

WAHOO CITY COUNCIL AGENDA
Tuesday, October 14, 2025 - 7:00 PM
Wahoo Public Library, 637 N Maple St, Wahoo, NE 68066

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Wahoo meet on the second and fourth Tuesdays of each month at the Wahoo Public Library, 637 N Maple Street Wahoo, Nebraska, at 7:00 p.m. Notice of special meetings shall be given by posting a notice thereof on the bulletin board in City Hall, U.S. Post Office, and FirstBank of Nebraska, at least 24 hours before the special meeting. All Council meetings are open to the public and the agenda, which is kept continually current, is available for public inspection at the office of the City Clerk at City Hall during normal business hours.

Individuals requiring physical or sensory accommodations, individual interpreter service, Braille, large print or recorded material, please contact the ADA Coordinator at City Hall, 605 North Broadway, Wahoo, Nebraska, 68066, telephone 402-443-3222 as far in advance as possible, but no later than 48 hours before the scheduled event.

{{Name: Agenda Item Name}}

Pledge of Allegiance

Announcement of the Open Meetings Act

Call to order and roll call

Proclamation

Audience comments on items not listed on the agenda

Department head reports

Consent Agenda

1. Acceptance of excused absence of Mayor or Council member(s)
2. Approval of the September 23, 2025 minutes of the City Council
3. Approval of claims

Public hearing and associated action items

1. Public Hearing regarding an application for a change in zoning for the address commonly known as 1677 Co Rd M from R3 - High Density Residential to LLR - Large Lot Residential as submitted by Curtis and Sandra Hohn.
 - 1.A. Action to approve or deny the zoning change
2. Public Hearing regarding the approval of a preliminary plat for Dry Run Commons subdivision as submitted by JEO.

2.A. Action to approve or deny the preliminary plat

Action items not requiring a public hearing

1. Update on the Kennedy Campus South Hall project as requested by Mary Dailey.
2. Approval of the alignment of frontages for 1714 N Linden Street as requested by Mark McGill
3. Consideration of resolution to approve an amendment to the 1) Wahoo Super Redevelopment Plan Amendment (to the overall redevelopment plan for the area) and the 2) Wahoo Super Redevelopment Agreement based on the terms presented to the Council sitting as the CDA, and to authorize the Mayor to execute the agreement thereafter, contingent on approval of form by the City of Wahoo's legal counsel for tax increment financing.
4. Approval of a request to occupy the public right of way for temporary fencing for the construction phase of Market Suites apartments.
5. Agreement between City of Wahoo and JEO Consulting Group, Inc. to complete final design and construction documents for Highlands Park, located north of the Wahoo water tower.
6. Resolution to adopt the 2025 Hazard Mitigation Plan as prepared by the Lower Platte North NRD and approved by FEMA for the City of Wahoo
7. Memorandum of Understanding between Saunders County and City of Wahoo Police Department regarding radio communication equipment (as provided through Grant No 15JCOPS-24-GG-00221-TECP)
8. Discussion regarding moving the December 23, 2025, meeting to December 22, 2025
9. Action to authorize the de-obligation of reuse funds from the 2019 Housing Rehab loan program of \$20,494, to transfer the funds to the General Fund, and commit these funds to be used as a portion of the local match for the 2025 Housing Trust Grant Program through SENAHC for Wahoo.
10. Resolution to authorize placement of no parking signs on the North Side of 16th Street between Sycamore Street and Locust Street.

Mayor's comments on items not listed on the agenda

Council Comments on items not listed on the agenda

Adjourn

Upcoming planned meeting dates and agenda deadlines

The Council met in Regular session in the Wahoo Public Library, in compliance with the agenda posted at City Hall, Post Office, and First Bank of Nebraska, and the City of Wahoo website, with each Council member being notified of the agenda prior to the meeting. The meeting was called to order by Mayor Gerald D. Johnson at 7:00 PM and opened with the Pledge of Allegiance. The public was informed of the location of posting of the Open Meetings Law. Roll call was taken with the following Council members: Ryan Ideus: Present, Stuart Krejci: Present, Patrick Nagle: Absent, Chris Rappl: Present, Shane Sweet: Present, Carl Warford: Present.

Mayor Johnson reported on the NRD amphitheater project.

City Council Member Krejci motioned, and City Council Member Ideus seconded to approve the consent agenda which included Acceptance of Patrick Nagles absence, approval of the September 9, 2025, minutes of the City Council, approval of the following claims:

BEN – Benefits \$65,734.99,
BLD - Baltz, Susan \$400.00, Continental \$683.00, Jackson Services \$387.98, Lee's Refrigeration \$262.50,
COM – Reditech \$2,100.74,
EDU – Three Rivers Library Systems \$5.00,
EQU – Eakes \$411.53, Hometown Leasing \$342.00, Scholz Small Engine \$897.18,
MED – One Billing Solutions \$4,977.65,
MEM – NMAVC \$100.00, Three Rivers Clerks Assoc \$10.00,
MISC – Don Johnson Homes \$1,500.00, NE Dept of Ag \$512.40, OnCenter \$3,137.50, Revolving Fund \$244.13, Sabatka Bros \$500.00, Wahoo Public Schools \$4,934.15, Wahoo Utilities \$750.17,
PAY – Payroll \$113,557.56,
PRO – ArborVentures \$500.00, JEO \$3,217.50,
PUB – Wahoo Newspaper \$372.62,
STR – Central Salt \$4,397.09, Contech \$2,968.56, M E Collins \$11,413.00, National Concrete Cutting \$6,965.35,
SUB – Caselle \$1,360.45,
SUP – Amazon \$477.31, Bomgaars \$136.01, Simons \$160.48,
UTL – Charter \$424.98, OPPD \$40.31, US Cellular \$38.66, Verizon \$160.04,
VEH – Cuda Auto \$100.00, Tri-State Communications \$8,298.00.

Roll call vote Krejci, yes; Ideus, yes; Sweet, yes; Warford, yes; Rappl, yes; Nagle, absent and not voting. Motion carried.

City Council Member Warford motioned, and City Council Member Krejci seconded to approve the proposed 2025-26 Fiscal Year Budget. Roll call vote Warford, yes; Krejci, yes; Ideus, yes; Sweet, yes; Rappl, yes; Nagle, absent and not voting. Motion carried.

City Council Member Warford motioned, and City Council Member Krejci seconded to approve Resolution No 2025-12 setting the tax levy rate.

Resolution No. 2025-12
Resolution to Set Property Tax Request

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the City Council of the City of Wahoo must pass by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law on September 23, 2024, to hear and consider comments from the public concerning the property tax request:

NOW, THEREFORE, be it resolved by the City Council of the City of Wahoo that:

1. The 2024-2025 property tax request shall be set at \$2,481,684.31 and shall be levied as follows for the following funds:

	<u>Tax Amount</u>	<u>Tax Levy</u>
General Fund	\$2,226,684.31	0.455656
Bond Fund	<u>\$255,000.00</u>	<u>0.052182</u>
TOTAL	\$2,481,684.31	0.507838

2. The total assessed value of property differs from last year's total assessed value by 9.45%.
3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be \$.472298 per \$100 of assessed value.
4. The City of Wahoo proposes to adopt a property tax request that will cause its tax rate to be \$.507838 per \$100 of assessed value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of \$11,621,133.00 of the City of Wahoo will decrease from last year's operating budget by 19.02%.
6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2025.

	2023	2024	Change
Operating Budget	\$14,349,806.00	\$11,621,133.00	-19%
Property Tax Request	\$2,308,011.16	\$2,481,634.31	8%
Valuation	446,479,459	488,676,478	9%
Tax Rate	\$.510838	\$0.507838	-1%
Tax Rate if prior tax request was at current value		\$0.472298	

Roll call vote Warford, yes; Krejci, yes; Ideus, yes; Sweet, yes; Rappl, yes; Nagle, absent and not voting. Motion carried.

Ordinance No. 2487 was introduced by Vity Council Member Warford entitled:

AN ORDINANCE OF THE CITY OF WAHOO, NEBRASKA AMENDING ORDINANCE NO. 2443 TO INCREASE THE MAXIMUM PRINCIPAL AMOUNT PERMITTED UNDER THE LOAN AGREEMENT FOR PROJECT NO. D311671 BETWEEN THE CITY AND NEBRASKA DEPARTMENT OF WATER, ENERGY, AND ENVIRONMENT FROM \$5,700,000 TO \$7,000,000, TO ADD LEAD WATER SERVICE LINE REPLACEMENT TO THE PROJECT UNDER SUCH AGREEMENT; AUTHORIZING AN AMENDMENT TO SUCH LOAN AGREEMENT AND CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THERWITH.

City Council Member Warford motioned, and City Council Member Ideus seconded that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then moved for final passage at the same meeting. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. Roll call vote: Roll call vote Warford, yes; Ideus, yes; Krejci, yes; Nagle, absent and not voting; Rappl, yes; Sweet, yes. The motion having been carried by the affirmative votes of no less than three-fourths of the members of the Council,

the Mayor declared the statutory rules in regard to the passage and approval of ordinance be suspended so that Ordinance No.2487 may be read by title and moved for final passage in the same meeting.

