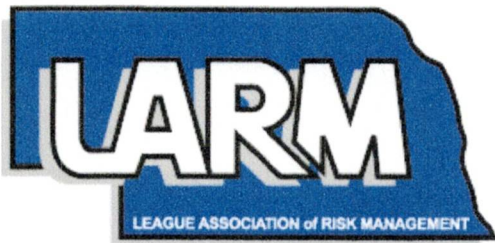
Proposal For: City of Valley

Effective Date: 10/1/2026

COVERAGE	LIMITS AND APPLICABLE DEDUCTIBLES	CONTRIBUTION
Worker's Compensation	Statutory Limits \$500,000 Employer Liability	\$35,233
General Liability	\$5,000,000/\$5,000,000 Per Occurrence/Aggregate \$0 Deductible	\$39,372
Errors & Omissions	\$5,000,000/\$5,000,000 Per Occurrence/Aggregate \$5,000 Deductible	\$8,865
Law Enforcement Liability	\$5,000,000/\$5,000,000 Per Occurrence/Aggregate \$5,000 Deductible	\$8,578
Auto Liability	\$5,000,000 Combined Single Limit \$0 Deductible	\$4,183
Auto Physical Damage	15 x Vehicles \$ Varies on Deductible	\$13,408
Commercial Property	\$22,028,045 \$2,500 Deductible	\$85,589
TOTAL ANNUAL CONTRIBUTION:		\$195,228

Contribution Credit Options

	180 Day Notice, 3 Year Commitment	180 Day Notice, 2 Year Commitment	180 Day Notice Only	90 Day Notice, 3 Year Commitment	90 Day Notice, 2 Year Commitment	90 Day Notice Only
Commitment Discount:	5%	4%	2%	2%	1%	0%
Property & Liability:	\$151,994	\$153,594	\$156,794	\$156,794	\$158,394	\$159,994
Workers' Compensation:	\$33,471	\$33,824	\$34,528	\$34,528	\$34,881	\$35,233
Total Contribution:	\$185,466	\$187,418	\$191,322	\$191,322	\$193,275	\$195,227



1335 L Street, Suite 200
Lincoln, NE 68508
Phone: (402) 742-2601
Fax: (402) 476-4089
www.larmpool.org

City of Valley Deductible Options and Saving Amounts

Current Deductible for Property: \$2,500

** Increasing Deductible to \$5,000: **Savings \$5,075**

Current Deductible for Contractor's Equipment: \$1,000

** Increasing Deductible to \$2,500: **Savings \$923**

Current Deductible for Auto Comp and Collision: \$500/\$500

** Increasing Deductible to \$1,000/\$1000: **Savings \$4,291**

Current Deductible for Auto Comp and Collision: \$500/\$500

** Increasing Deductible to \$2,500/\$2,500: **Savings \$7,374**

Current Deductible for E&O and EPLI: \$5,000

** Increasing Deductible to \$10,000: **Savings \$1,766**

Current Deductible for Law Enforcement Liability: \$5,000

** Increasing Deductible to \$10,000: **Savings \$1,514**

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF VALLEY, NEBRASKA, AMENDING ORDINANCE NO. 580 (AS CODIFIED IN SECTION 34.02 OF THE MUNICIPAL CODE) PERTAINING TO CONTRACTS, PURCHASES, AND BIDDING AND OTHER REQUIREMENTS; REPEALING CODE SECTIONS, ORDINANCES, AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS Ordinance No. 580 (as codified in section 34.02 of the Municipal Code) generally requires advertisements for bids for contracts costing over \$30,000;

WHEREAS Nebraska state law, effective July 18, 2026, generally permits a city of the second class to enter into contracts, without the requirement of advertisements for bids, for contracts in the amount of \$90,000 or less; and

WHEREAS the City Council finds it is in the best interests of the City to follow and incorporate the provisions of Nebraska state law, as recently amended, with respect to contracting, bidding, and procurement;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA:

Section 1. Ordinance No. 580 (as codified in section 34.02 of the Municipal Code of the City of Valley) is hereby repealed.

Section 2. Section 34.02 of the Municipal Code of the City of Valley shall now provide as follows:

§ 34.02 CONTRACTS AND PURCHASES; BIDDING AND OTHER REQUIREMENTS

(A) Except as provided in Neb. Rev. Stat. § 18-412.01, for a contract with a public power district to operate, renew, replace or add to the electric distribution, transmission, or generation system of the City, no contract for enlargement or general improvements, such as water extensions, sewer, public heating system, bridges, work on streets, or any other work or improvement costing over \$90,000.00 shall be made when such cost is assessed to the property, unless it is first approved by the City Council.

(B)(1) Except as provided in Neb. Rev. Stat. § 18-412.01, before the City Council makes any contract in excess of \$90,000 for enlargement or general improvements such as water extensions,

sewers, public heating system, bridges, work on streets, or any other work or improvement when the cost of such enlargement or improvement is assessed to the property, an estimate of the cost shall be made by the city engineer and submitted to the Council.

(C) Advertisements for bids shall be required for any contract costing over \$90,000.00 entered into:

(1) For enlargement or general improvements, such as water extensions, sewers, public heating system, bridges, work on streets, or any other work or improvement when the cost of such enlargement or improvement is assessed to the property, or

(2) For the purchase of equipment used in the construction of such enlargement or general improvements.

(D) In advertising for bids as provided in this section, the City Council may publish the amount of the estimate.

Section 3. All Municipal Code sections, ordinances, and parts of ordinances in conflict herewith are hereby repealed.

Section 4. If any section, clause, provision or part of any section, clause, or provision of this Ordinance or the application thereof to any person or circumstance is held unconstitutional, such invalidity or unconstitutionality shall not affect the validity or application of any other section, provision, or part of this Ordinance.

Section 5. This Ordinance shall be effective from and after its passage, approval and publication as required by law.

PASSED AND APPROVED THIS 11TH DAY OF AUGUST, 2026.

CITY OF VALLEY, NEBRASKA,

Linda Lewis, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE CITY OF VALLEY, NEBRASKA, ADOPTING CERTAIN POLICIES AND PROCEDURES TO GOVERN PROCUREMENT TRANSACTIONS CONDUCTED BY THE CITY; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE.

WHEREAS Neb Rev. Stat. § 17-568.01 was amended, effective July 18, 2026, to revise the circumstances in which City Council approval of contracts, City engineer estimates, and advertisements for bids are necessary;

WHEREAS the City Council passed Ordinance No. ____ on August 11, 2026, incorporating the provisions of Neb. Rev. Stat. § 17-568.01, as amended, into the City's Municipal Code; and

WHEREAS due to the City's adoption of the provisions of Neb. Rev. Stat. § 17-568.01, as amended, it is also appropriate to revise the City's procurement policies and procedures and code of conduct;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Valley, Nebraska, as follows:

Section 1. The Procurement Policies and Procedures and Code of Conduct attached hereto as Exhibit "A" and incorporated herein by this reference are hereby approved, and said Procurement Policies are hereby adopted in their entirety.

Section 2. This Resolution repeals any and all conflicting resolutions, including Resolution No. 2019-16.

Section 3. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2026.

CITY OF VALLEY, NEBRASKA

Linda Lewis, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

CITY OF VALLEY PROCUREMENT POLICIES AND PROCEDURES AND CODE OF CONDUCT

**AUGUST 2026
VALLEY, NEBRASKA**

CITY OF VALLEY, NEBRASKA

PROCUREMENT POLICIES AND PROCEDURES

Purpose of Procurement Policies and Procedures

General Procurement Standards

- A. Contractor Oversight**
- B. Necessity**
- C. Standards of Conduct**
- D. Conflict of Interest Policy**
- E. Gifts**
- F. Awards to Responsible Contractors**
- G. Records**
- H. Settlement of Issues**
- I. Use of Intergovernmental Agreement**
- J. Use of Federal Excess/Surplus Policy**
- K. Value Engineering**

Procurement Thresholds

Bidding and Procurement Procedure

- A. Sealed Bidding Procedures**
- B. Competitive Proposal**
- C. Noncompetitive Proposal/Sole-Sourcing**

Additional Requirements

- A. Suspension and Debarment**
- B. Contracts**
- C. Records**

PURPOSE OF PROCUREMENT POLICIES AND PROCEDURES

These Procurement Policies and Procedures are intended to establish the methods by which the City procures goods and services and enters into contracts for said goods and services.

All procurements conducted by the City must be conducted in a manner to ensure full and open competition.

GENERAL PROCUREMENT STANDARDS

A. Contractor Oversight

The City must maintain oversight to ensure that contractors perform in accordance with the terms, conditions and specifications of their contracts or purchase agreements.

B. Necessity

The City must have procedures that avoid acquisition of unnecessary or duplicative supplies or services.

C. Standards of Conduct

The City must maintain written standards of conduct.

D. Conflict of Interest Policy

No employee, officer, or agent may participate in the selection, award, or administration of a contract if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract.

City shall not select or award a contract to an organization, affiliate, or subsidiary organization with which the City maintains a relationship and is therefore unable or appears to be unable to be impartial in conducting a procurement action.

Employees, officers or agents of the City that violate these standards shall be subject to appropriate disciplinary actions.

E. Gifts

No officers, employees, or agents of the City may solicit or accept gratuities, favors, or anything else of monetary value from any contractors/subcontractors.

Employees, officers or agents of the City that violate these standards shall be subject to appropriate disciplinary actions.

F. Awards to Responsible Contractors

City must award contracts only to responsible contractors possessing the ability to perform successfully under the terms and conditions of a proposed procurement. Matters that must be considered in determining whether a contractor is responsible include the following:

1. Contractor integrity;
2. Compliance with public policy;
3. Record of past performance;
4. Financial and technical resources;
5. Contractor availability where timing of work is a critical issue

G. Records

City must maintain records sufficient to detail the history of the procurement, which must include but not be limited to rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price.

H. Settlement of Issues

City shall alone be responsible, in accordance with good administrative practice and sound business judgment, for the settlement of all contractual issues and administrative issues arising out of procurement.

I. Use of Intergovernmental Agreements

When appropriate, and to foster greater efficiency and promote cost-effective use of shared services, City shall make attempts to utilize intergovernmental agreements for procurement or use of common or shared goods and services. Any intergovernmental agreement so used must have been properly procured by the issuing government.

J. Use of Federal Excess/Surplus Property

When appropriate, City shall make attempts to utilize federal excess and surplus property in lieu of purchasing new equipment and property whenever such use is feasible and reduces project costs.

K. Value Engineering

When appropriate, City shall make attempts to use value engineering clauses in contracts for construction projects of sufficient size to offer reasonable opportunities for cost reductions.

PROCUREMENT THRESHOLDS

The total dollar amount of the goods and services to be procured determines how the procurement is to be handled. These thresholds apply to aggregate purchase and the City must not split purchases in order to circumvent these procurement thresholds.

Amount:**Requirements:****\$0.00 - \$9,999.99:**

When the total dollar amount of the goods and services to be procured is under \$10,000.00, City may make such purchases without soliciting competitive bids or proposals so long as the price is reasonable.

To the extent practicable, said purchases shall be distributed equitably among qualified suppliers.

When a procurement is taking place in connection with any Federal Grant Program, including but not limited to the Stafford Act Grant Program, and when reasonable, City shall take affirmative steps to make sure small and minority businesses, women-owned business and labor surplus firms are used.

\$10,000.00 - \$90,000.00:

When the total dollar amount of the goods and services to be procured is between \$10,000.00 and \$90,000.00, City shall obtain price and/or rate quotations from an adequate number of qualified sources; in no case should the number of qualified sources be less than three (3).

When a procurement is taking place in connection with any Federal Grant Program, including but not limited to the Stafford Act Grant Program, and when reasonable, City shall take affirmative steps to make sure small and minority businesses, women-owned business and labor surplus firms are used.

Above \$90,000.00:

When the City's procurement requirement is known and specific in detail, and the total dollar amount of the goods and services to be procured is above \$90,000.00, City shall first conduct a cost/price analysis of the goods and services to be procured the City Engineer shall establish an estimate of the total dollar amount of the goods and services to be procured prior to receiving bids or proposals.

When the City's procurement requirement is known and specific in detail. City shall proceed with the Sealed Bidding Procurement Procedure described herein below, including requiring a bid guarantee of no less than five percent (5%) and performance and payment

bonds for one hundred percent (100%) of the Contract Price.

When a procurement is taking place in connection with any Federal Grant Program, including but not limited to the Stafford Act Grant Program, and when reasonable, City shall take affirmative steps to make sure small and minority businesses, women-owned business and labor surplus firms are used; in the context of sealed bidding, City shall take affirmative steps to actively solicit small and minority businesses, women-owned business and labor surplus firms.