City Council Member Warford motioned, and City Council Member Ideus seconded that Ordinance No. 2487 be approved and passed and its title agreed to. The Mayor instructed the Clerk to call the roll for the vote. Roll call vote: Roll call vote Warford, yes; Ideus, yes; Krejci, yes; Nagle, absent and not voting; Rappl, yes; Sweet, yes. Motion carried.

City Administrator Harrell asked for guidance regarding the city capturing a portion of TIF from this project to be able to upgrade the parking in the area. Council voiced support of the idea.

City Council Member Ideus motioned, and City Council Member Krejci seconded approve Waste Connections application for a solid waste hauler permit and to extend the expiration for the other two companies currently permitted to Oct 15, 2025. Roll call vote Ideus, yes; Krejci, yes; Warford, yes; Sweet, yes; Rappl, yes; Nagle, absent and not voting. Motion carried.

City Council Member Krejci motioned, and City Council Member Sweet seconded approve a 2.7% COI adjustment for the 2025-26 Fiscal Year. Roll call vote Krejci, yes; Sweet, yes; Warford, yes; Ideus, yes; Rappl, yes; Nagle, absent and not voting. Motion carried.

City Council Member Sweet motioned, and City Council Member Warford seconded to approve Resolution No 2025-13 the Annual Certification of Program Compliance for NE Dept of Roads.

Resolution No. 2025-13
MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE
2025

Whereas: State of Nebraska Statues, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requires an annual certification of program compliances to the Nebraska Board of Public Roads Classifications and standards: and

Whereas: State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each municipality shall be signed by the Mayor and shall include the resolution of the governing body of the municipality authorizing the signing of the certification.

Be it resolved that the Mayor of Wahoo is herby authorized to sign the Municipal Annual Certification of Program Compliance.

Roll call vote Sweet, yes; Warford, yes; Krejci, yes; Ideus, yes; Rappl, yes; Nagle, absent and not voting. Motion carried.

The meeting was adjourned at 7:49pm.

Approved:

Christina Fasel, City Clerk

Gerald D. Johnson, Mayor

Wahoo Public Library

Wahoo, Nebraska

September 23, 2025

The Council met in Regular session in the Wahoo Public Library, in compliance with the agenda posted at City Hall, Post Office, and First Bank of Nebraska, and the City of Wahoo website, with each Council member being notified of the agenda prior to the meeting. The meeting was called to order by Mayor Gerald D. Johnson at 6:00 PM and opened with the Pledge of Allegiance. The public was informed of the location of posting of the Open Meetings Law. Roll call was taken with the following Council members: Ryan Ideus: Present, Stuart Krejci: Present, Patrick Nagle: Absent, Chris Rappl: Present, Shane Sweet: Present, Carl Warford: Present.

City Administrator Harrell presented the proposed budget for that 2025-26 fiscal year.

A public hearing on the proposed budget was opened at 6:52pm. There were no comments from the public. City Council Member Warford motioned, and City Council Member Rappl seconded to close the public hearing at 6:53pm. Roll call vote: Roll call vote Warford, yes; Rappl, yes; Krejci, yes; Nagle, absent and not voting; Ideus, yes; Sweet, yes. Motion carried.

The meeting was adjourned at 6:54pm.

Approved:

Christina Fasel, City Clerk

Gerald D. Johnson, Mayor

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
GENERAL FUND						
101-01-142.200 ACCTS. REC.-MERCH. & SERVICES						
101-01-142.200 ACCTS. REC.-MERCH. & SERVICES	Wahoo Utilities	transfer funds from State of NE for roundabout project	XR2405	10/10/2025	19,916.44	.00
Total 101-01-142.200 ACCTS. REC.-MERCH. & SERVICES:					19,916.44	.00
101-01-550.000 RENTS-LAND/BLDGS/EQUIP						
101-01-550.000 RENTS-LAND/BLDGS/EQUIP	First Interstate Bank	monthly lease payment for City Hall	1	10/01/2025	1,600.00	.00
Total 101-01-550.000 RENTS-LAND/BLDGS/EQUIP:					1,600.00	.00
101-01-550.310 MATERIALS & SUPPLIES						
101-01-550.310 MATERIALS & SUPPLIES	Eakes Office Solutions	towels	9209924-0	09/25/2025	75.52	.00
101-01-550.310 MATERIALS & SUPPLIES	First Edition Printing	business cards Wynn, McGill	12343	10/10/2025	80.00	.00
101-01-550.310 MATERIALS & SUPPLIES	Jackson Services, Inc.	City Hall mats	5659840	10/07/2025	93.93	.00
Total 101-01-550.310 MATERIALS & SUPPLIES:					249.45	.00
101-01-550.315 GAS & DIESEL - REIMBURSEABLE						
101-01-550.315 GAS & DIESEL - REIMBURSEABLE	Breunig Supply Co.	833 gal #2 dyed	1758	08/28/2025	2,407.37	.00
101-01-550.315 GAS & DIESEL - REIMBURSEABLE	Breunig Supply Co.	1637 gal No lead	1758	08/28/2025	4,922.46	.00
101-01-550.315 GAS & DIESEL - REIMBURSEABLE	Breunig Supply Co.	751 gal #2 dyed	1818	09/26/2025	2,072.76	.00
101-01-550.315 GAS & DIESEL - REIMBURSEABLE	Breunig Supply Co.	1502 gal no lead	1818	09/26/2025	4,110.97	.00
101-01-550.315 GAS & DIESEL - REIMBURSEABLE	NE Department of Revenue	Q3 motor fuel tax	Q3FUEL2025	10/01/2025	418.00	.00
Total 101-01-550.315 GAS & DIESEL - REIMBURSEABLE:					13,931.56	.00
101-01-550.320 POSTAGE						
101-01-550.320 POSTAGE	Revolving Fund	garbage hauler mailing	1OCT25	10/01/2025	7.88	.00
Total 101-01-550.320 POSTAGE:					7.88	.00
101-01-550.330 PRINTING & PUBLICATION						
101-01-550.330 PRINTING & PUBLICATION	Revolving Fund	File plat Robert's 3rd replat	1OCT25	10/01/2025	28.00	.00
Total 101-01-550.330 PRINTING & PUBLICATION:					28.00	.00
101-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
101-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	23.511 gal unleaded fuel Sept 2025	37423	10/07/2025	71.86	.00
Total 101-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					71.86	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Paper Tiger Shredding	Paper shredding	224977	09/30/2025	35.00	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 City Admin phone	6124036245	09/20/2025	40.04	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	City Hall Utilities	102025	10/06/2025	841.58	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	009-City Hall	7415501T054	10/01/2025	80.29	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	017- downtown cans	7415501T054	10/01/2025	49.95	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					1,046.86	.00
101-01-550.410 EDUCATION & TRAINING EXPENSE						
101-01-550.410 EDUCATION & TRAINING EXPENSE	Wahoo Utilities	8 training books	BOOKS	10/01/2025	145.44	.00
101-01-550.410 EDUCATION & TRAINING EXPENSE	Wonderful Life Project	training	6	09/19/2025	205.07	.00
Total 101-01-550.410 EDUCATION & TRAINING EXPENSE:					350.51	.00
101-01-554.630 BUILDING MAINTENANCE						
101-01-554.630 BUILDING MAINTENANCE	Baltz, Susan	3 weeks office cleaning	1OCT25	10/05/2025	600.00	.00
101-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	mop, towels	5654923	09/30/2025	40.34	.00
Total 101-01-554.630 BUILDING MAINTENANCE:					640.34	.00
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Caselle, Inc.	Contract Support and maintenance charges 11/1/25-11/31/25	INV-11329	10/01/2025	1,152.65	.00
Total 101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					1,152.65	.00
101-01-923.060 CONSULTANTS - OTHER						
101-01-923.060 CONSULTANTS - OTHER	Environmental System Res	Online GIS software/maintenance 9/18/25-9/17/26	900098685	09/18/2025	1,443.85	.00
Total 101-01-923.060 CONSULTANTS - OTHER:					1,443.85	.00
Total GENERAL FUND:					40,439.40	.00
POLICE FUND						
102-01-550.310 MATERIALS & SUPPLIES						
102-01-550.310 MATERIALS & SUPPLIES	Coast To Coast Computer	ink	A2805712	06/26/2025	22.99	.00
Total 102-01-550.310 MATERIALS & SUPPLIES:					22.99	.00
102-01-550.330 PRINTING & PUBLICATION						
102-01-550.330 PRINTING & PUBLICATION	Revolving Fund	police Dept mailing	1OCT25	10/01/2025	4.41	.00
Total 102-01-550.330 PRINTING & PUBLICATION:					4.41	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	93.268 gal unleaded fuel Sept 2025	37420	10/07/2025	291.00	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	13.88 gal fuel @ \$3.499/g	67	10/01/2025	48.57	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	5.445 gal fuel @ 2.999/g	67	10/01/2025	16.33	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	16.027 gal fuel @ \$2.999/g	71-1010180	09/12/2025	48.06	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	7.820 gal fuel @ \$2.999/g	71-1010459	09/13/2025	23.45	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	14.300 gal fuel @ \$2.999/g	71-1010463	09/13/2025	42.89	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	9.425 gal fuel @3.499/g	71-1010955	09/14/2025	32.98	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	8.877 gal fuel # 2.999/g	71-1011631	09/16/2025	26.62	.00
102-01-550.340 GAS, OIL, FUEL -						

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
CAR & EQUIP	Otte's Amoco	8.409 gal fuel @ \$3.499/g	71-1012608	09/18/2025	29.42	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	11.448 gal fuel @ \$2.999/g	71-1013663	09/21/2025	34.33	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	18.670 gal fuel @ \$2.999/g	71-1013703	09/21/2025	55.99	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	13.378 gal fuel @ \$2.899/g	71-1014027	09/22/2025	38.78	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	10.831 gal fuel @ \$2.999/g	71-1018084	09/07/2025	32.48	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	27.697 gal fuel @ \$2.999/g	71-1018300	09/08/2025	83.06	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	14.717 gal fuel @ \$3.499/g	71-1018312	09/08/2025	51.49	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	9.607 gal fuel @ \$3.499/g	71-1018948	09/10/2025	33.61	.00
Total 102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					889.06	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	216 W 3rd Street utilities	102025	10/06/2025	135.70	.00
Total 102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					135.70	.00
102-01-550.990 OTHER MISC. OPERATING EXPENSE						
102-01-550.990 OTHER MISC. OPERATING EXPENSE	Critical Hire	Pre-Hire Eval for applicant	12725	01/27/2025	25.00	.00
Total 102-01-550.990 OTHER MISC. OPERATING EXPENSE:					25.00	.00
102-01-554.640 CAR/TRUCK MAINTENANCE						
102-01-554.640 CAR/TRUCK MAINTENANCE	O'Reilly Automotive, Inc.	headlight	5646-311394	08/16/2025	40.14	.00
102-01-554.640 CAR/TRUCK MAINTENANCE	Sid Dillon Chevrolet	oil change and check	9FCS1391028	08/27/2025	96.26	.00
Total 102-01-554.640 CAR/TRUCK MAINTENANCE:					136.40	.00
Total POLICE FUND:					1,213.56	.00
STREET FUND						
103-01-546.110 SALARIES & WAGES						
103-01-546.110 SALARIES & WAGES	Wahoo Utilities	GIS wage reimbursement	101025	10/10/2025	373.81	.00
103-01-546.110 SALARIES & WAGES	Wahoo Utilities	GIS wage reimbursement	92625	09/26/2025	421.81	.00
Total 103-01-546.110 SALARIES & WAGES:					795.62	.00
103-01-546.215 EMPLOYEE BENEFITS						
103-01-546.215 EMPLOYEE BENEFITS	Wahoo Utilities	GIS benefits reimbursement	101025	10/10/2025	36.35	.00
103-01-546.215 EMPLOYEE BENEFITS	Wahoo Utilities	GIS benefits reimbursement	92625	09/26/2025	32.27	.00
Total 103-01-546.215 EMPLOYEE BENEFITS:					68.62	.00
103-01-550.310 MATERIALS & SUPPLIES						
103-01-550.310 MATERIALS & SUPPLIES	O'Reilly Automotive, Inc.	shop supplies	5646291677	06/19/2025	8.69	.00
103-01-550.310 MATERIALS & SUPPLIES	Simons Home Store	spray paint	A319497	09/22/2025	11.49	.00
Total 103-01-550.310 MATERIALS & SUPPLIES:					20.18	.00
103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
103-01-550.340 GAS, OIL, FUEL -						

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
CAR & EQUIP	Benes Service Co Inc.	hydraulic fluid for New Holland	IN76407	10/03/2025	118.75	.00
103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	247.039 gal unleaded fuel Sept 2025	37425	10/07/2025	770.77	.00
103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	279.277 gal diesel Sept 2025	37425	10/07/2025	874.14	.00
103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Q3 mortar Fuels Tax	37430	10/07/2025	55.00	.00
103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Otte's Amoco	27.010 gal fuel @ \$2.999/g	71-1016734	09/04/2025	81.00	.00
Total 103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					1,899.66	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Butler Public Power District	Walking Trail Tunnel Lt	OCT25	10/07/2025	40.20	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 Street Dept phone	6124036245	09/20/2025	40.04	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00002 - Tablets (7) 8/21/25-9/20/25	6124036246	09/20/2025	140.14	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Service Center Utilitiles	102025	10/06/2025	407.58	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	015-Street Department	7415501T054	10/01/2025	101.71	.00
Total 103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					729.67	.00
103-01-550.410 EDUCATION & TRAINING EXPENSE						
103-01-550.410 EDUCATION & TRAINING EXPENSE	Bohaty, William	Reimbursement of Expenses Mosquito Conference in North Platt	100125	10/01/2025	63.47	.00
103-01-550.410 EDUCATION & TRAINING EXPENSE	WYNN, JOSEPH	reimbursemet of expenses for Mosquito Conference in North Platte	100125	10/01/2025	69.61	.00
Total 103-01-550.410 EDUCATION & TRAINING EXPENSE:					133.08	.00
103-01-550.490 DIGGER'S HOTLINE EXPENSE						
103-01-550.490 DIGGER'S HOTLINE EXPENSE	One Call Concepts	locate tickets	5090214	09/30/2025	26.80	.00
Total 103-01-550.490 DIGGER'S HOTLINE EXPENSE:					26.80	.00
103-01-554.630 BUILDING MAINTENANCE						
103-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Street Dept Mats	5654921	09/30/2025	34.49	.00
103-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Street Dept Mats	5659838	10/07/2025	34.50	.00
Total 103-01-554.630 BUILDING MAINTENANCE:					68.99	.00
103-01-554.640 CAR/TRUCK MAINTENANCE						
103-01-554.640 CAR/TRUCK MAINTENANCE	Wahoo Auto Parts LLC	shackle hanger	5398-311300	09/29/2025	109.39	.00
103-01-554.640 CAR/TRUCK MAINTENANCE	Wahoo Auto Parts LLC	Oil filter	5398-311345	09/30/2025	3.56	.00
103-01-554.640 CAR/TRUCK MAINTENANCE	Wahoo Auto Parts LLC	shackle hanger	5398-311500	10/03/2025	51.84	.00
Total 103-01-554.640 CAR/TRUCK MAINTENANCE:					164.79	.00
103-01-554.650 EQUIPMENT MAINTENANCE						
103-01-554.650 EQUIPMENT MAINTENANCE	Rose Equipment, Inc.	gutter broom motor	19485	10/03/2025	1,471.94	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 103-01-554.650 EQUIPMENT MAINTENANCE:					1,471.94	.00
103-01-554.685 CRACK SEALING						
103-01-554.685 CRACK SEALING	Bader's Highway & Street	crack sealing (multiple sites)	688	09/16/2025	49,982.00	.00
Total 103-01-554.685 CRACK SEALING:					49,982.00	.00
103-01-923.060 CONSULTANTS - OTHER						
103-01-923.060 CONSULTANTS - OTHER	Environmental System Res	Online GIS software/maintenance 9/18/25-9/17/26	900098685	09/18/2025	1,450.00	.00
Total 103-01-923.060 CONSULTANTS - OTHER:					1,450.00	.00
103-09-550.360 UTILITIES-ELEC./TELE./GARBAGE						
103-09-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Street Lights Utilities	102025	10/06/2025	1,537.21	.00
Total 103-09-550.360 UTILITIES-ELEC./TELE./GARBAGE:					1,537.21	.00
Total STREET FUND:					58,348.56	.00
CEMETERY FUND						
104-01-550.310 MATERIALS & SUPPLIES						
104-01-550.310 MATERIALS & SUPPLIES	Simons Home Store	pine boards	A318008	09/04/2025	13.98	.00
Total 104-01-550.310 MATERIALS & SUPPLIES:					13.98	.00
104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	55.207 gal unleaded fuel Sept 2025	37425	10/07/2025	172.24	.00
Total 104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					172.24	.00
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 Cemetery phone	6124036245	09/20/2025	47.99	.00
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	016-Sunrise Cemetery	7415501T054	10/01/2025	17.09	.00
Total 104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					65.08	.00
104-01-554.650 EQUIPMENT MAINTENANCE						
104-01-554.650 EQUIPMENT MAINTENANCE	Wahoo Auto Parts LLC	fuel filter	5398-311460	10/02/2025	4.64	.00
Total 104-01-554.650 EQUIPMENT MAINTENANCE:					4.64	.00
Total CEMETERY FUND:					255.94	.00
PARKS & RECREATION FUND						
105-01-927.060 DIRECT SUPPORT FOR P & R						
105-01-927.060 DIRECT SUPPORT FOR P & R	Wahoo Parks & Recreation	Direct Support	OCT2025	10/01/2025	80,000.00	.00
Total 105-01-927.060 DIRECT SUPPORT FOR P & R:					80,000.00	.00
Total PARKS & RECREATION FUND:					80,000.00	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
FIRE FUND						
106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	26.834 gal diesel Sept 2025	37422	10/07/2025	84.00	.00
106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Q3 mortor Fuels Tax	37431	10/07/2025	44.00	.00
Total 106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					128.00	.00
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Fire Hall utilities	102025	10/06/2025	341.19	.00
Total 106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					341.19	.00
Total FIRE FUND:					469.19	.00
LIBRARY FUND						
108-01-550.310 MATERIALS & SUPPLIES						
108-01-550.310 MATERIALS & SUPPLIES	Revolving Fund	event supplies	1OCT25	10/01/2025	28.96	.00
Total 108-01-550.310 MATERIALS & SUPPLIES:					28.96	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Charter Communications	Acct # 116378301 Library Internet	116378301100	10/01/2025	124.98	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Library Sprinklers	102025	10/06/2025	41.08	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Library utilities	102025	10/06/2025	815.00	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	010-Library	7415501T054	10/01/2025	17.09	.00
Total 108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					998.15	.00
108-01-550.560 BOOKS						
108-01-550.560 BOOKS	Baker & Taylor Entertainme	Books	2039270365	09/08/2025	16.97	.00
108-01-550.560 BOOKS	Baker & Taylor Entertainme	Books	2039277437	09/16/2025	210.55	.00
108-01-550.560 BOOKS	Revolving Fund	book	1OCT25	10/01/2025	32.25	.00
Total 108-01-550.560 BOOKS:					259.77	.00
108-01-550.810 AV/VIDEO AND DIGITAL CONTENT						
108-01-550.810 AV/VIDEO AND DIGITAL CONTENT	Blackstone Publishing	Annual subscription 10/1/25-9/30/26	2213150	10/01/2025	2,400.00	.00
108-01-550.810 AV/VIDEO AND DIGITAL CONTENT	Midwest Tape, LLC	Audio digital book	507823058	09/30/2025	555.63	.00
108-01-550.810 AV/VIDEO AND DIGITAL CONTENT	Nebraska Library Commiss	OverDrive subscription 10/1/25-9/30/26	33290	10/07/2025	500.00	.00
Total 108-01-550.810 AV/VIDEO AND DIGITAL CONTENT:					3,455.63	.00
108-01-554.630 BUILDING MAINTENANCE						
108-01-554.630 BUILDING MAINTENANCE	Heartland Office Cleaners	Library Cleaning	24923	10/01/2025	1,040.00	.00
108-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Library Mats	5649987	09/23/2025	27.86	.00
108-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Library Mats	5659850	10/07/2025	27.86	.00
108-01-554.630 BUILDING MAINTENANCE	Simons Home Store	fluorescent tube light	A320141	09/29/2025	33.98	.00
Total 108-01-554.630 BUILDING MAINTENANCE:					1,129.70	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total LIBRARY FUND:					5,872.21	.00
DEBT SERVICE FUND						
110-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
110-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Caselle, Inc.	Contract Support and maintenance charges 11/1/25-11/31/25	INV-11329	10/01/2025	207.80	.00
Total 110-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					207.80	.00
110-06-923.090 PMT TO DEVELOPER-TIF						
110-06-923.090 PMT TO DEVELOPER -TIF	Next Generation Properties	2nd 1/2 TIF payment	100125	10/01/2025	17,683.13	.00
Total 110-06-923.090 PMT TO DEVELOPER-TIF:					17,683.13	.00
Total DEBT SERVICE FUND:					17,890.93	.00
SOLID WASTE FUND						
114-01-550.900 FEDERAL/STATE GRANT EXPENSE						
114-01-550.900 FEDERAL/STATE GRANT EXPENSE	NE Department of Revenue	Waste Reducation & Recycling Fee	64R00094892	09/30/2025	25.00	.00
Total 114-01-550.900 FEDERAL/STATE GRANT EXPENSE:					25.00	.00
Total SOLID WASTE FUND:					25.00	.00
BUILDING & ZONING FUND						
115-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
115-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	29,001 gal unleaded Fuel Sept 2025	37419	10/07/2025	90.48	.00
Total 115-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					90.48	.00
115-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
115-01-550.360 UTILITIES- ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 - BZ phone	6124036245	09/20/2025	52.14	.00
Total 115-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					52.14	.00
115-01-923.060 CONSULTANTS - OTHER						
115-01-923.060 CONSULTANTS - OTHER	Environmental System Res	Online GIS software/maintenance 9/18/25-9/17/26	900098685	09/18/2025	1,450.00	.00
Total 115-01-923.060 CONSULTANTS - OTHER:					1,450.00	.00
Total BUILDING & ZONING FUND:					1,592.62	.00
ECONOMIC DEVELOPMENT						
116-01-921.910 SPECIAL DEVELOPMENT EXPENSE						
116-01-921.910 SPECIAL DEVELOPMENT EXPENSE	Wahoo Area Economic Dev	Monthly office support	OCT2025	10/01/2025	7,500.00	.00
Total 116-01-921.910 SPECIAL DEVELOPMENT EXPENSE:					7,500.00	.00
Total ECONOMIC DEVELOPMENT:					7,500.00	.00
1/2 CENT SALES TAX - CAP IMPR						
119-01-927.060 LEASE PURCHASE PMT						
119-01-927.060 LEASE PURCHASE PMT	Wahoo Public Bldg & Grnd	Lease purchase payment for Hackberry				