BIDDING AND PROCUREMENT PROCEDURES

A. SEALED BIDDING PROCUREMENT PROCEDURE

The Sealed Bidding Procurement Procedure shall be used when the following conditions are present:

1. A complete, adequate, and realistic specification or purchase description is available;
2. Two or more responsible bidders are willing and able to compete effectively for the business;
3. The procurement lends itself to a firm fixed price contract and the selection of a successful bidder can be made principally on the basis of price.

All procurements under this Sealed Bidding Procurement Procedure shall comply with all provisions of the Nebraska Revised Statutes applicable to Cities of the Second Class, including but not limited to Neb. Rev. Stat. § 17-568.01 and Valley City Code § 34.02 and shall satisfy the following requirements:

1. The invitation for bids will be publicly advertised and bids must be solicited from an adequate number of known suppliers, providing them sufficient response time prior to the date set for opening the bids;
2. The invitation for bids, which will include any specifications and pertinent attachments, must define the items or services in order for the bidder to properly respond;
3. All bids will be publicly opened at the time and place prescribed in the invitation for bids;
4. A firm fixed price contract award will be made in writing to the lowest responsive and responsible bidder. Where specified in the bidding documents, factors such as discounts, transportation cost, and life cycle costs must be considered in determining which bid is lowest. Payment discounts will only be used to determine the low bid when prior

experience indicates that such discounts are usually taken advantage of; and

5. Any or all bids may be rejected if there is a sound documented reason.

When proceeding under this Sealed Bidding Procurement Procedure, City shall first conduct a cost/price analysis of the goods and services to be procured the City Engineer shall establish an estimate of the total dollar amount of the goods and services to be procured prior to receiving bids or proposals.

After such cost/price analysis is complete, the City Engineer shall prepare an Invitation for Bids, to include the cost estimate, the specifications of the work to be performed, including a thorough description of the items or services to be procured, and specific instructions for interested bidders, including the time and place where said bids are to be publicly opened. Said Invitation for Bids shall not contain features which unduly restrict competition.

The City shall cause such Invitation for Bids to be publicly advertised in accordance with the City's general procedures, but at no time shall such Invitation for Bids be first published less than 14 days prior to the public bid opening.

In addition to such publication, City shall solicit bids from an adequate number of known suppliers, providing them with sufficient response time. City shall compile a list of qualified suppliers, including small and minority businesses, women-owned business and labor surplus firms, and shall actively solicit the same.

B. COMPETITIVE PROPOSAL

The competitive proposal method is to be used when the conditions are not appropriate for sealed bidding, including when the requirement is not specific in detail.

When proceeding to procure via this competitive proposal method, the following requirements apply:

1. Requests for Proposals must be publicized, identify all evaluation factors and their relative importance, and have instructions for potential contractors.
2. Any response to publicized requests must be considered to the maximum extent possible.
3. Proposals must be solicited from an adequate number of qualified sources.
4. City or City's Engineer must have in place a written method for conducting technical evaluations of the proposals received and for selecting recipients.

5. Contracts must be awarded to the responsible firm whose proposal is most advantageous to the program, with price and other factors considered; and
6. When architectural/engineering services are required in connection with any Federal Grant Program, including but not limited to the Stafford Act Grant Program, the City must procure such services using a competitive proposal procedure, however, in such instances, price may be excluded as an evaluation factor and the City may evaluate competitors' qualifications and select the most qualified competitor subject to the negotiation of fair and reasonable compensation.

The City shall cause such Requests for Proposals/Requests for Qualifications to be publicly advertised in accordance with the City's general procedures, but at no time shall such Requests for Proposals/Requests for Qualifications be first published less than 14 days prior to the date said proposals are due to be submitted.

In addition to such publication, City shall solicit bids from an adequate number of known suppliers, providing them with sufficient response time. City shall compile a list of qualified suppliers, including small and minority businesses, women-owned business and labor surplus firms, and shall actively solicit the same.

C. NONCOMPETITIVE PROPOSAL/SOLE-SOURCING

There exist limited situations where noncompetitive proposal methods may be allowed, but only where or more of the following circumstances apply:

1. The item is available only from a single source;
2. Exigency or emergency circumstance;
 - a. The use of this exception is limited and only available during the period of the actual emergency or exigency.
 - b. Emergency: an unexpected and unusually dangerous situation that calls for immediate action or an urgent need for assistance or relief (e.g. threat to life, public health or safety, improved property, and/or some other form of dangerous situation).
 - c. Exigency: something that is necessary in a particular situation that requires or demands immediate aid or action.
3. Awarding agency or pass through-entity agency approval; or
4. Inadequate competition
 - a. After solicitation of a number of sources, competition is determined to be inadequate.
 - b. Solicitation must have complied with all procurement standards and still only received a single offer or bid, single responsive offer or bid, or no responsible bids or proposal caused by conditions outside of the City's control.

ADDITIONAL REQUIREMENTS

A. SUSPENSION AND DEBARMENT

When a procurement is taking place in connection with any Federal Grant Program, including but not limited to the Stafford Act Grant Program, City shall not award any contracts to any party that is debarred, suspended or otherwise excluded from or ineligible for participation in federal assistance programs or activities. City shall conduct a search on www.sam.gov to determine whether an individual or company is debarred, suspended or otherwise excluded from or ineligible for participation in federal assistance programs or activities.

B. CONTRACTS

When a procurement is taking place in connection with any Federal Grant Program, including but not limited to the Stafford Act Grant Program, any and all contracts entered into must contain all applicable provisions as described in 2 CFR § 200.326 and Appendix II to Part 200 – Contract Provisions for non-Federal Entity Contracts Under Federal Awards.

C. RECORDS

When a procurement is taking place in connection with any Federal Grant Program, including but not limited to the Stafford Act Grant Program, the City shall keep and maintain records sufficient to detail the history of a procurement. These records should include, but not limited to:

1. Rationale for the method of procurement used for each contract, including a justification for using any procurement by noncompetitive proposal methods;
2. Rationale for selecting the type of contract used;
3. Rationale for contractor selection or rejection, including written documentation that a prospective contractor qualifies as responsible and set forth the basis for that determination;
4. Basis for contract price, which will include the cost or price analysis for contracts exceeding \$90,000.00

OPTION 1

RESOLUTION NO. 2026 - __ __

A RESOLUTION OF THE CITY OF VALLEY, NEBRASKA, AUTHORIZING AND DIRECTING THAT THE FOLLOWING ISSUE BE PLACED ON THE BALLOT FOR THE NEBRASKA GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, TO WIT: CONSIDERATION BY THE CITY'S ELECTORS TO APPROVE ALLOCATION OF UP TO FIFTY PERCENT (50%) OF THE REVENUE RECEIVED FROM THE CITY'S EXISTING LOCAL SALES AND USE TAX FOR THE PURPOSE OF PLANNING, DESIGNING, CONSTRUCTING, EQUIPPING, FINANCING, AND MAINTAINING A NEW MUNICIPAL SWIMMING POOL AND RELATED AQUATIC FACILITIES.

WHEREAS the City of Valley, Nebraska, currently imposes a local sales and use tax in the amount of one and one-half percent (1.5%) pursuant to Nebraska law;

WHEREAS the revenue received from said local sales and use tax is currently allocated to water improvement and wastewater improvement projects only;

WHEREAS the City Council desires to submit to the qualified electors of the City the question of whether the City Council may allocate up to fifty percent (50%) of the revenue received from the City's existing local sales and use tax for the purpose of planning, designing, constructing, equipping, financing, and maintaining a new municipal swimming pool and related aquatic facilities; and

WHEREAS the proposed allocation shall not increase the existing sales tax rate imposed by the City of Valley, shall not impede the City's four-year program to replace critical water mains throughout the City, and shall remain in effect until modified or repealed by the voters or otherwise provided by law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Valley, Nebraska, as follows:

1. An election shall be conducted on November 3, 2026, submitting the question of whether the City of Valley, Nebraska, shall be authorized to allocate up to fifty percent (50%) of the revenue received from the City's existing local sales and use tax for the purpose of planning, designing, constructing, equipping, financing, and maintaining a new municipal swimming pool and related aquatic facilities. The remaining portion of the revenue received from the sales and use tax the City Council does not allocate to the swimming pool project shall continue to be allocated to water and wastewater improvement projects.

2. The following question in the form shown below shall be submitted to the qualified electors of the City of Valley, Nebraska, for their approval or disapproval at the election on November 3, 2026, to wit:

"Proposition

"Shall the City Council of the City of Valley, Nebraska, be authorized to allocate up to fifty percent (50%) of the revenue received from the City's existing one and one-half percent

OPTION 1

(1.5%) local sales and use tax for the purpose of planning, designing, constructing, equipping, financing, and maintaining a new municipal swimming pool and related aquatic facilities?

“Details of the allocation. The City of Valley, Nebraska, currently imposes a local sales and use tax at the rate of one and one-half percent (1.5%)—all of which is currently allocated to City water improvement and wastewater improvement projects. This allocation shall not increase the existing sales tax rate. This measure shall permit, but not require, the City Council to allocate up to fifty percent (50%) of the City’s annual local sales and use tax revenue to the swimming pool and related aquatic facilities. Such revenue may be used for engineering, architectural design, construction and maintenance, debt service on bonds issued for the project, equipment purchases, site improvements, parking, accessibility improvements, and related recreational facilities. This allocation shall not impede the City’s four-year program to replace critical water mains throughout the City, shall remain in effect until modified or repealed by the voters or otherwise provided by law, and shall be administered and appropriated through the annual budget process subject to applicable Nebraska law. That portion of the revenue received from the sales and use tax the City Council does not allocate to the swimming pool project shall continue to be allocated to water and wastewater improvement projects.

“_____ YES (in favor of the Proposition and authorizing the City of Valley to allocate up to 50% of City sales tax revenue for the construction and related costs of a new municipal swimming pool and aquatic facility)

“_____ NO (opposed to the Proposition and not authorizing the City to allocate up to 50% of City sales tax revenue for the construction and related costs of a new municipal swimming pool and aquatic facility)”

3. A copy of this Resolution shall be filed with the City Clerk, who shall make it available for public review at the City of Valley offices during regular business hours.

4. Pursuant to Neb. Rev. Stat. § 77-27,142.04, notice required by law shall be published in a legal newspaper of general circulation in the City not more than thirty (30) days nor less than ten (10) days previous to the November 3, 2026, election. Such notice shall be in addition to any other notice required by law.

5. The City Clerk shall cause a certified copy of this Resolution to be delivered to the Douglas County Election Commissioner by September 1, 2026.

PASSED AND APPROVED THIS 11TH DAY OF AUGUST 2026.

CITY OF VALLEY, NEBRASKA

Linda Lewis, Mayor

ATTEST:

OPTION 1

Christie Donnermeyer, City Clerk

OPTION 2

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE CITY OF VALLEY, NEBRASKA, AUTHORIZING AND DIRECTING THAT THE FOLLOWING ISSUE BE PLACED ON THE BALLOT FOR THE NEBRASKA GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, TO WIT: CONSIDERATION BY THE CITY'S ELECTORS TO APPROVE ALLOCATION OF UP TO FIFTY PERCENT (50%) OF THE REVENUE COLLECTED RECEIVED FROM THE CITY'S EXISTING ONE AND ONE-HALF PERCENT (1.5%) LOCAL SALES AND USE TAX FOR THE PURPOSE OF PLANNING, DESIGNING, CONSTRUCTING, EQUIPPING, FINANCING, AND MAINTAINING A NEW MUNICIPAL SWIMMING POOL AND RELATED AQUATIC FACILITIES.

WHEREAS the City of Valley, Nebraska, currently imposes a local sales and use tax in the amount of one and one-half percent (1.5%) pursuant to Nebraska law;

WHEREAS the revenue collected received from said local sales and use tax is currently allocated to water improvement and wastewater improvement projects only;

WHEREAS the City Council desires to submit to the qualified electors of the City the question of whether the City Council may allocate up to fifty percent (50%) of the revenue it collects received from the City's existing local sales and use tax for the purpose of planning, designing, constructing, equipping, financing, and maintaining a new municipal swimming pool and related aquatic facilities; and

WHEREAS the proposed allocation shall not increase the existing one and one-half percent (1.5%) sales tax rate imposed by the City of Valley, shall not impede the City's four-year program to replace critical water mains throughout the City, and shall remain in effect until modified or repealed by the voters or otherwise provided by law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Valley, Nebraska, as follows:

1. An election shall be conducted on November 3, 2026, submitting the question of whether the City of Valley, Nebraska, shall be authorized to allocate up to fifty percent (50%) of the revenue it collects received from the City's existing one and one-half percent (1.5%) local sales and use tax for the purpose of planning, designing, constructing, equipping, financing, and maintaining a new municipal swimming pool and related aquatic facilities. The remaining portion of the revenue collected received from the sales and use tax the City Council does not allocate to the swimming pool project shall continue to be allocated to water and wastewater improvement projects.