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
		Improvements	OCTOBER202	10/01/2025	145,665.86	.00
Total 119-01-927.060 LEASE PURCHASE PMT:					145,665.86	.00
Total 1/2 CENT SALES TAX - CAP IMPR:					145,665.86	.00
EMS						
121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	26.455 gal unleaded fuel Sept 2025	37421	10/07/2025	82.54	.00
121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	190.072 gal diesel Sept 2025	37421	10/07/2025	594.92	.00
121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Q3 mortor Fuels Tax	37429	10/07/2025	190.00	.00
Total 121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					867.46	.00
121-01-550.355 MEDICAL SUPPLIES						
121-01-550.355 MEDICAL SUPPLIES	Airgas Inc	Oxygen	9164948958	09/17/2025	96.81	.00
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	85891434	08/01/2025	195.35	.00
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	85899644	08/28/2025	434.37	.00
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	85911050	09/08/2025	255.24	.00
121-01-550.355 MEDICAL SUPPLIES	Stryker Sales LLC	sensor	9210134404	08/27/2025	371.11	.00
Total 121-01-550.355 MEDICAL SUPPLIES:					1,352.88	.00
121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Fire Hall utilities	102025	10/06/2025	341.19	.00
Total 121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					341.19	.00
121-01-550.700 CONTRACTED BILLING FEES						
121-01-550.700 CONTRACTED BILLING FEES	One Billing Solutions, LLC	Monthly Billing	INV249413	10/01/2025	5,750.17	.00
Total 121-01-550.700 CONTRACTED BILLING FEES:					5,750.17	.00
121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	ESO Solutions, Inc.	Cardiac monitor integration 9/1/25-8/31/26	ESO-174585	08/02/2025	834.75	.00
Total 121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					834.75	.00
Total EMS:					9,146.45	.00
Grand Totals:					368,419.72	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

**CITY OF WAHOO
APPLICATION FOR CHANGE OF ZONING**

Applicant's Name Curtis & Sandra Hahn
 Applicant's Address 1677 County Road M, Wahoo, NE 68066
 Phone Number(s): (402) 607-9895, (402) 443-5389
 Address or location of property to be rezoned 1677 County Road M
Wahoo, NE 68066

Legal description of property to be rezoned the part of the north half of the NW Quarter of Section 34, Township 15 N, Range 7 E of the 6th principal meridian.

Area of property (Sq Ft or Acres) 5.08 acres

Current use of property Residential

Proposed use of property Residential w/ 2-3 Animals & 10 Chickens

Present zoning R-3 Residential Requested zoning Large Lot Residential-LLR

Current zoning and use of adjoining properties:

North: N/A - Highway 77 South: R3 - Residential

East: ~~R3 Residential~~ IA-Transitional Ag. West: R3 - Residential

Designated use of property on Future Land Use Map and Wahoo Comprehensive plan: _____

Applicant must furnish a survey plat of property proposed to be rezoned, and site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.

Under the provisions of the City of Wahoo Zoning Regulations, the undersigned hereby applies for a change of zoning. This application authorizes representatives of the City of Wahoo to enter the above property for purposes of inspection, examination, and investigation related to this application, and posting of signs as required by Zoning Regulations.

Date: 7/17/2025 Signed: Curtis P. Hahn / Sandra Hahn
Owner or authorized agent
 Address: 1677 County Rd M
Wahoo, NE 68066
 Phone: (402) 607-9895

FEE: \$ 250⁰⁰ Receipt # _____

Publication fees will be billed to applicant

Date of Hearing (Planning Commission) _____, 20____. Approved _____ Denied _____

Date of Hearing (City Council) _____, 20____. Approved _____ Denied _____

Zoning Administrator

← 1677 county road m wahoo 🔍



Site Plan - high level

Apple Maps Legal

Show Detail

📄 🔍 1677 county road m wa 🎤





1677 county road m wahoo



Page 4 of 5

60321(06)



Apple Maps Legal

Search This Area



Show Detail



Q 1677 county road m wa



Site Plan - Low level

WAHOO PLANNING COMMISSION

Meeting Minutes

September 4, 2025

The Wahoo Planning Commission met in regular session and in accordance with the agenda posted at City Hall, the Post Office, and First Bank of Nebraska with each board member being notified of the agenda prior to the meeting. The meeting was called to order at 7:00 p.m. by Chair Glen Wilcox and opened with the Pledge of Allegiance. The Chair advised the public of the posted information regarding the Nebraska Open Meetings Act and Title VI. The following Commission members were present, answering the roll call: Baumert, Fick, Gabel, Pearson, Pfligler, Wilcox. Absent: Brooks, and Iversen.

A public hearing regarding an application for rezone the address commonly known as 1677 Co Rd M as filed by Curtis and Sandra Hohn was opened at 7:00pm. Curtis Hohn spoke to the application. He is requesting that the property be rezoned from R3 – High Density Residential to LLR – Large Lot Residential. He stated that he was under the assumption that his address had not been in a zoning area and was unaware that the zoning of his property had been changed to R3.