2. The following question in the form shown below shall be submitted to the qualified electors of the City of Valley, Nebraska, for their approval or disapproval at the election on November 3, 2026, to wit:

OPTION 2

“Proposition

“Shall the City Council of the City of Valley, Nebraska, be authorized to allocate up to fifty percent (50%) of the revenue the City collects received from its the City’s existing one and one-half percent (1.5%) local sales and use tax, on and after January 1, 2027, for the purpose of planning, designing, constructing, equipping, financing, and maintaining a new municipal swimming pool and related aquatic facilities?

“Details of the allocation. The City of Valley, Nebraska, currently imposes a local sales and use tax at the rate of one and one-half percent (1.5%)—all of which is currently allocated to City water improvement and wastewater improvement projects. This allocation shall not increase the existing sales tax rate. This measure shall permit, but not require, the City Council to allocate to the swimming pool and related aquatic facilities up to fifty percent (50%) of the City’s annual revenue the City collects from its local sales and use tax revenue to the swimming pool and related aquatic facilities beginning January 1, 2027, or as soon thereafter as may be permitted by Nebraska Department of Revenue rules and regulations. Such revenue may be used for engineering, architectural design, construction and maintenance, debt service on bonds issued for the project, equipment purchases, site improvements, parking, accessibility improvements, and related recreational facilities. This allocation shall not impede the City’s four-year program to replace critical water mains throughout the City, shall remain in effect until modified or repealed by the voters or otherwise provided by law, and shall be administered and appropriated through the annual budget process subject to applicable Nebraska law. That portion of the revenue collected received from the sales and use tax the City Council does not allocate to the swimming pool project shall continue to be allocated to water and wastewater improvement projects.

“____ YES (in favor of the Proposition and authorizing the City of Valley to allocate up to 50% of City sales tax revenue for the construction and related costs of a new municipal swimming pool and aquatic facility)

“____ NO (opposed to the Proposition and not authorizing the City to allocate up to 50% of City sales tax revenue for the construction and related costs of a new municipal swimming pool and aquatic facility)”

3. A copy of this Resolution shall be filed with the City Clerk, who shall make it available for public review at the City of Valley offices during regular business hours.

4. Pursuant to Neb. Rev. Stat. § 77-27,142.04, notice required by law shall be published in a legal newspaper of general circulation in the City not more than thirty (30) days nor less than ten (10) days previous to the November 3, 2026, election. Such notice shall be in addition to any other notice required by law.

5. The City Clerk shall cause a certified copy of this Resolution to be delivered to the Douglas County Election Commissioner by September 1, 2026.

PASSED AND APPROVED THIS 11TH DAY OF AUGUST 2026.

OPTION 2

CITY OF VALLEY, NEBRASKA

Linda Lewis, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

APPLICATION FOR A CHANGE OF ZONING

Valley, Nebraska

Date 6-19-2026

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

Applicant's Name Gibbs Land Development LLC Telephone No. 402 510-2537

Applicant's Address 4920 "K" Street Omaha, NE 68117

Present Use of Subject Property Vacant

Desired Use of Subject Property Commercial

Present Zoning C3-Highway Commercial Requested Zoning C3 - Highway Commercial - NO CHANGE

Legal Description of Property Requested to be rezoned _____

Area of Subject Property, Square Feet and/or Acres _____

How are Adjoining Properties Used (Actual Use)

North _____

South _____

East _____

West _____

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

The Zoning Administrator, who may be accompanied by others is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe.
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?
3. What type of sewer and water system will be used?
4. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner _____ or Signature of Agent _____

OFFICE USE ONLY

File No. _____ Fee paid Yes () No () _____

Date _____ Approved _____ Disapproved _____

Chair, Valley Planning Commission.

Date _____ Approved _____ Disapproved _____

Mayor

Page 1 of 1

APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

Part of the East Half of Section 25, Township 16 North,
Range 9 East of the 6th P.M., Douglas County, Nebraska
(see Plat for Full Legal Description) - 275th & Ida Street

SUBDIVIDER

Name: Gibbs Land Development LLC
Address: 4920 "K" Street Omaha, NE 68117

Telephone: 402 510-2537

OWNER

Name: SAME

Address:

Telephone: ()

CITY USE ONLY

RECEIPT NO:

DATE:

PRELIMINARY PLAT #:

FEE PAID \$

AGENT (Authorized to act on Subdivider's behalf):

Name: Lamp Rynearson, c/o Caleb Van Weelden

Address: 14710 W Dodge Road, Ste 100
Omaha, NE 68154

Telephone: () 402-496-2498

ANY OTHER ASSOCIATES:

Name:

Address:

Telephone: ()

NAME OF PRELIMINARY PLAT: Falcon Business Park II NUMBER OF LOTS: 30

1. Letter or transmittal and action(s) requested.

2. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes No ☒ If yes, please describe the nature of such interest:3. Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes No ☒ If yes, please describe the nature of the action:4. Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards? Yes ☒ No ☐ 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):

Each individual lot does not meet the required 25% pervious area. The development as a whole does meet the 25% required pervious area.

5. Is any part of the land within the preliminary plat within a flood plain? Yes ☒ No ☐ 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).

Area is currently classified as Zone A0. Applicant will coordinate with City of Valley to submit LOMR-F.

Applicant's Signature:

Damian Willey

Date:

6/18/26

/age 1 of 4

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF PRELIMINARY PLAT: Falcon Business Park II

LOCATION OF SUCH PLAT: Hwy 275 & Ida Street

REQUIREMENTS OF PRELIMINARY PLAT

- ☐ Letter or transmittal with action requested.
- ☐ Name of Subdivision on each sheet
- ☐ Names and addresses of owners/applicants
- ☐ Names of adjacent property owners
- ☐ Name of engineer or surveyor
- ☐ Names of utility companies to be involved
- ☐ North arrow and graphic scale (according to sub-division regulations' specs)
- ☐ Date prepared
- ☐ A vicinity sketch at a scale no greater than one (1) inch = four hundred (400) feet and no smaller than one (1) inch = two thousand (2000) feet
- ☐ Sheet number and total number of sheets
- ☐ Contour lines (within and adjacent to subdivision, not greater than 2 feet intervals)
- ☐ Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers
- ☐ Is proposed use of preliminary plat in accordance with permitted City's zoning? Is a zoning action required?
- ☐ Existing and proposed streets or access easements to include:
 - ☐ R.O.W. width (according to future land use and transportation plans)
 - ☐ Paving width (according to future land use and transportation plans)
 - ☐ Approximate grades
 - ☐ Tangent length
 - ☐ Curve data and interior angle
 - ☐ Angle of Intersection
 - ☐ Name or number
- ☐ Sketch of future street system outside of plat where subdivision owns abutting land
- ☐ Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
- ☐ Lot lines and dimensions; curvilinears should be noted as arc or chord
- ☐ Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot
- ☐ Public areas for schools, parks, playgrounds or any other public uses
- ☐ All existing and proposed easements with locations, widths and distances
- ☐ All existing and proposed sidewalks, pedestrian ways and bikeways
- ☐ Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred (100) feet of the boundaries of, within/adjacent to on or within one hundred (100) feet of the proposed subdivision. Any other interest in land surrounding the preliminary plat?
- ☐ Minimum building set back lines
- ☐ Erosion and sediment control plan
- ☐ Certified accurate survey by engineer or professional land surveyor
- ☐ All plans and other information conform to the City's General Requirements and Minimum Standards of Design
- ☐ Sketch of proposed subdivision sized 8 1/2 inches by 14 inches

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

ADDITIONAL INFORMATION (to be shown on Preliminary Plat or on accompanying sheets)

- ☐ Four (4) copies of Preliminary Plat and required supplementary material filed with City Clerk
- ☐ Submit plat thirty (30) days prior to the meeting of the Planning commission
- ☐ Copy of application, site plan, preliminary plat, etc to proper agencies and authorities for review
 - ☐ City Engineer
 - ☐ City Council
 - ☐ City Attorney
 - ☐ Fire Department
 - ☐ County Engineer
 - ☐ County Health Department
 - ☐ Adjacent jurisdictions
 - ☐ Papio-Missouri River NRD
 - ☐ NDOR
 - ☐ FEMA
 - ☐ Planning Commission
 - ☐ Traffic engineering
 - ☐ OPPD
 - ☐ Building and safety
 - ☐ School District
 - ☐ other
- ☐ Any required landscape screens
- ☐ Copies of proposed Deed Restrictions, if any
- ☐ Sketch plan of larger tract and future concepts of development, if part of a larger tract that will be subdivided in the future

IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

- ☐ 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
- ☐ 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

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:

(Please use additional sheet if necessary)

Section 3.03 Preliminary Plat Specifications.

The Preliminary Plat shall be drawn to a scale of at least one inch to 100 feet with a sheet size not to exceed 42"x30" and shall be plainly marked "Preliminary Plat" and shall include, show, or be accompanied by the following information:

- 3.03.01 A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.
- 3.03.02 Both existing and proposed grades shall be shown.
- 3.03.03 Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.
- 3.03.04 The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion. The developer shall verify the name with Douglas County.
- 3.03.05 The proposed names and addresses of the owner and subdivider; the engineer, surveyor, or landscape architect responsible (all of which are licensed to practice in Nebraska) for the subdivision layout.
- 3.03.06 The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, existing and the approximate acreage of the proposed development. All work shall be certified by a Registered Land Surveyor in the State of Nebraska.

- 3.03.07 Width and location of platted streets and alleys within 200 feet of the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision; contours with intervals of five feet or less; the location of all existing utilities with their sizes indicated, as well as flow lines; elevations of existing sanitary and storm sewer, the outline of wooded areas (the location of important individual trees may be required).
- 3.03.08 Location and name(s) of adjoining subdivision(s) or undeveloped land and owners and persons having ownership interest within 300 feet of the subject property (not including streets and right-of-ways). This should be submitted in list form and as mailing labels.
- 3.03.09 The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
- 3.03.10 The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
- 3.03.11 Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
- 3.03.12 Both existing and proposed grades shall be shown.
- 3.03.13 All established floodway, floodway-fringe, and flood plain overlay lines.
- 3.03.14 The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
- 3.03.15 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approvals have been submitted to the City.
- 3.03.16 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approval has been submitted to the City.
- 3.03.17 Signature block indicating approval of the Planning Commission per Section 10.03
- 3.03.18 Signature block indicating approval of the City Engineer per Section 10.07
- 3.03.19 Requests for waivers of design standards.
- 3.03.20 Traffic impact analysis study may be required by the City Engineer.
- 3.03.21 Four copies of the following to the City for review at the time of pre-plat submittal :
1. A preliminary sanitary sewer plan.
 2. A preliminary drainage study, within the subdivision.
 3. A preliminary street profile plan with a statement of proposed street improvements.

Applicant's Signature(s):

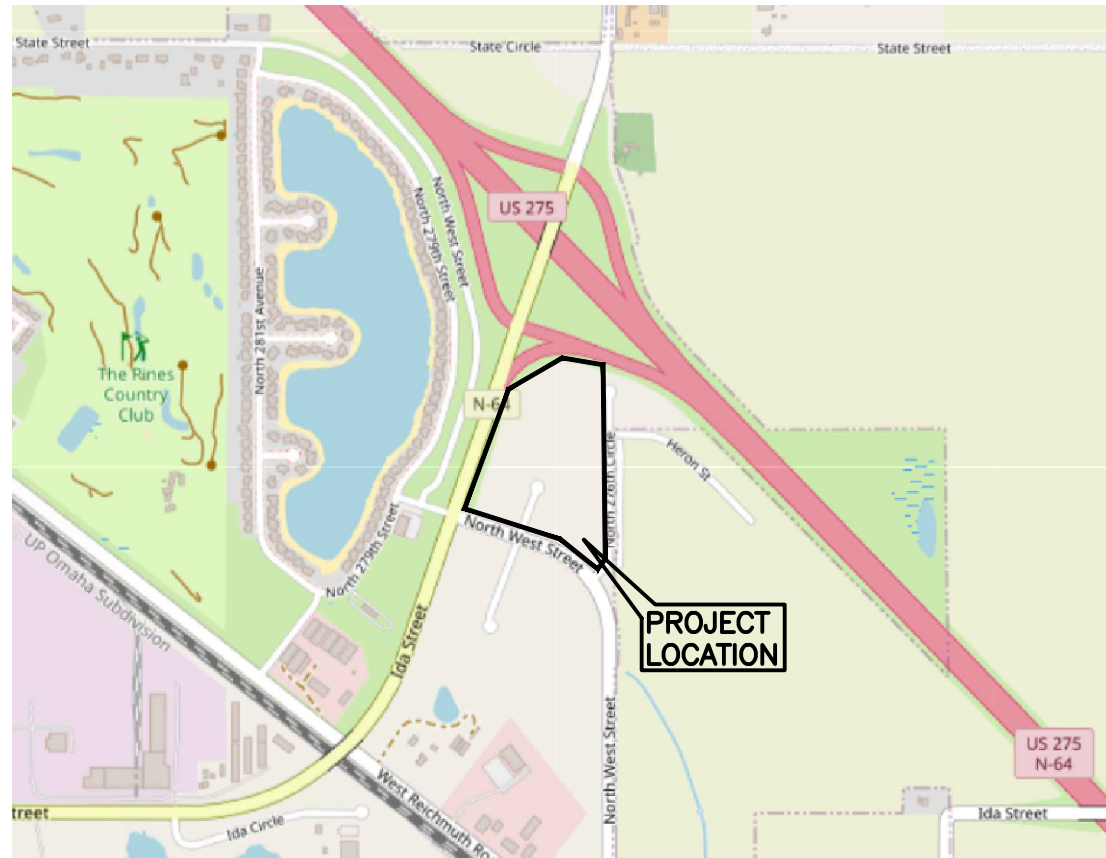
Damian Willey

Date: 6/18/26

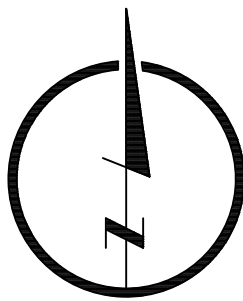
FALCON BUSINESS PARK II

LOTS 1 THROUGH 28, INCLUSIVE, AND OUTLOTS A & B
BEING A PLATTING OF PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 16 NORTH,
RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
SE 1/4, NE 1/4, SEC. 25-16-09
NE 1/4, SE 1/4, SEC. 25-16-09