A motion was made by Pfligler, seconded by Pearson to close the public hearing at 7:05pm. Roll Call vote: Baumert: yes, Brooks: Absent, Fick: yes, Gabel: yes, Iversen: Absent, Pearson: yes, Pfligler: yes, Wilcox: yes. Motion carried.

Conversation was had regarding the rezone request. It was noted that if approved this would be spot zoning and though this is a unique situation allowing it would take away from the Planning Commissions ability to avoid spot zoning in the future. It was suggested that the applicant apply for a variance as an alternative. The commission members present generally expressed an understanding of the situation but agreed that a change in zoning there was not in the Planning Commission or the City's best interests.

A motion was made by Pfigler, seconded by Gabel to not recommend approval of the application for rezone. The Chair reminded the Commission that a yes vote would mean a vote to not recommend approval. Roll Call vote: Baumert: no, Brooks: Absent, Fick: yes, Gabel: yes, Iversen: Absent, Pearson: yes, Pfligler: yes, Wilcox: no. Motion carried.

Discussion was had regarding the plan for potential subdivision (Knuth Subdivision, 1st Addition), being considered by Saunders County. This area would be just outside the City's extended Extra Territorial Jurisdiction when that expands as part of the future change is the city's designation from a city of the second class to a city of the first class. There were questions regarding the existing properties and the potential to land lock parcels.

A motion was made by Fick, seconded by Pearson to approve the minutes from the August meeting of the Planning Commission. Roll call vote Baumert: yes, Brooks: Absent, Fick: yes, Gabel: yes, Iversen: Absent, Pearson: yes, Pfligler: yes, Wilcox: yes. Motion carried.

A change in meeting time was suggested for the November meeting of the Planning Commission, moving it from November 6 to November 5.

Meeting adjourned at 8:02pm

Approved:

Christina Fasel
City Clerk
City of Wahoo

LEGEND
● MONUMENT FOUND 24" REBAR (UNLESS NOTED OTHERWISE)
○ MONUMENT SET 4" X 24" REBAR WITH A PLASTIC CAP STAMPED "SURVEYOR L.S. 766"
○ CALCULATED POINT
D MEASURED DISTANCE
G GOVERNMENT DISTANCE
M MEASURED DISTANCE
P PLATTED DISTANCE
R RECORDED DISTANCE
R1 RECORDED DISTANCE-EDMONDS 2010
R2 RECORDED DISTANCE-BOULEVARD 2014
R3 RECORDED DISTANCE-CHALICE 2006

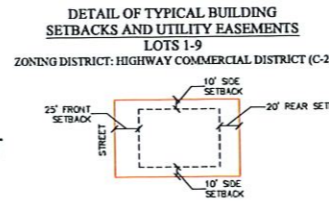
FLOOD INFORMATION LEGEND

--- FLOODWAY
--- FLOODPLAIN

OWNER / DEVELOPER:
JEO INVESTMENTS INC.
ROB BRIGHAM
1937 N CHESTNUT STREET
WAHOO, NE 68066

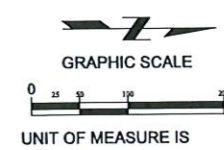
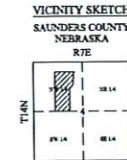
ENGINEER / SURVEYOR:
ISAAC KREIKEMEIER AND JOSH BORCHERS
1937 N CHESTNUT STREET
WAHOO, NE 68066

**"PRELIMINARY PLAT"
DRY RUN COMMONS**
A PART OF THE NORTHWEST QUARTER
IN SECTION 4, TOWNSHIP 14 NORTH, RANGE 7 EAST
WAHOO, NEBRASKA



ZONING INFORMATION
EXISTING ZONING: TRANSITIONAL AGRICULTURE (TA)
PROPOSED ZONING: HIGHWAY COMMERCIAL (C-2)

BUILDING SETBACK RESTRICTIONS
HIGHWAY COMMERCIAL DISTRICT (C-2)
FRONT YARD 25 FEET
SIDE YARD 10 FEET
REAR YARD 20 FEET



JEO CONSULTING GROUP
1937 N CHESTNUT ST
WAHOO, NE 68066
800.723.8567 | jeo.com

ORGANIZATION CERTIFICATE OF
AUTHORIZATION NUMBER: CA-0069

PRELIMINARY PRELIMINARY
NOT FOR CONSTRUCTION
30%
DATE: 9/8/25
XX/XX
Isaac Kreikemeier - Civil Engineer
(License Number)

ISSUE
MARK DATE DESCRIPTION
- 00/00/0000 XX

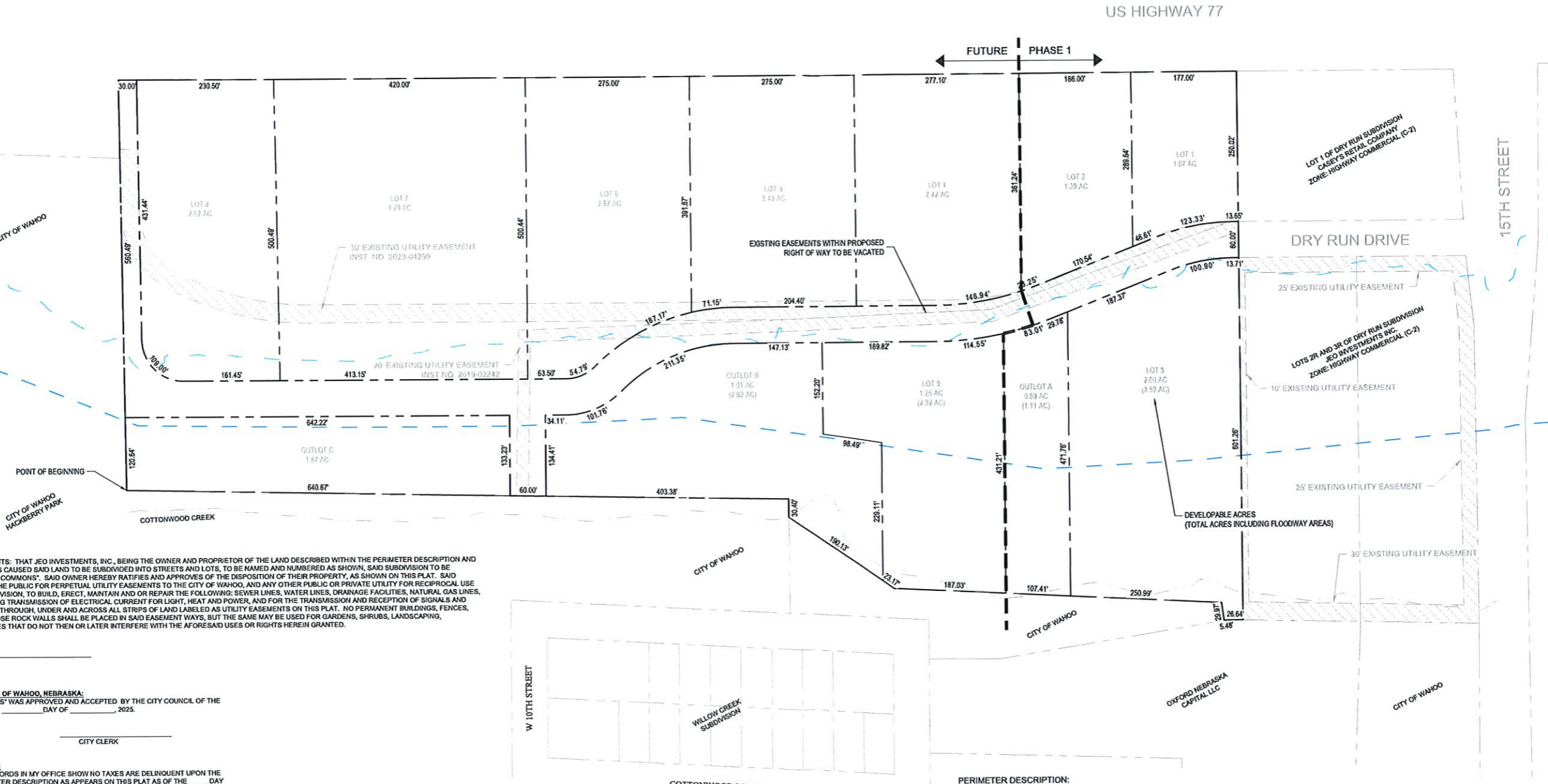
DRY RUN COMMONS

JEO INVESTMENTS INC
1937 N CHESTNUT STREET
WAHOO, NE 68066

JEO Project No.: [251465.0]
Drawn by: [TK]
QAQC: [TH]

US SURVEY FEET (S)

PRELIMINARY PLAT



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: THAT JEO INVESTMENTS, INC., BEING THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "DRY RUN COMMONS". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNER HEREBY DEDICATES TO THE PUBLIC FOR PERPETUAL UTILITY EASEMENTS TO THE CITY OF WAHOO, AND ANY OTHER PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION, TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: SEWER LINES, WATER LINES, DRAINAGE FACILITIES, NATURAL GAS LINES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION AND RECEPTION OF SIGNALS AND SOUNDS OF ALL KINDS ON, OVER, THROUGH, UNDER AND ACROSS ALL STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT. NO PERMANENT BUILDINGS, FENCES, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

JEO INVESTMENTS, INC.