VICINITY MAP



0 60' 120'
SCALE: 1"=60'
INTERNATIONAL FEET

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- MONUMENT SET (5/8" REBAR W/ 1 1/4" YPC STAMPED LS-498)
- MONUMENT FOUND (5/8" REBAR) UNLESS OTHERWISE NOTED
- SECTION CORNER
- RECORD DIMENSION

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- LOTS 1 THROUGH 18 AND LOT 28 WILL HAVE NO DIRECT VEHICULAR ACCESS TO IDA STREET AND U.S. HWY 275.
- OUTLOTS ARE FOR SITE CIRCULATION.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.
- NEW EASEMENTS SHOWN HEREON MAY BE SUBJECT TO CHANGE. REFER TO THE FINAL EASEMENT RECORDED DOCUMENT FOR THE OFFICIAL LOCATION.

PARCEL #	AREA (SF)
1	4581
2	4610
3	4639
4	4668
5	4697
6	5944
7	6074
8	4934
9	4802
10	7698
11	7741
12	8760
13	8322
14	6591
15	6240
16	5889
17	5538
18	5379

PARCEL #	AREA (SF)
19	6646
20	6483
21	10686
22	10519
23	5787
24	5516
25	5338
26	5273
27	5325
28	387491

OUTLOT AREA TABLE	
PARCEL #	AREA (SF)
A	22329
B	32828

FLOOD_ZONE

ZONE AO (WITH 2-FOOT FLOOD DEPTH)
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN), AVERAGE DEPTHS. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, NEBRASKA.
MAP NUMBER 31055C0153H
MAP EFFECTIVE DATE: DECEMBER 2, 2005
COMMUNITY NUMBER: 310078 0153 H

FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

CONTROL NOTE

- HORIZONTAL DATUM IS BASED ON THE DOUGLAS/SARPY COUNTY LOW DISTORTION COORDINATE SYSTEM.
- VERTICAL DATUM IS BASED ON NAVD88 (GEOID-12A).

ZONING

SEC. 5.15 C-3 HIGHWAY COMMERCIAL DISTRICT

USE	LOT AREA	LOT WIDTH	A FRONT YARD (FT)	B REAR YARD (FT)	C SIDE YARD (FT)	MAX. HEIGHT (FT)	MAX BLDG COVERAGE	MAX IMPERVIOUS COVERAGE
PERMITTED USES	(3)	-	25 (4)	(2)	(1)	45	40%	75%
CONDITIONAL USES	(3)	-	25 (4)	(2)	(1)	45	40%	75%
MULTI-FAMILY DWELLINGS	(3)	-	25 (4)	(2)	(1)	45	40%	75%
ACCESSORY STRUCTURES	-	-	25 (4)	(2)	(1)	45	-	-

- NONE, EXCEPT THAT WHEN ADJACENT TO ANY RESIDENTIAL DISTRICT, THE SIDE YARD SETBACK SHALL BE 25 FEET.
- NONE, EXCEPT THAT WHEN ADJACENT TO ANY RESIDENTIAL DISTRICT, THE REAR YARD SETBACK SHALL BE 25 FEET, UNLESS THERE IS AN ALLEY BETWEEN THE TWO, IN WHICH CASE THE REAR YARD SETBACK SHALL BE 5 FEET.
- MINIMUM LOT AREA TO BE CALCULATED BASED UPON MAXIMUM LOT COVERAGE, BUILDING FOOTPRINT, AND REQUIRED ANCILLARY USES LIKE PARKING AND LANDSCAPING.
- A FRONT YARD SETBACK OF 25 FEET IS REQUIRED ONLY WHEN NO PARKING IS PRESENT IN THE FRONT YARD. IF PARKING IS LOCATED IN THE FRONT YARD, THEN FRONT YARD SETBACK IS MINIMUM OF 50 FEET.

LAMP
RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD. STE. 100 (402) 496-2498
NE AUTHORIZATION NO.: CAD130
FORT COLLINS, COLORADO
4716 INNOVATION DR. STE. 100 (970) 226-0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD. STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011903 / LS-2013043127

PRELIMINARY
PLAT

FALCON BUSINESS PARK II
VALLEY, DOUGLAS COUNTY, NEBRASKA



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

DAN MARTINEZ / RACHEL RENNECKER

DATE

6/19/2026

PROJECT NUMBER

0126053

BOOK AND PAGE

SHEET

1 OF 1

APPLICATION FOR FINAL PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

Part of the East Half of Section 25, Township 16 North,
Range 9 East of the 6th P.M., Douglas County, Nebraska
(see Plat for full Legal Description) - 275th and Ida Street

SUBDIVIDERName: Gibbs Land Development LLCAddress: 4920 "K" Street Omaha, NE 68117Telephone: (402) 510-2537**OWNER**Name: SAME

Address: _____

Telephone: () _____

RECEIPT NO: _____

DATE: _____

FINAL PLAT #: _____

FEE PAID \$ _____

AGENT (Authorized to act on Subdivider's behalf):Name: Lamp Rynearson, c/o Caleb Van WeeldenAddress: 14710 W Dodge Road, Ste. 100Omaha, NE 68154Telephone: (402) 496-2498**ANY OTHER ASSOCIATES:**

Name: _____

Address: _____

Telephone: () _____

NAME OF FINAL PLAT: Falcon Business Park II, Lots 1-28, NUMBER OF LOTS: 30
Outlots A & B

1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the final plat? Yes ___ No X.
If yes, please describe the nature of such interest: _____

3. Will the final plat require any zoning or other action (rezoning, conditional use or vacations) to complete the development? Yes ___ No X. If yes please describe the nature of the action: _____

4. The final plat is based upon the preliminary plat for Falcon Business Park II, approved by the City Council on _____, 20____, Resolution No. _____ Preliminary and Final plats submitted concurrently
5. Is the final plat consistent with the approved preliminary plat? Yes X No ___. If not, please explain the proposed changes and the reasons therefore:
Preliminary and Final plats submitted concurrently

6. Have all the improvements required by the preliminary plat been completed or guaranteed by bond, letter of credit, etc.? Yes No X (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed:
Preliminary and Final plats submitted concurrently. Improvements required by the plat are unknown at the time of submittal.

Applicant's Signature: _____

Damian Willey

Date: _____

6/18/26

FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF FINAL PLAT: Falcon Business Park II

LOCATION OF SUCH PLAT: Hwy 275 and Ida Street

REQUIREMENTS OF FINAL PLAT

- ☐ Letter or transmittal with action requested.
- ☐ Name of subdivision
- ☐ Complete drawing on one sheet if possible
- ☐ Drawn in ink or photographed on Mylar
- ☐ Signatures in black opaque ink
- ☐ Blank margin of ½ inch and outline
- ☐ Scale of one (1) inch equals ten (10) feet or sufficient to show all required information clearly
- ☐ Number and total number of sheets - index sheet if more than two sheets
- ☐ Boundary of the subdivision shall be indicated
- ☐ Vicinity Map
- ☐ Sketch of proposed subdivision sized 8 ½ inches by 14 inches

CERTIFICATES AND ACKNOWLEDGMENTS

- ☐ Owner's acknowledgment and offer of dedication by all parties having titled interest or lien upon the lands
- ☐ Surveyor's certificate with legal description written in meets and bounds
- ☐ Planning Commission acceptance certificate
- ☐ Acknowledgment by Notary
- ☐ City Council acceptance and acceptance certificate
- ☐ Certificate of acceptance by City Engineer
- ☐ Certification of acceptance by the City Enforcement officer, when individual sewage disposal or water systems are to be installed
- ☐ Certification by the Mayor and City Clerk that plat is accepted for recording by County Register of Deeds
- ☐ Certification that the Subdivider has complied with one of the following alternatives:
 - ☐ Improvements have been installed in accordance with requirements of the subdivision ordinance
 - ☐ A security bond or certified check filed with the City
 - ☐ Subdivision Improvements Agreement along with sufficient surety has been filed
- ☐ All affidavits, certificates, acknowledgments, endorsements, dedications, and notarial seals as are required by Law and the provisions of the zoning ordinance and subdivision regulations.

DATA REQUIRED ON THE FINAL PLAT

- ☐ Sufficient data to determine all existing and placed stakes and to locate and retrace all lots, blocks, and parcels, Include:
 - ☐ Bearings of lines
 - ☐ Radii, arcs and central angles of all curves with dimensions to the nearest second
- ☐ All dimensions shall be to the nearest .01 of a foot
- ☐ Meets or exceeds the "minimum standards of surveys"
- ☐ Location and description of monuments
- ☐ Lot numbers, square footage, outlot, block dimensions, and frontage dimensions
- ☐ Lot, outlot, and block identification system
- ☐ Areas reserved for public use - must clearly identify which are private and which are public
- ☐ If park land for use of public, must have an outlot letter and be included in the dedication
- ☐ If park land is private, must state so and provide maintenance agreement

FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

- ☐ Purpose for which other than residential lots are dedicated or reserved
- ☐ Minimum building set back lines
- ☐ Locations and names of adjoining subdivisions and streets, adjoining unplatted properties with names and addresses of adjoining owners of unplatted properties.
- ☐ Abutting streets, cul-de-sacs and alleys, whether public or private, must include the following:
 - ☐ Location
 - ☐ Names
 - ☐ Centerline
 - ☐ Centerline radius
 - ☐ Length and interior angle of horizontal curves
 - ☐ Tangent length
 - ☐ Right-of-Way and paving widths (according to sub-division regulations, future land use and transportation plans)
- ☐ Location, width and purpose of all easements (according to sub-division regulations)
- ☐ Location and identification of all section corners
- ☐ Total number of lots, outlots, and total number of acres in subdivision
- ☐ Cross-sections, profiles and grades of streets, gutters, curbs and sidewalks; with locations of all "in street utilities" - drawn to City standards
- ☐ Protective covenants, when required
- ☐ Any interest in the land surrounding the plat
- ☐ Changes in zoning that may have been or need to; Submit zoning / rezoning form

REQUIRED ON EACH SHEET

- ☐ Name of Subdivision
- ☐ Scale
- ☐ North arrow and graphic scale
- ☐ Date
- ☐ Sheet number and total number of sheet comprising the subdivision
- ☐ Location of Subdivision (first sheet only)

DOCUMENTS REQUIRED

- ☐ Tax payment status form
- ☐ Special assessment status form
- ☐ Certificates of Title or Title Opinion
- ☐ Private restrictions or covenants, if necessary
- ☐ Prior to approval by the City Council, at least three signed reproducible copies (Mylar) of the final plat (2) 18" x 24", and one full size mylar with two additional signed copies. Copies of the original shall be prepared as specified in this Ordinance.
 - [] City Engineer
 - [] City Council
 - [] City Attorney
 - [] Fire Department
 - [] County Engineer
 - [] County Health Department
 - [] Adjacent jurisdictions
 - [] Papio-Missouri River NRD
 - [] NDOR
 - [] Planning Commission
 - [] Traffic engineering
 - [] OPPD
 - [] Building and safety
 - [] School District
 - [] other

CONFORMS TO APPROVED PRELIMINARY PLAT

- ☐ Meets and bounds description
- ☐ Lot dimensions and configurations
- ☐ Street names
- ☐ Street alignment
- ☐ Reasons for differences

FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE FINAL PLAT:

(Please use additional sheet if necessary)

Applicant's Signature(s):

Damian Willey

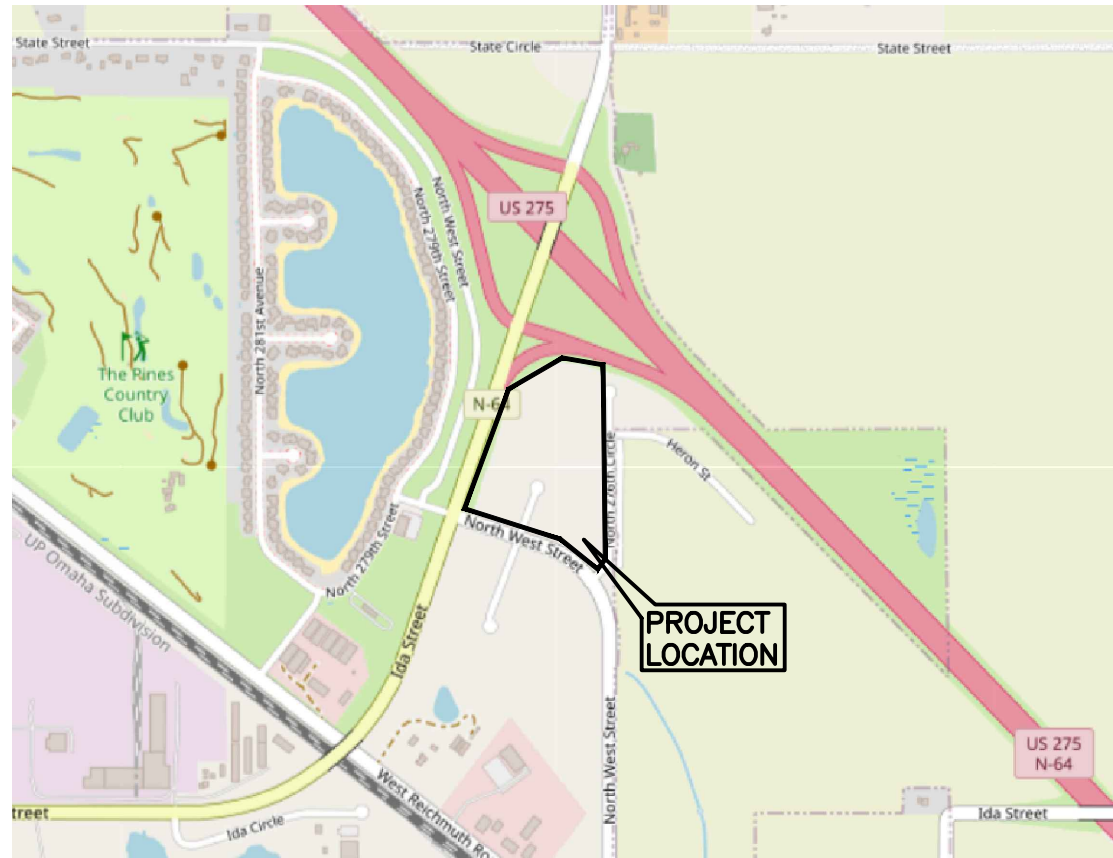
Date: 6/18/26

FALCON BUSINESS PARK II

LOTS 1 THROUGH 28, INCLUSIVE, AND OUTLOTS A & B

BEING A PLATTING OF PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 16 NORTH,
RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
SE 1/4, NE 1/4, SEC. 25-16-09
NE 1/4, SE 1/4, SEC. 25-16-09



VICINITY MAP

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAND SURVEYOR'S REGULATION ACT THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THE SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND CORRECT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE LOT AND THAT PERMANENT MONUMENTS (5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAPS STAMPED PLS-498) WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS FALCON BUSINESS PARK II, LOTS 1 THROUGH 28, INCLUSIVE, AND OUTLOTS A & B, BEING A PLATTING OF PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 89°49'43" WEST (BEARINGS REFERENCED TO THE FALCON BUSINESS PARK FINAL PLAT) FOR 40.00 FEET ON THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE WEST RIGHT OF WAY LINE OF 276TH STREET, THIS BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°21'00" EAST FOR 608.16 FEET ON SAID WEST RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF FALCON BUSINESS PARK AS SURVEYED, PLATTED AND RECORDED IN SAID SECTION 25;

THENCE SOUTH 89°39'00" WEST FOR 10.00 FEET ON SAID WEST RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 1, OF SAID FALCON BUSINESS PARK;

THENCE NORTH 72°09'04" WEST FOR 458.42 FEET ON THE NORTH LINE OF LOTS 1 AND 2, OF SAID FALCON BUSINESS PARK TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING NORTH 47°24'24" EAST FOR 19.02 FEET) FOR AN ARC LENGTH OF 19.51 FEET ON THE CULDESAC RIGHT OF WAY LINE OF 277TH STREET CIRCLE;

THENCE ON A CURVE TO THE LEFT (HAVING A RADIUS OF 60.00 FEET AND A LONG CHORD BEARING NORTH 69°55'00" WEST FOR 77.65 FEET) FOR AN ARC LENGTH OF 292.54 FEET CONTINUING ON SAID CULDESAC RIGHT OF WAY LINE;

THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING SOUTH 04°45'23" EAST FOR 21.00 FEET) FOR AN ARC LENGTH OF 21.68 FEET CONTINUING ON SAID CULDESAC RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 3, OF SAID FALCON BUSINESS PARK;

THENCE NORTH 72°10'43" WEST FOR 374.86 FEET ON THE NORTH LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 21°32'10" EAST FOR 258.70 FEET ON THE STATE OF NEBRASKA HIGHWAY RIGHT OF WAY LINE AS DESCRIBED AND RECORDED IN DEED BOOK 2089, PAGE 232, OF THE DOUGLAS COUNTY REGISTER OF DEEDS RECORDS;

THENCE CONTINUING ON SAID STATE OF NEBRASKA HIGHWAY RIGHT OF WAY LINE FOR THE FOLLOWING SIX COURSES:
1. NORTH 27°38'08" EAST FOR 103.39 FEET;
2. NORTH 24°31'12" EAST FOR 62.40 FEET;
3. NORTH 22°52'58" EAST FOR 213.88 FEET;
4. NORTH 58°35'26" EAST FOR 394.22 FEET;
5. SOUTH 79°23'47" EAST FOR 240.29 FEET;
6. SOUTH 01°47'25" EAST FOR 222.90 FEET;
THENCE NORTH 89°28'21" EAST FOR 20.55 FEET ON SAID STATE OF NEBRASKA HIGHWAY RIGHT OF WAY LINE TO A POINT ON THE WEST RIGHT OF WAY LINE OF 276TH STREET;
THENCE SOUTH 00°19'06" EAST FOR 184.41 FEET ON SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
CONTAINS 14.034 ACRES.

DANNY JOE W. MARTINEZ, PLS-498

DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, GIBBS LAND DEVELOPMENT, LLC, OWNERS AND LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS FALCON BUSINESS PARK II, LOTS 1 THROUGH 28, INCLUSIVE, AND OUTLOTS A & B; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT.

GIBBS LAND DEVELOPMENT, LLC, OWNER

PRINTED NAME SIGNATURE

PRINTED TITLE

MORTGAGEE

PRINTED NAME SIGNATURE

PRINTED TITLE

DOUGLAS COUNTY ENGINEER REVIEW

LAMP
RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD. STE. 100 (402) 496-2498
NE AUTHORIZATION NO.: CAD130
FORT COLLINS, COLORADO
4716 INNOVATION DR. STE. 100 (970) 226-0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD. STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011903 LLS-2013043127

FINAL
PLAT

FALCON BUSINESS PARK II
VALLEY, DOUGLAS COUNTY, NEBRASKA



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

DAN MARTINEZ / RACHEL RENNECKER

DATE

6/19/2026

PROJECT NUMBER

0126053

BOOK AND PAGE

SHEET

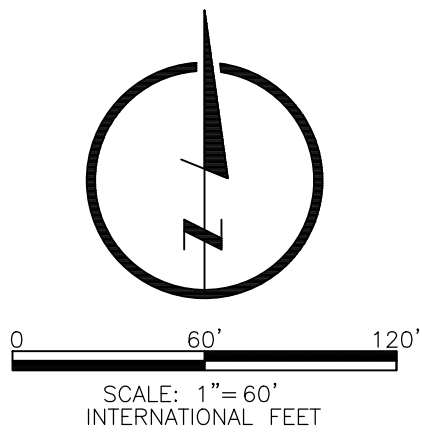
1 OF 1

PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	4581	19	6646
2	4610	20	6483
3	4639	21	10686
4	4668	22	10519
5	4697	23	5787
6	5944	24	5516
7	6074	25	5338
8	4934	26	5273
9	4802	27	5325
10	7698	28	387491
11	7741		
12	8760		
13	8322		
14	6591		
15	6240		
16	5889		
17	5538		
18	5379		

OUTLOT AREA TABLE	
PARCEL #	AREA (SF)
A	22329
B	32828

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- LOTS 1 THROUGH 18 AND LOT 28 WILL HAVE NO DIRECT VEHICULAR ACCESS TO IDA STREET AND U.S. HWY 275.
- OUTLOTS ARE FOR SITE CIRCULATION.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.
- NEW EASEMENTS SHOWN HEREON MAY BE SUBJECT TO CHANGE. REFER TO THE FINAL EASEMENT RECORDED DOCUMENT FOR THE OFFICIAL LOCATION.



LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- MONUMENT SET (5/8" REBAR W/ 1 1/4" YPC STAMPED LLS-498)
- MONUMENT FOUND (5/8" REBAR) UNLESS OTHERWISE NOTED
- SECTION CORNER
- RECORD DIMENSION

APPROVAL OF VALLEY CITY PLANNING COMMISSION

APPROVAL OF THE PLANNING COMMISSION OF VALLEY, NEBRASKA

THIS FINAL PLAT OF FALCON BUSINESS PARK II, LOTS 1 THROUGH 28, INCLUSIVE, AND OUTLOTS A & B, WAS APPROVED BY THE VALLEY PLANNING COMMISSION THIS

DAY OF , 20

CHAIRMAN OF PLANNING COMMISSION

ACCEPTANCE BY VALLEY CITY COUNCIL

ACCEPTANCE BY VALLEY CITY COUNCIL OF

THIS FINAL PLAT OF FALCON BUSINESS PARK II, LOTS 1 THROUGH 28, INCLUSIVE, AND OUTLOTS A & B, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA ON THIS

DAY OF , 20

IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR (CITY OF VALLEY SEAL)

ATTEST

CITY CLERK

ACCEPTANCE BY VALLEY CITY ENGINEER

THIS FINAL PLAT OF FALCON BUSINESS PARK II, LOTS 1 THROUGH 28, INCLUSIVE, AND OUTLOTS A & B, WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER ON THIS

DAY OF , 20

VALLEY CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

DAY OF , 20

DOUGLAS COUNTY TREASURER

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS

COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF , 20

BY (PRINTED NAME) (PRINTED TITLE)

OF GIBBS LAND DEVELOPMENT, LLC, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA } SS

COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF , 20

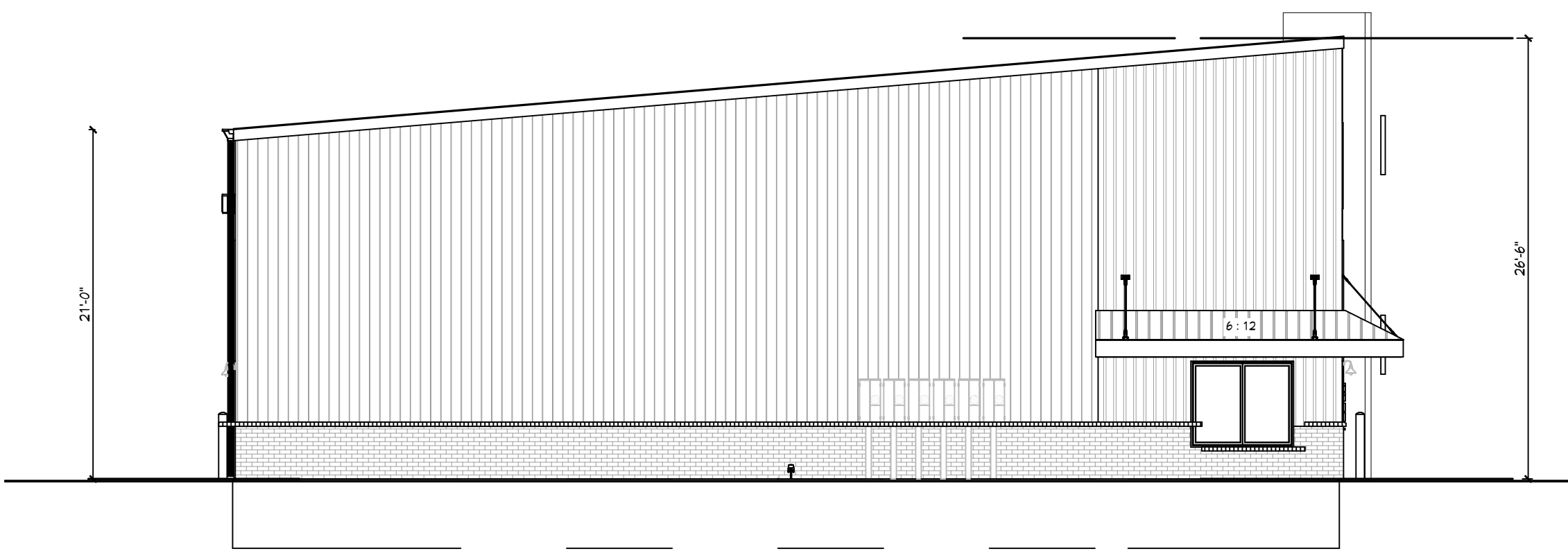
BY (PRINTED NAME) (PRINTED TITLE)

OF , ON BEHALF OF SAID BANK.