APPROVAL OF THE CITY COUNCIL OF WAHOO, NEBRASKA:
THIS PLAT OF "DRY RUN COMMONS" WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WAHOO, NEBRASKA THIS _____ DAY OF _____, 2025.

MAYOR _____ CITY CLERK _____

SAUNDERS COUNTY TREASURER:
I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES ARE DELINQUENT UPON THE LAND DESCRIBED IN THE PERIMETER DESCRIPTION AS APPEARS ON THIS PLAT AS OF THE _____ DAY OF _____, 2025.

TREASURER _____

SAUNDERS COUNTY SURVEYOR'S APPROVAL:
I HEREBY APPROVE THE NUMBERING OF THE LOTS IN "DRY RUN COMMONS", LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, ON THIS _____ DAY OF _____, 2025.

SAUNDERS COUNTY SURVEYOR _____

APPROVAL OF THE CITY PLANNING COMMISSION OF WAHOO, NEBRASKA:
THIS PLAT OF "DRY RUN COMMONS" WAS APPROVED BY THE CITY PLANNING COMMISSION OF WAHOO, NEBRASKA THIS _____ DAY OF _____, 2025.

CHAIRMAN _____

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME
KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND NOTARIAL SEAL ON _____ DAY OF _____, 2025.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

PERIMETER DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE S87°29'54"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 747.90 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 143, PAGE 105 AND THE POINT OF BEGINNING; THENCE CONTINUING S87°29'54"W ON SAID SOUTH LINE, A DISTANCE OF 681.13 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AS DESCRIBED IN GENERAL BOOK 267, PAGE 696; THENCE N01°43'03"W ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1870.60 FEET TO THE SOUTHWEST CORNER OF DRY RUN SUBDIVISION; THENCE N88°16'57"E ON THE SOUTH LINE OF SAID DRY RUN SUBDIVISION, A DISTANCE OF 811.28 FEET TO THE SOUTHEAST CORNER OF SAID DRY RUN SUBDIVISION; THENCE S02°23'37"E ON THE CENTERLINE OF VACATED WILLOW STREET, A DISTANCE OF 26.64 FEET; THENCE S09°35'42"E CONTINUING ON SAID CENTERLINE, A DISTANCE OF 5.48 FEET; THENCE S89°24'18"W PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 28.97 FEET TO THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 111, PAGE 408; THENCE S01°17'32"W ON SAID EASTERLY LINE, A DISTANCE OF 545.43 FEET; THENCE S31°37'45"W CONTINUING ON SAID EASTERLY LINE, A DISTANCE OF 213.30 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE S87°54'37"W ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 30.40 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 143, PAGE 105; THENCE S60°35'28"E ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 1104.05 FEET TO THE POINT OF BEGINNING, CONTAINING 32.43 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT:

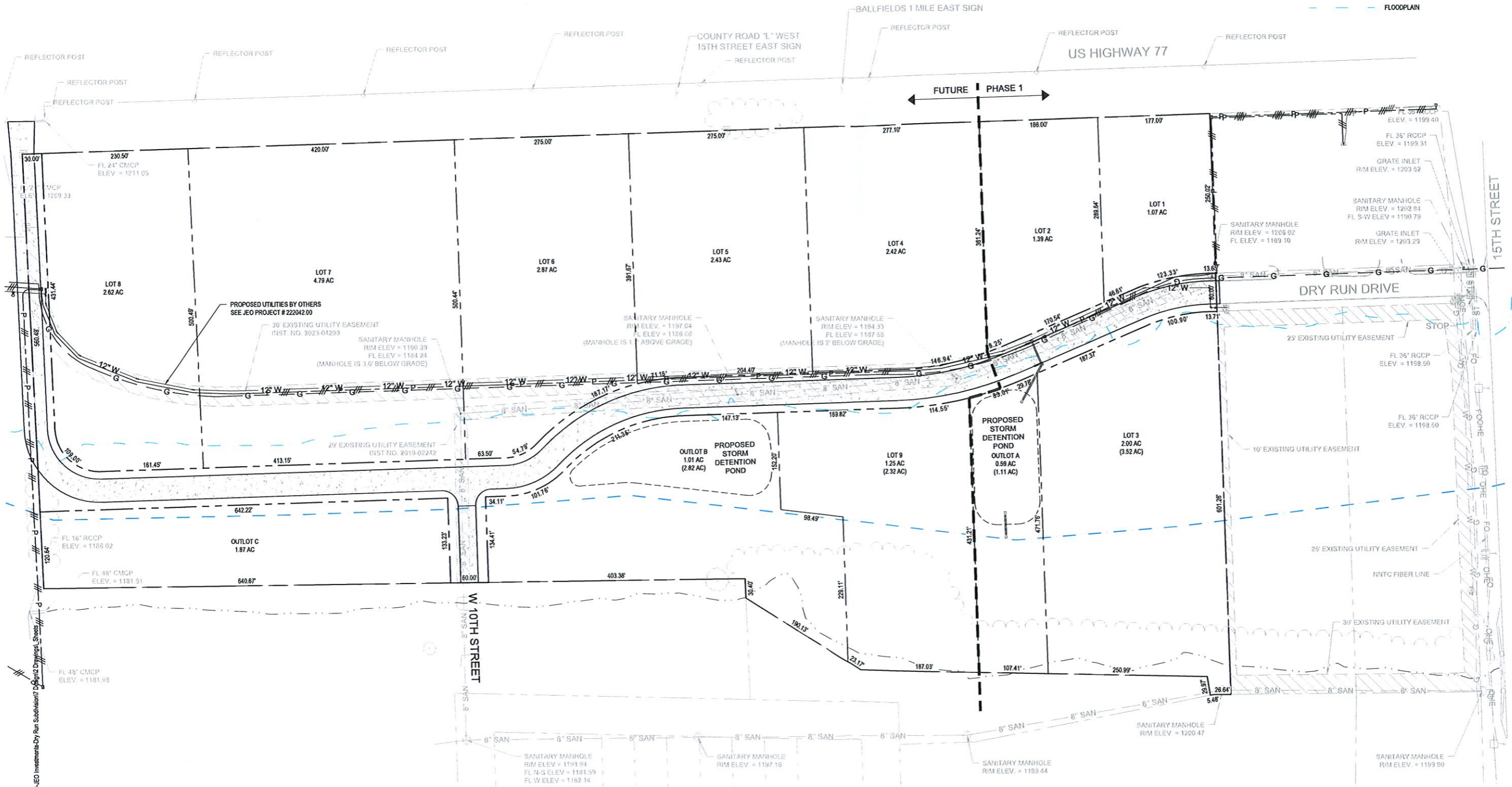
I JOSHUA D. BORCHERS, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "DRY RUN COMMONS" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "DRY RUN COMMONS" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS ONCE CONSTRUCTION OF IMPROVEMENTS ARE COMPLETE.

JOSHUA D. BORCHERS, L.S. 766 DATE _____



SITE LAYOUT LEGEND

- STANDARD DUTY 7" CONCRETE PAVEMENT NDOT 47B-3500PSI
- 6" CONCRETE INTEGRAL CURB
- PROPOSED SANITARY
- PROPOSED WATER MAIN
- PROPOSED STORM
- FLOODWAY
- FLOODPLAIN



PRELIMINARY
 NOT FOR CONSTRUCTION
 30%
 DATE: 9/8/25
 PRELIMINARY
 XXXX
 Isaac Kreikemeier - Civil Engineer
 [License Number]

ISSUE

MARK	DATE	DESCRIPTION
-	00/00/0000	XX

DRY RUN COMMONS

JEO INVESTMENTS INC
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

JEO Project No.: [251405.C]
 Drawn by: [TK]
 QAQC: [TH]

US SURVEY FEET (S)

SITE LAYOUT PLAN

SITE LAYOUT PLAN



PRELIMINARY PRELIMINARY
 NOT FOR CONSTRUCTION
 30%
 DATE: 9/8/25
 PRELIMINARY PRELIMINARY
 XXXXX
 Isaac Kreikemeier - Civil Engineer
 [License Number]