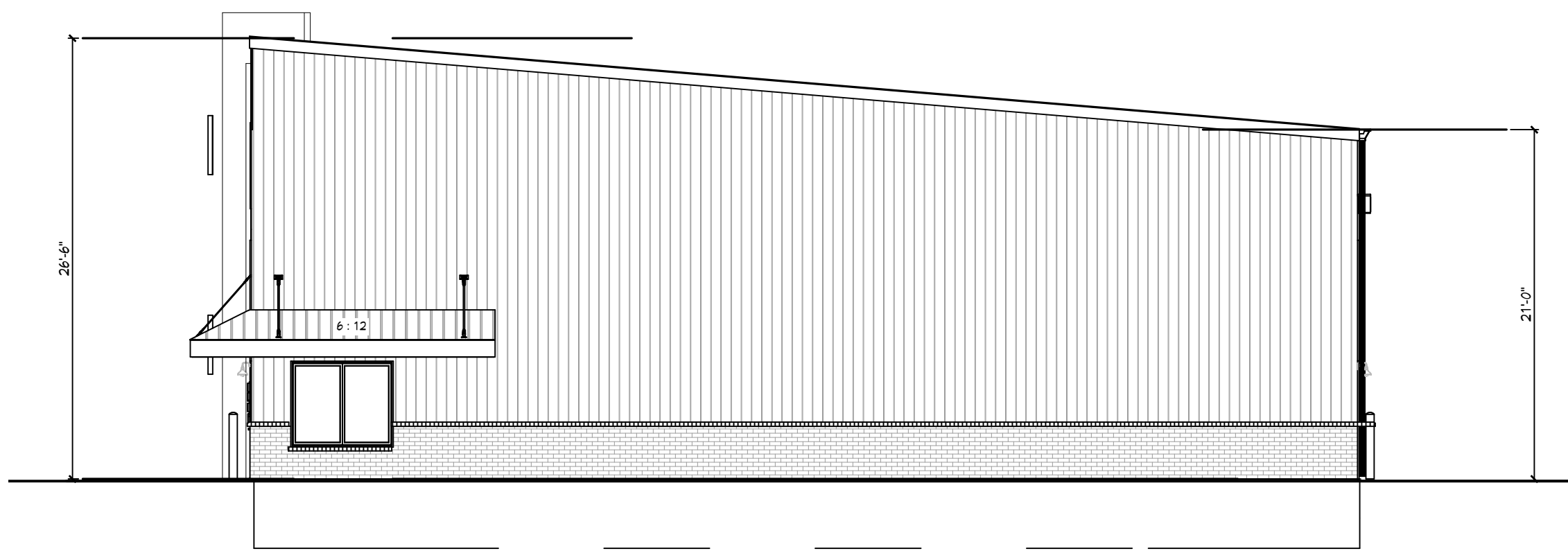
SIGNATURE OF NOTARY PUBLIC



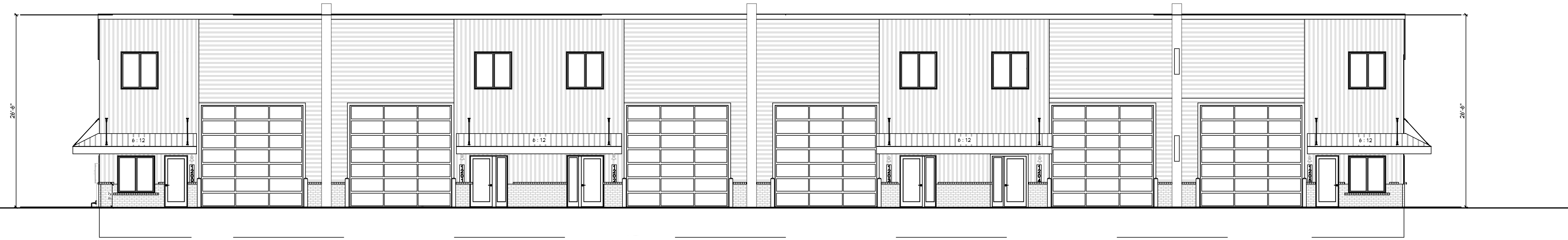
REAR ELEVATION
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



FRONT ELEVATION
1/8"=1'-0"

REVISED:

PROJECT: VALLEY NORTH, 1st PHASE

PROJECT LOCATION:

DATE: 7/21/2026

SCALE: NOTED

THIS PAGE: EXTERIOR ELEVATIONS

NOTE: PROVIDE FIRE
PROTECTION FOR FLOOR
ASSEMBLY OVER BASEMENTS
PER SECTION R302.13 OF 2018 IRC

REVISED:

PROJECT: VALLEY NORTH, 1st PHASE

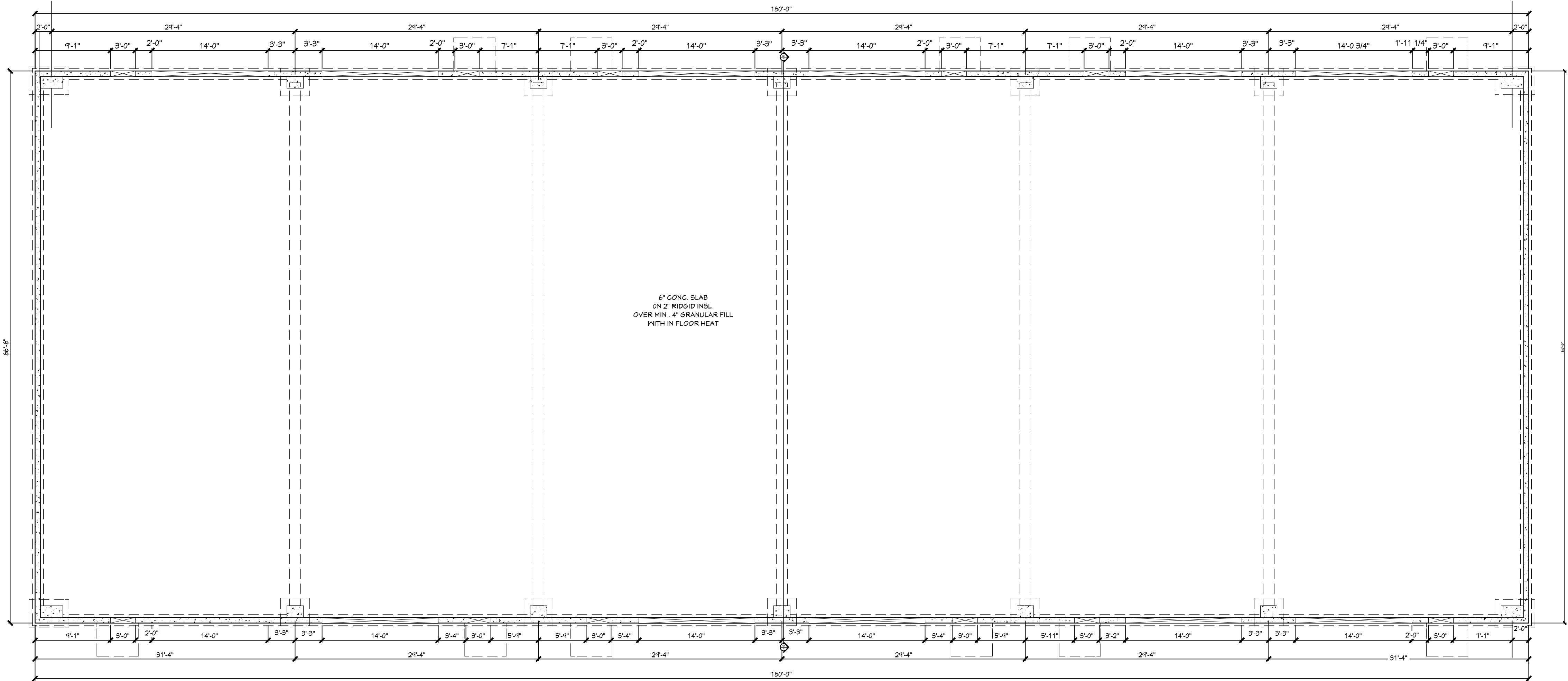
PROJECT
LOCATION:

DATE: 7/21/2026 SCALE: NOTED

THIS PAGE: FOUNDATION PLAN

WALL LEGEND	
4" WALL	
6" WALL	
4" FIRE OUT WALL	
FIRE WALL	
RIBBED METAL WALL	
FOUNDATION WALL	

NOTE: FIREWALL
3 5/8" STEEL STUDS @ 24" O.C.
1/4" TYPE X DRYWALL EA. SIDE



FOUNDATION PLAN
1/8"=1'-----0"

UNO: WALL BRACING PER
TABLE R602.10.5 OF 2018 IRC.

NOTE: ROOF / CEILING CONSTRUCTION
TO COMPLY WITH ALL PROVISIONS OF
CHAPTER 8 AND OTHER REFERENCED
CHAPTERS PER 2018 IRC.

REVISED:

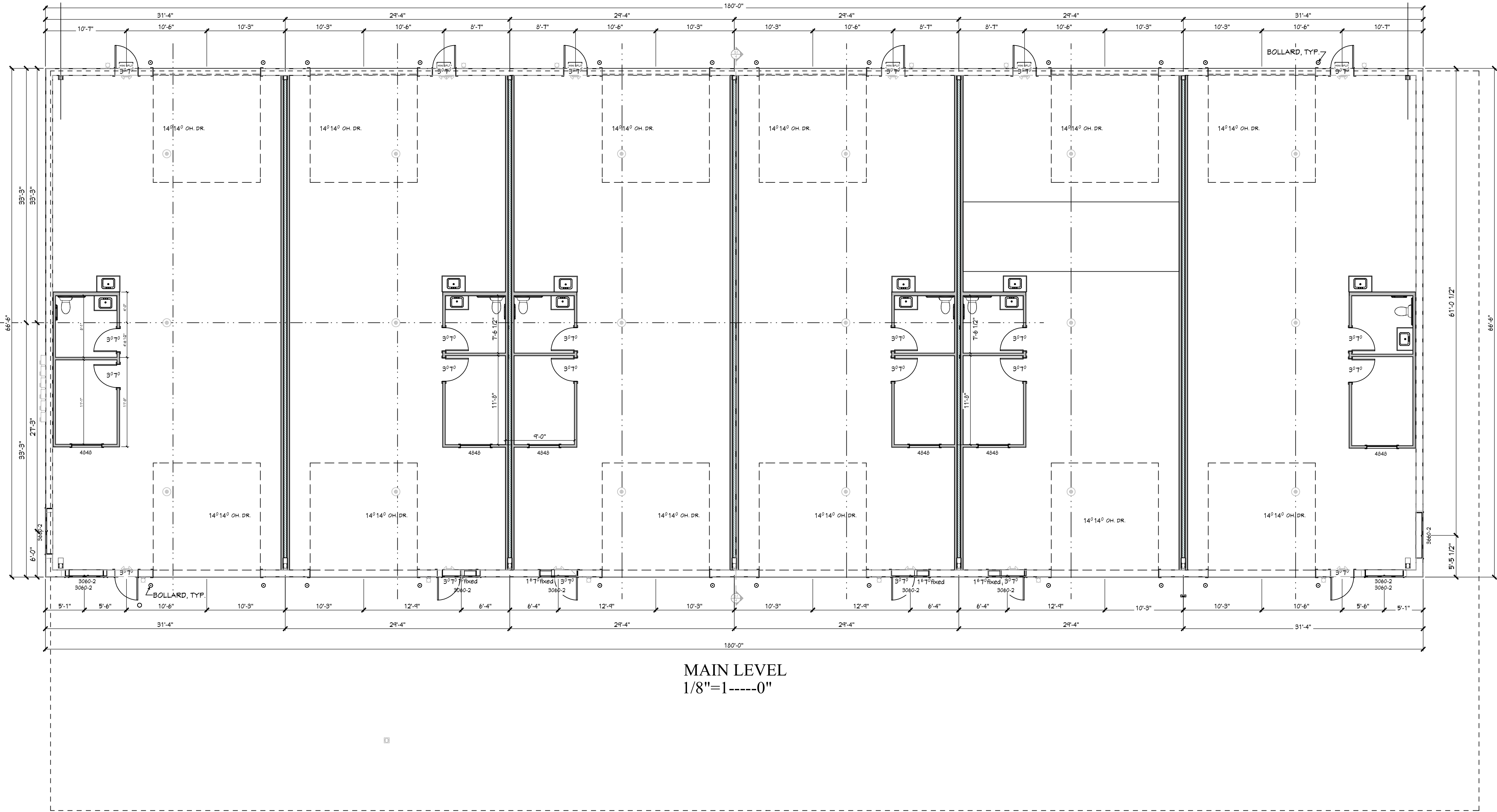
PROJECT: VALLEY NORTH, 1st PHASE

PROJECT LOCATION:
DATE: 7/21/2026
SCALE: NOTED

THIS PAGE: FLOOR PLAN

WALL LEGEND	
4" WALL	
6" WALL	
4" FIRE OUT WALL	
FIRE WALL	
RIBBED METAL WALL	
FOUNDATION WALL	

NOTE: FIREWALL
3 5/8" STEEL STUDS @ 24" O.C.
1/4" 5/8" TYPE X DRYWALL EA. SIDE





REVISED:

PROJECT: VALLEY NORTH, 1st PHASE

PROJECT
LOCATION:

DATE: 7/21/2026 SCALE: NOTED

THIS PAGE:

SECTION



REVISED:

PROJECT: VALLEY NORTH, 1st PHASE

PROJECT
LOCATION:

DATE: 7/21/2026 SCALE: NOTED

THIS PAGE:



REVISED:	

--

PROJECT:	VALLEY NORTH, 1st PHASE		
	PROJECT LOCATION:		
	DATE:	7/21/2026	SCALE: NOTED
THIS PAGE:			

--

Change Order No. 4

Owner:	CITY OF VALLEY, NEBRASKA	Owner's Project No.:	n/a
Engineer:	EAGLE ENGINEERING GROUP	Engineer's Project No.:	23-66
Contractor:	ERIKSEN CONSTRUCTION	Contractor's Project No.:	n/a
Project:	WATER TREATMENT PLANT EXPANSION		
Contract Name:	WATER TREATMENT PLANT EXPANSION, VALLEY, NE		
Date Issued:	August 3, 2026	Effective Date of Change order:	August 11, 2026

The Contract is modified as follows upon execution of this Change Order:

Description:

- 1) Adjust completion dates
- 2) Add panic hardware for chlorine room, actuator adjustments, and pump extensions adjustments for existing high service pumps

Attachments: Attachment No. 1 to Change Order No. 3

Change in Contract Times
[State Contract Times as either a specific date or a number of days]

Change in Contract Price

Original Contract Price:	Original Contract Times:
\$ 8,900,670.00	Substantial Completion: March 1, 2026
	Ready for Final Payment: May 1, 2026
Increase (Decrease) from previously approved Change Orders No. 1 to No. 3 :	Increase (Decrease) from previously approved Change Orders No. 1 to No. 3 :
\$ 145,650.53	Substantial Completion: 124
	Ready for Final Payment: 94
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ 9,046,320.53	Substantial Completion: July 3, 2026
	Ready for Final Payment: August 3, 2026
Increase (Decrease) of this Change Order:	Increase (Decrease) this Change Order:
\$ 27,061.40	Substantial Completion: 60
	Ready for Final Payment: 90
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ 9,073,381.93	Substantial Completion: September 1, 2026
	Ready for Final Payment: November 1, 2026

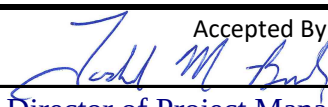
Recommended by Engineer (if required)

By: _____
Title: **Greg Perry, PE**
Date: _____

Authorized by Owner

By: _____
Title: **Mayor**
Date: _____

Accepted By Contractor

By: 
Title: **Director of Project Management**
Date: **08/03/2026**

Approved by Funding Agency (if applicable)

By: _____
Title: _____
Date: _____

Attachment No. 1 to Change Order No.: 4

Project: **WATER TREATMENT PLANT EXPANSION**

Dated: **August 3, 2026**

Project No. **23-66**

ITEM NO.	DESCRIPTION OF WORK	UNIT PRICE	UNITS	CONTRACT QUANTITY	ACTUAL CONSTRUCTED QUANTITY	QUANTITY CHANGE	CHANGE IN CONTRACT PRICE
1	Actuator Programming Adjustments	\$10,200.00	LS	0	1.0	1.0	\$10,200.00
2	Pump Extensions	\$12,264.75	LS	0	1.0	1.0	\$12,264.75
3	Panic Hardware for Chlorine Room	\$4,596.65	LS	0	1.0	1.0	\$4,596.65
	TOTAL						\$27,061.40

RESOLUTION NO. 2026 – ____

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

The Application for Payment No. 19 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>\$172,711.96</u>
3. Current Contract Price (Line 1 + 2)	<u>\$9,073,381.96</u>
4. TOTAL COMPLETED AND STORED TO DATE	
(Sum of Column G Lump Sum Total & Column J Unit Price Total)	<u>\$8,998,881.96</u>
5. RETAINAGE:	
a. 10% x \$8,998,881.96 Work Completed	<u>\$449,944.10</u>
b. 10% x \$ _____ Stored Material	<u>\$0.00</u>
c. Total Retainage (Line 5.a + Line 5.b)	<u>\$449,994.10</u>
6. AMOUNT ELIGIBLE TO DATE (Line 4 + Line 5.c)	<u>\$8,548,937.86</u>
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	<u>\$7,764,138.50</u>
8. AMOUNT DUE THIS APPLICATION	<u>\$784,799.36</u>
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 – Line 4)	<u>\$74,500.00</u>

PAYMENT OF: **\$784,799.36**

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

ERIKSEN CONSTRUCTION \$784,799.36

PASSED AND APPROVED THIS 11th DAY OF AUGUST 2026.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

Linda Lewis, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

Contractor's Application for Payment

Owner:	<u>City of Valley, Nebraska</u>	Owner's Project No.:	<u> </u>
Engineer:	<u>Eagle Engineering Group</u>	Engineer's Project No.:	<u>23-66</u>
Contractor:	<u>Eriksen Construction</u>	Contractor's Project No.:	<u>979</u>
Project:	<u>Water Treatment Plant Expansion</u>		
Contract:	<u>Water Treatment Plant Expansion</u>		
Application No.:	<u>19</u>	Application Date:	<u>7/31/2026</u>
Application Period:	From <u>7/1/2026</u>	to <u>7/31/2026</u>	

1. Original Contract Price	\$ 8,900,670.00
2. Net change by Change Orders	\$ 172,711.96
3. Current Contract Price (Line 1 + Line 2)	\$ 9,073,381.96
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 8,998,881.96
5. Retainage	
a. <u>5%</u> X <u>\$ 8,998,881.96</u> Work Completed	\$ 449,944.10
b. <u>10%</u> X <u>\$ -</u> Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 449,944.10
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 8,548,937.86
7. Less previous payments (Line 6 from prior application)	\$ 7,764,138.50
8. Amount due this application	\$ 784,799.36
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 74,500.00

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:** 7/31/2026

Recommended by Engineer

By: _____
Title: _____
Date: _____

Approved by Funding Agency

By: _____
Title: _____
Date: _____

Approved by Owner

By: _____
Title: _____
Date: _____

By: _____
Title: _____
Date: _____

Progress Estimate - Unit Price 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.:

Application No.: 19			Application Period: From 07/01/26 to 07/31/26			Application Date: 07/31/26					
A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information		Value of Bid Item (C X E)		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											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Original Contract Totals						\$		\$	\$		\$

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Valley, Nebraska	Owner's Project No.:	
Engineer:	Eagle Engineering Group	Engineer's Project No.:	23-66
Contractor:	Eriksen Construction	Contractor's Project No.:	979
Project:	Water Treatment Plant Expansion		
Contract:	Water Treatment Plant Expansion		

[illegible]

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:		City of Valley, Nebraska		Owner's Project No.:		23-66											
Engineer:		Eagle Engineering Group		Engineer's Project No.:		979											
Contractor:		Eriksen Construction															
Project:		Water Treatment Plant Expansion															
Contract:		Water Treatment Plant Expansion															
Application No.:		19		Application Period:		From		07/01/26		to		07/31/26		Application Date:		07/31/26	
A		B		C		D		E		F		G		H		I	
Item No.		Description		Scheduled Value (\$)		Work Completed		This Period (\$)		Materials Currently Stored (not in D or E) (\$)		Work Completed and Materials Stored to Date (D + E + F) (\$)		% of Scheduled Value (G / C) (%)		Balance to Finish (C - G) (\$)	
						(D + E) From Previous Application (\$)											
Original Contract																	
1			Mobilization		345,670.00				-				345,670.00		100%		-
2			Demolition		12,500.00				-				12,500.00		100%		-
3			Concrete		1,100,000.00								1,100,000.00		100%		-
4			Structural Precast		90,000.00				-				90,000.00		100%		-
5			Masonry		330,000.00				-				330,000.00		100%		-
6			Wall Panels		220,000.00				-				220,000.00		100%		-
7			Roofing		120,000.00				-				120,000.00		100%		-
8			Doors/Windows		130,000.00				-				130,000.00		100%		-
9			Framed Walls		58,000.00				-				58,000.00		100%		-
10			Ceilings		25,000.00				5,000.00				20,000.00		80%		5,000.00
11			Painting/Coatings		150,000.00				5,000.00				150,000.00		100%		-
12			Plumbing		145,000.00				5,000.00				145,000.00		100%		-
13			HVAC		55,000.00				-				55,000.00		100%		-
14			Electrical/Controls		1,400,000.00				25,000.00				1,375,000.00		98%		25,000.00
15			Earthwork		160,000.00								160,000.00		100%		-
16			Dewatering		350,000.00				-				350,000.00		100%		-
17			Paving		25,000.00				15,000.00				25,000.00		100%		-
18			Fence		240,000.00				200,000.00				200,000.00		83%		40,000.00
19			Water Distribution		165,000.00				-				165,000.00		100%		-
20			Sanitary Sewer		190,000.00				-				190,000.00		100%		-
21			Storm Sewer		55,000.00								55,000.00		100%		-
22			Process		700,000.00				-				700,000.00		100%		-
23			Pumps		450,000.00				-				450,000.00		100%		-
24			Aeriatioon/Filters		2,300,000.00				90,000.00				2,300,000.00		100%		-
25			Chemical Feed Equipment		80,000.00				-				80,000.00		100%		-
26			Seeding		4,500.00								-		0%		4,500.00
27													-				-
28													-				-
29													-				-
Original Contract Totals				\$	8,900,670.00	\$	8,481,170.00	\$	345,000.00	\$	-	\$	8,826,170.00		99%	\$	74,500.00

RESOLUTION NO. 2026 – ____

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 **Vrba Construction, Inc.** for **FY26 Water Main Replacement** 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>\$1,263,188.85</u>
2. Net change by Change Orders	<u>\$105,691.84</u>
3. Current Contract Price (Line 1 + 2)	<u>\$1,368,880.69</u>
4. TOTAL COMPLETED AND STORED TO DATE (Sum of Column G Lump Sum Total & Column J Unit Price Total)	<u>\$358,434.90</u>
5. RETAINAGE:	
a. 10% x \$165,245.38 Work Completed	<u>\$16,524.54</u>
b. 10% x \$193,189.52 Stored Material	<u>\$19,318.95</u>
c. Total Retainage (Line 5.a + Line 5.b)	<u>\$35,843.49</u>
6. AMOUNT ELIGIBLE TO DATE (Line 4 + Line 5.c)	<u>\$322,591.41</u>
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	<u>\$233,609.04</u>
8. AMOUNT DUE THIS APPLICATION	<u>\$88,982.37</u>
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 – Line 4)	<u>\$1,010,445.79</u>

PAYMENT OF: **\$88,982.37**

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

VRBA CONSTRUCTION, INC. \$88,982.37

PASSED AND APPROVED THIS 11th DAY OF AUGUST 2026.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

Linda Lewis, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

Contractor's Application for Payment

Owner: <u>City of Valley, Nebraska</u>	Owner's Project No.: _____
Engineer: <u>EAGLE ENGINEERING GROUP</u>	Engineer's Project No.: <u>25-56</u>
Contractor: <u>Vrba Construction Inc.</u>	Contractor's Project No.: _____
Project: <u>FY26 Water Main Replacement</u>	
Contract: <u>FY26 Water Main Replacement, Valley, NE</u>	
Application No.: <u>2</u>	Application Date: <u>8/5/2026</u>
Application Period: From <u>7/2/2026</u> to <u>8/4/2026</u>	

1. Original Contract Price	\$ 1,263,188.85
2. Net change by Change Orders	\$ 105,691.84
3. Current Contract Price (Line 1 + Line 2)	\$ 1,368,880.69
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 358,434.90
5. Retainage	
a. <u>10%</u> X <u>\$ 165,245.38</u> Work Completed	\$ 16,524.54
b. <u>10%</u> X <u>\$ 193,189.52</u> Stored Materials	\$ 19,318.95
c. Total Retainage (Line 5.a + Line 5.b)	\$ 35,843.49
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 322,591.41
7. Less previous payments (Line 6 from prior application)	\$ 233,609.04
8. Amount due this application	\$ 88,982.37
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 1,010,445.79

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: <u>Vrba Construction Inc.</u>
Signature: _____ Date: <u>8/5/2026</u>

Recommended by Engineer	Approved by Owner
By: _____	By: _____
Title: <u>Project Manager</u>	Title: <u>Mayor</u>
Date: <u>8/6/2026</u>	Date: <u>8/12/2026</u>
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Valley, Nebraska										Owner's Project No.:	
Engineer:	EAGLE ENGINEERING GROUP										Engineer's Project No.:	25-56
Contractor:	Vrba Construction Inc.										Contractor's Project No.:	
Project:	FY26 Water Main Replacement											
Contract:	FY26 Water Main Replacement, Valley, NE											

Application No.:	2	Application Period:	From	07/02/26	to	08/04/26	Application Date:	08/05/26
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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	SITE PREPARATION / MOBILIZATION	1.00	LS	18,000.00	18,000.00	0.40	7,200.00	-	7,200.00	40%	10,800.00
2	TRAFFIC CONTROL / BARRICADES / WARNING SIGNS	1.00	LS	8,500.00	8,500.00	0.50	4,250.00	-	4,250.00	50%	4,250.00
3	ABANDONMENT OF WATER MAIN IN PLACE	1.00	LS	500.00	500.00		-	-	-	0%	500.00
4	REMOVE 4"DIA. WATER MAIN	10.00	LF	250.00	2,500.00		-	-	-	0%	2,500.00
5	REMOVE FIRE HYDRANT	7.00	EA	1,000.00	7,000.00		-	-	-	0%	7,000.00
6	REMOVE 4"DIA. GATE VALVE AND BOX	1.00	EA	500.00	500.00		-	-	-	0%	500.00
7	REMOVE 8"x4" REDUCER	1.00	EA	500.00	500.00		-	-	-	0%	500.00
8	CONNECT TO EXG. 4"DIA. WATER MAIN	2.00	EA	2,460.00	4,920.00		-	1,332.00	1,332.00	27%	3,588.00
9	CONNECT TO EXG. 6"DIA. WATER MAIN	4.00	EA	2,560.00	10,240.00		-	3,935.00	3,935.00	38%	6,305.00
10	CONNECT TO EXG. 8"DIA. WATER MAIN	4.00	EA	2,725.00	10,900.00	1.00	2,725.00	888.00	3,613.00	33%	7,287.00
11	CONNECT TO EXG. 14"DIA. WATER MAIN	4.00	EA	3,600.00	14,400.00		-	8,360.00	8,360.00	58%	6,040.00
12	CONSTRUCT 6"DIA. D.I.P. CL 350 WATER MAIN	1,823.00	LF	75.25	137,180.75					0%	137,180.75
13	CONSTRUCT 8"DIA. D.I.P. CL 350 WATER MAIN	2,334.00	LF	82.75	193,138.50					0%	193,138.50
14	CONSTRUCT 6"DIA. R.J. D.I.P. CL 350 WATER MAIN	535.00	LF	53.60	28,676.00					0%	28,676.00
15	CONSTRUCT 8"DIA. R.J. D.I.P. CL 350 WATER MAIN	930.00	LF	69.80	64,914.00					0%	64,914.00
16	INSTALL TRACER WIRE	5,622.00	LF	0.45	2,529.90		-	2,010.00	2,010.00	79%	519.90
17	BORING FOR 6"DIA. WATER MAIN	535.00	LF	50.00	26,750.00		-	-	-	0%	26,750.00
18	BORING FOR 8"DIA. WATER MAIN	930.00	LF	70.00	65,100.00	612.00	42,840.00	-	42,840.00	66%	22,260.00
19	INSTALL 4"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	2.00	EA	1,325.00	2,650.00		-	6,166.00	6,166.00	233%	(3,516.00)
20	INSTALL 6"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	4.00	EA	1,625.00	6,500.00	1.00	1,625.00	12,120.00	13,745.00	211%	(7,245.00)
21	INSTALL 8"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	10.00	EA	2,420.00	24,200.00	4.00	9,680.00	9,468.00	19,148.00	79%	5,052.00
22	INSTALL 8"DIA. MJ 45 DEG BEND & BLOCK	8.00	EA	485.00	3,880.00	4.00	1,940.00	1,016.00	2,956.00	76%	924.00
23	INSTALL 6"DIA. MJ 22 1/2 DEG BEND & BLOCK	2.00	EA	335.00	670.00		-	352.00	352.00	53%	318.00
24	INSTALL 8"DIA. MJ 22 1/2 DEG BEND & BLOCK	1.00	EA	475.00	475.00		-	248.00	248.00	52%	227.00
25	INSTALL 8"DIA. MJ 11 1/4 DEG BEND & BLOCK	3.00	EA	455.00	1,365.00		-	696.00	696.00	51%	669.00
26	INSTALL 4" MJ CAP & BLOCK	14.00	EA	135.00	1,890.00	4.00	540.00	660.00	1,200.00	63%	690.00
27	INSTALL 6" MJ CAP & BLOCK	2.00	EA	185.00	370.00	1.00	185.00	100.00	285.00	77%	85.00
28	INSTALL 8" MJ CAP & BLOCK	3.00	EA	260.00	780.00	4.00	1,040.00	(139.00)	901.00	116%	(121.00)
29	INSTALL 6" MJ SWIVEL TEE	4.00	EA	525.00	2,100.00		-	1,276.00	1,276.00	61%	824.00
30	INSTALL 8x6" MJ SWIVEL TEE	7.00	EA	670.00	4,690.00	2.00	1,340.00	1,965.00	3,305.00	70%	1,385.00
31	INSTALL 8" MJ TEE & BLOCK	4.00	EA	800.00	3,200.00	3.00	2,400.00	438.00	2,838.00	89%	362.00
32	INSTALL 8x4" MJ TEE & BLOCK	2.00	EA	635.00	1,270.00		-	672.00	672.00	53%	598.00
33	INSTALL 14x6" MJ TEE & BLOCK	3.00	EA	6,165.00	18,495.00		-	5,863.00	5,863.00	32%	12,632.00
34	INSTALL 14x8" MJ TEE & BLOCK	1.00	EA	7,755.00	7,755.00		-	2,642.00	2,642.00	34%	5,113.00
35	INSTALL 8x6" MJ CROSS & BLOCK	1.00	EA	865.00	865.00		-	466.00	466.00	54%	399.00
36	INSTALL FIRE HYDRANT ASSEMBLY - TYPE I	9.00	EA	7,980.00	71,820.00	2.00	15,960.00	36,400.00	52,360.00	73%	19,460.00
37	INSTALL FIRE HYDRANT ASSEMBLY - TYPE II	3.00	EA	8,225.00	24,675.00		-	6,776.00	6,776.00	27%	17,899.00
38	CONNECT TO EXG. WATER SERVICE	85.00	EA	1,655.00	140,675.00	3.00	4,965.00	-	4,965.00	4%	135,710.00
39	CONSTRUCT 1"DIA. WATER MAIN TAP W/ CORP.	85.00	EA	155.00	13,175.00	2.00	310.00	8,177.94	8,487.94	64%	4,687.06
40	INSTALL 1"DIA. CURB STOP AND BOX	85.00	EA	362.70	30,829.50		-	-	-	0%	30,829.50

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Valley, Nebraska										Owner's Project No.:	
Engineer:	EAGLE ENGINEERING GROUP										Engineer's Project No.:	25-56
Contractor:	Vrba Construction Inc.										Contractor's Project No.:	
Project:	FY26 Water Main Replacement											
Contract:	FY26 Water Main Replacement, Valley, NE											

Application No.:	2	Application Period:	From	07/02/26	to	08/04/26	Application Date:	08/05/26
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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	INSTALL 1"DIA. COPPER WATER SERVICE - TYPE K	1,994.00	LF	16.20	32,302.80	70.00	1,134.00	-	1,134.00	4%	31,168.80					
42	BORE 1"DIA. WATER SERVICE PIPE	1,300.00	LF	32.00	41,600.00	60.00	1,920.00	-	1,920.00	5%	39,680.00					
43	REMOVE AND REPLACE 9-INCH CONCRETE PAVEMENT	509.00	SY	140.30	71,412.70		-	-	-	0%	71,412.70					
44	REMOVE AND REPLACE 5-INCH CONCRETE DRIVEWAY	319.00	SY	110.40	35,217.60		-	-	-	0%	35,217.60					
45	REMOVE AND REPLACE 6-INCH CONCRETE CURB RAMP	687.00	SF	16.10	11,060.70		-	-	-	0%	11,060.70					
46	REMOVE AND REPLACE 4-INCH CONCRETE SIDEWALK	7,512.00	SF	10.95	82,256.40		-	-	-	0%	82,256.40					
47	CONSTRUCT DETECTABLE WARNING PANEL	96.00	SF	28.75	2,760.00		-	-	-	0%	2,760.00					
48	SURFACE RESTORATION	1.00	LS	7,500.00	7,500.00		-	-	-	0%	7,500.00					
49	PERMANENT SEEDING	1.00	LS	10,000.00	10,000.00		-	-	-	0%	10,000.00					
50	CONSTRUCTION STAKING	1.00	ALW	8,000.00	8,000.00	0.25	2,000.00	-	2,000.00	25%	6,000.00					
51	TRENCH COMPACTION TESTING	1.00	ALW	2,500.00	2,500.00		-	-	-	0%	2,500.00					
Original Contract Totals					\$	1,263,188.85		\$	102,054.00	\$	111,887.94	\$	213,941.94	17%	\$	1,049,246.91
Change Orders																
52	CONSTRUCT NYLOPLAST INLET	4.00	EA	5,000.00	20,000.00		-	-	-	0%	20,000.00					
53	CONSTRUCT DRAIN JUNCTION W/ CLEANOUT	3.00	EA	7,285.00	21,855.00		-	-	-	0%	21,855.00					
54	CONSTRUCT NYLOPLAST BASIN JUNCTION	2.00	EA	10,545.00	21,090.00		-	-	-	0%	21,090.00					
55	CONSTRUCT 54" ID STORM SEWER MANHOLE	6.00	VF	1,590.00	9,540.00		-	-	-	0%	9,540.00					
56	CONSTRUCT 12"DIA. STORM SEWER	551.00	LF	69.90	38,514.90		-	-	-	0%	38,514.90					
57	CONSTRUCT 15"DIA. STORM SEWER	638.00	LF	82.20	52,443.60		-	-	-	0%	52,443.60					
58	CONNECT TO EXG. STORM SEWER	1.00	EA	2,750.00	2,750.00		-	-	-	0%	2,750.00					
	CHANGE ORDER NO. 1 (43,44, AND 46)	1.00	LS	37,008.50	37,008.50		-	-	-	0%	37,008.50					
59	CONSTRUCT 6"DIA. PVC DR18 WATER MAIN	1,823.00	LF	57.88	105,515.24	16.00	926.08	21,612.63	22,538.71	21%	82,976.53					
60	CONSTRUCT 8"DIA. PVC DR18 WATER MAIN	2,334.00	LF	63.65	148,559.10	450.00	28,642.50	39,423.55	68,066.05	46%	80,493.05					
61	CONSTRUCT 6"DIA. R.J. PVC DR18 WATER MAIN	535.00	LF	41.23	22,058.05		-	10,216.80	10,216.80	46%	11,841.25					
62	CONSTRUCT 8"DIA. R.J. PVC DR18 WATER MAIN	930.00	LF	53.69	49,931.70	620.00	33,287.80	10,048.60	43,336.40	87%	6,595.30					
	CHANGE ORDER NO. 2 (12,13,14,AND 15)	1.00	LS	(423,909.25)	(423,909.25)		-	-	-	0%	(423,909.25)					
63	INSTALL 8X6" REDUCER	1.00	LS	335.00	335.00	1.00	335.00	-	335.00	100%	-					
64					-		-	-	-		-					
65					-		-	-	-		-					
Change Order Totals					\$	105,691.84		\$	63,191.38	\$	81,301.58	\$	144,492.96	137%	\$	(38,801.12)
Original Contract and Change Orders																
Project Totals					\$	1,368,880.69		\$	165,245.38	\$	193,189.52	\$	358,434.90	26%	\$	1,010,445.79