ISSUE

MARK	DATE	DESCRIPTION
-	00/00/0000	XX

DRY RUN COMMONS

JEO INVESTMENTS INC
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

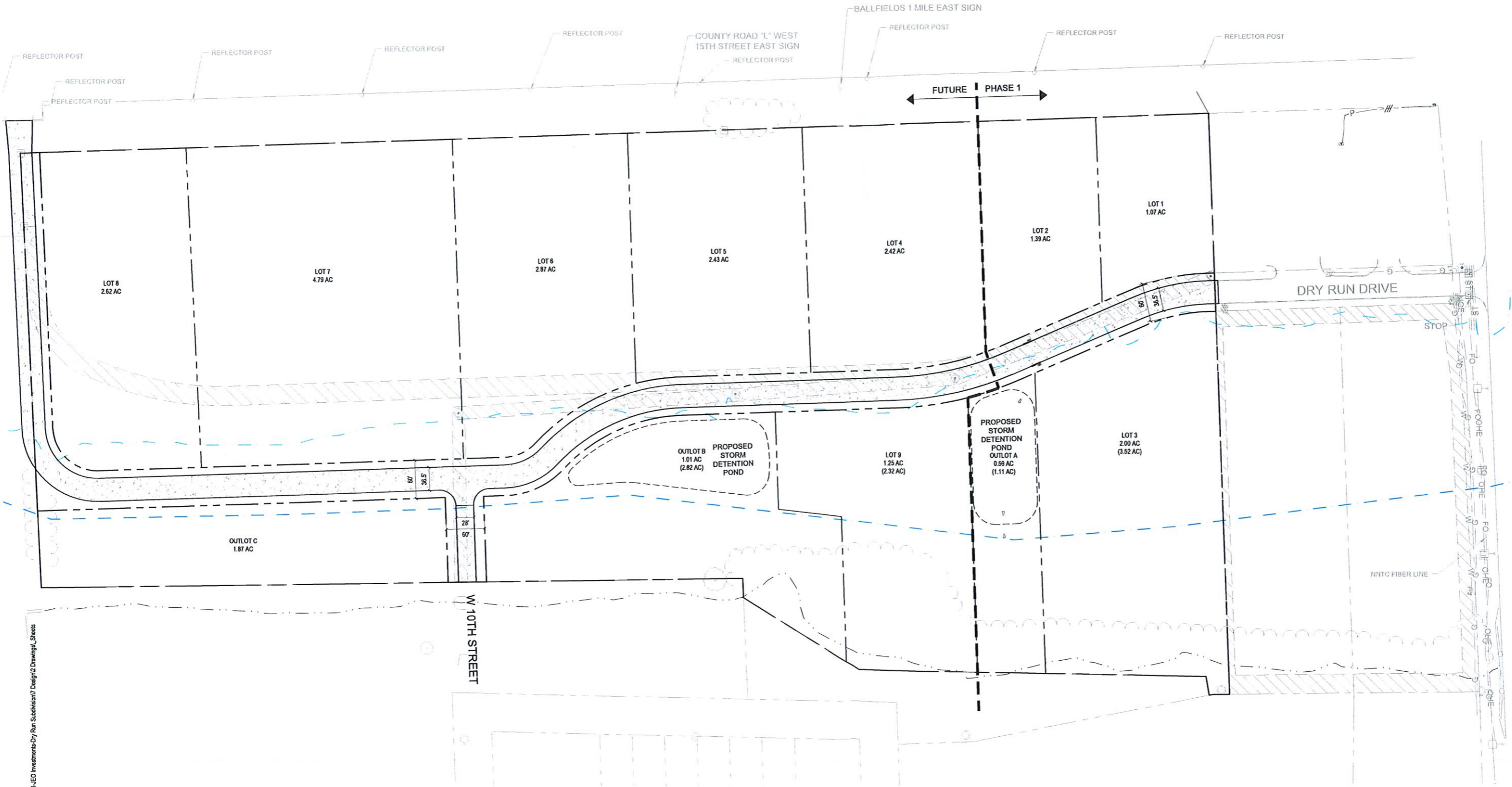
JEO Project No.: [251405.0]
 Drawn by: [TK]
 QAQC: [TH]

US SURVEY FEET (S.F.)

PAVING PLAN

SITE LAYOUT LEGEND

- STANDARD DUTY 7" CONCRETE PAVEMENT NDOT 47B-3500PSI
- 6" CONCRETE INTEGRAL CURB
- FLOODWAY
- FLOODPLAIN





JEO CONSULTING GROUP
 1937 N CHESTNUT ST
 WAHOO, NE 68066
 800.723.8567 | jeo.com

ORGANIZATION CERTIFICATE OF AUTHORIZATION NUMBER: CA-0069

PRELIMINARY
 NOT FOR CONSTRUCTION
 30%
 DATE: 9/8/25

Isaac Kreikemeier - Civil Engineer
 [License Number]

ISSUE
 MARK DATE DESCRIPTOR
 - 00/00/0000 XX

DRY RUN COMMONS

JEO INVESTMENTS INC
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

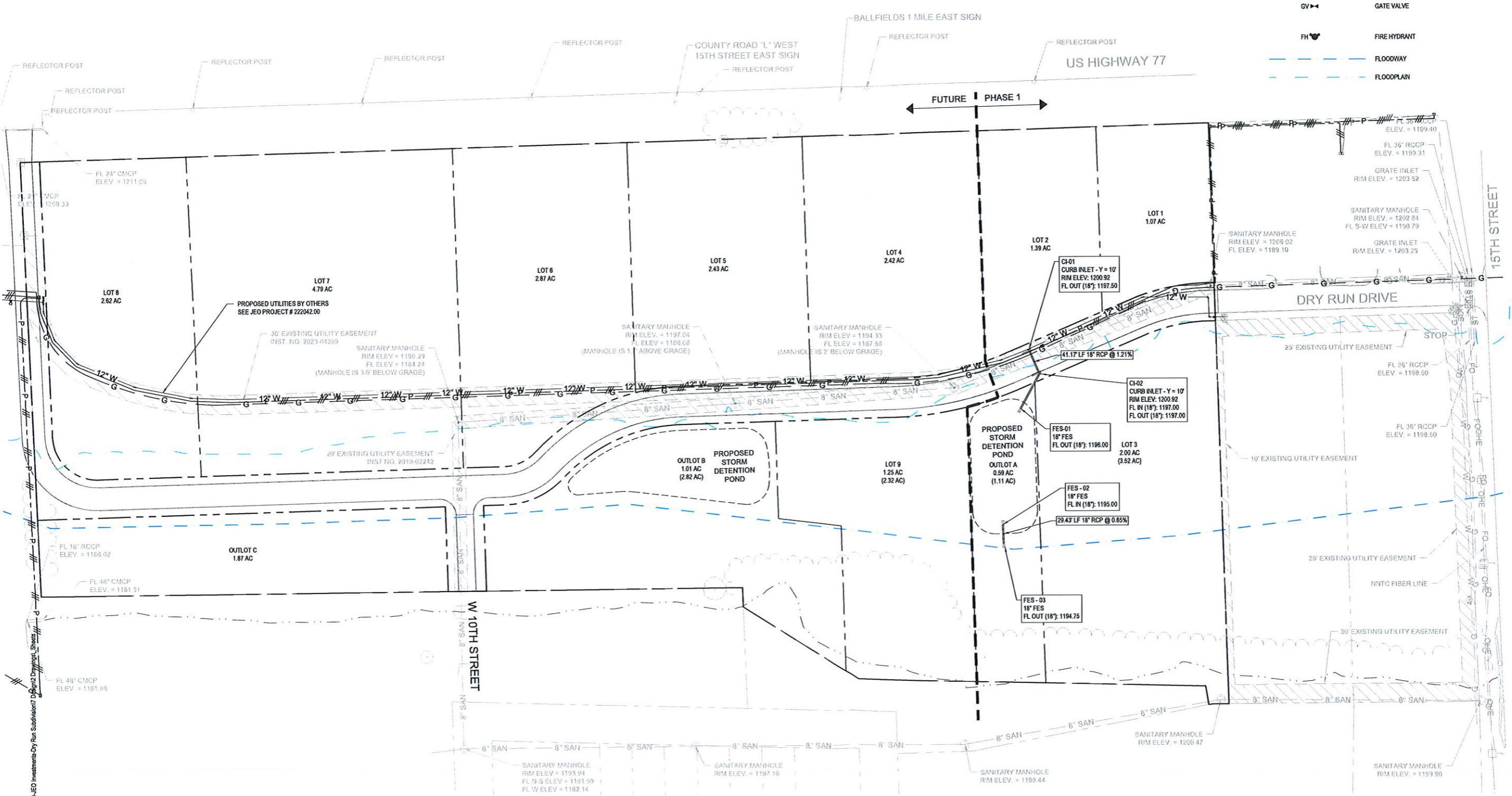
JEO Project No.: [251405.0]
 Drawn by: [TK]
 QAQC: [TH]

US SURVEY FEET (S.F.)

SITE UTILITIES PLAN

SITE UTILITY LEGEND

- X" SAN — PROPOSED SANITARY
- X" W — PROPOSED WATER SERVICE
- G — G — PROPOSED GAS SERVICE
- P — P — P — PROPOSED ELECTRICAL SERVICE
- PROPOSED STORM
- POST INDICATOR VALVE
- GATE VALVE
- FIRE HYDRANT
- FLOODWAY
- FLOODPLAIN



SITE UTILITIES PLAN

- LEGEND**
- MONUMENT FOUND 5/4 REBAR (UNLESS NOTED OTHER WISE)
 - MONUMENT SET 5/4 "X" 5/4 REBAR WITH A PLASTIC CAP STAMPED "MONUMENT L.S. 766"
 - CALCULATED POINT
 - DEEDED DISTANCE
 - GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE
 - R1 RECORDED DISTANCE - SIMMONS 2019
 - R2 RECORDED DISTANCE - BORCHERS 2014
 - R3 RECORDED DISTANCE - CHARLES 2004

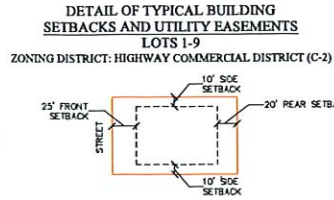
FLOOD INFORMATION LEGEND

- FLOODWAY
- FLOODPLAIN

OWNER / DEVELOPER:
 JEO INVESTMENTS INC.
 ROB BRIGHAM
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

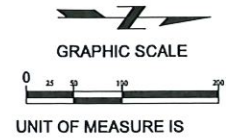
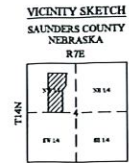
ENGINEER / SURVEYOR:
 JEO CONSULTING GROUP
 ISAAC KREIKEMEIER AND JOSH BORCHERS
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

**"PRELIMINARY PLAT"
 DRY RUN COMMONS**
 A PART OF THE NORTHWEST QUARTER
 IN SECTION 4, TOWNSHIP 14 NORTH, RANGE 7 EAST
 WAHOO, NEBRASKA



ZONING INFORMATION
 EXISTING ZONING: TRANSITIONAL AGRICULTURE (TA)
 PROPOSED ZONING: HIGHWAY COMMERCIAL (C-2)

BUILDING SETBACK RESTRICTIONS
 HIGHWAY COMMERCIAL DISTRICT (C-2)
 FRONT YARD 25 FEET
 SIDE YARD 10 FEET
 REAR YARD 20 FEET



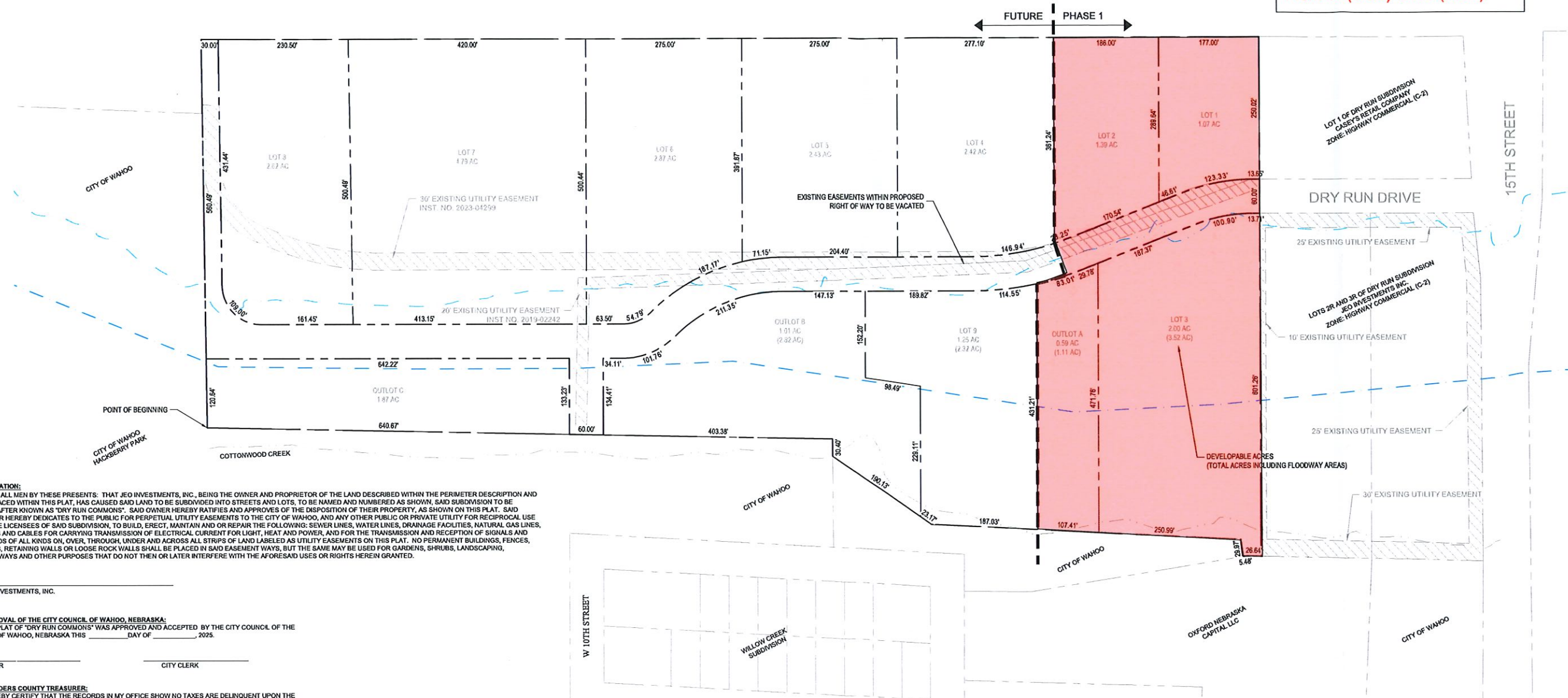
JEO CONSULTING GROUP

1937 N CHESTNUT ST
 WAHOO, NE 68066
 800.723.8567 | jeo.com

ORGANIZATION CERTIFICATE OF
 AUTHORIZATION NUMBER: CA-0069

US HIGHWAY 77

**Change of Zoning Request Area
 -From TA(GCO) to C2 (GCO)**



PRELIMINARY
 PRELIMINARY
 PRELIMINARY
 PRELIMINARY

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 30%
 DATE:
 9/8/25
 PRELIMINARY
 PRELIMINARY

X/X/X
 Isaac Kreikemeier - Civil Engineer
 [License Number]

ISSUE

MARK	DATE	DESCRIPTION
-	00/00/0000	XX

DRY RUN COMMONS

JEO INVESTMENTS INC
 1937 N CHESTNUT STREET
 WAHOO, NE 68066

JEO Project No.: [251405.00]
 Drawn by: [TK]
 QAQC: [TH]



PRELIMINARY PLAT

DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS, THAT JEO INVESTMENTS, INC., BEING THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "DRY RUN COMMONS". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNER HEREBY DEDICATES TO THE PUBLIC FOR PERPETUAL UTILITY EASEMENTS TO THE CITY OF WAHOO, AND ANY OTHER PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION, TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: SEWER LINES, WATER LINES, DRAINAGE FACILITIES, NATURAL GAS LINES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION AND RECEPTION OF SIGNALS AND SOUNDS OF ALL KINDS ON, OVER, THROUGH, UNDER AND ACROSS ALL STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT. NO PERMANENT BUILDINGS, FENCES, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

JEO INVESTMENTS, INC.

APPROVAL OF THE CITY COUNCIL OF WAHOO, NEBRASKA:
 THIS PLAT OF "DRY RUN COMMONS" WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WAHOO, NEBRASKA THIS _____ DAY OF _____, 2025.

MAYOR _____ CITY CLERK _____

SAUNDERS COUNTY TREASURER:
 I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES ARE DELINQUENT UPON THE LAND DESCRIBED IN THE PERIMETER DESCRIPTION AS APPEARS ON THIS PLAT AS OF THE _____ DAY OF _____, 2025.

TREASURER _____

SAUNDERS COUNTY SURVEYOR'S APPROVAL:
 I HEREBY APPROVE THE NUMBERING OF THE LOTS IN "DRY RUN COMMONS", LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, ON THIS _____ DAY OF _____, 2025.

SAUNDERS COUNTY SURVEYOR _____

APPROVAL OF THE CITY PLANNING COMMISSION OF WAHOO, NEBRASKA:
 THIS PLAT OF "DRY RUN COMMONS" WAS APPROVED BY THE CITY PLANNING COMMISSION OF WAHOO, NEBRASKA THIS _____ DAY OF _____, 2025.

CHAIRMAN _____

STATE OF NEBRASKA)
) SS
 COUNTY OF SAUNDERS)

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL ON _____ DAY OF _____, 2025.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

PERIMETER DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE S87°29'54"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 747.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 143, PAGE 105 AND THE POINT OF BEGINNING; THENCE CONTINUING S87°29'54"W ON SAID SOUTH LINE, A DISTANCE OF 681.13 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AS DESCRIBED IN GENERAL BOOK 267, PAGE 696; THENCE N01°43'03"W ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1870.60 FEET TO THE SOUTHWEST CORNER OF DRY RUN SUBDIVISION; THENCE N88°16'57"E ON THE SOUTH LINE OF SAID DRY RUN SUBDIVISION, A DISTANCE OF 811.28 FEET TO THE SOUTHEAST CORNER OF SAID DRY RUN SUBDIVISION; THENCE S00°23'37"E ON THE CENTERLINE OF VACATED WILLOW STREET, A DISTANCE OF 26.64 FEET; THENCE S09°35'42"E CONTINUING ON SAID CENTERLINE, A DISTANCE OF 5.48 FEET; THENCE S80°24'18"W, PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 29.97 FEET TO THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 111, PAGE 406; THENCE S01°17'32"W ON SAID EASTERLY LINE, A DISTANCE OF 545.43 FEET; THENCE S31°37'45"W CONTINUING ON SAID EASTERLY LINE, A DISTANCE OF 213.30 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE S87°54'37"W ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 30.40 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 143, PAGE 105; THENCE S00°35'28"E ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 1104.05 FEET TO THE POINT OF BEGINNING, CONTAINING 32.43 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT:

I JOSHUA D. BORCHERS, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "DRY RUN COMMONS" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "DRY RUN COMMONS" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS ONCE CONSTRUCTION OF IMPROVEMENTS ARE COMPLETE.

JOSHUA D. BORCHERS, L.S. 766 DATE _____

CITY OF WAHOO, NEBRASKA – APPLICATION FOR SUBDIVISION

(All items must be filled out completely before acceptance of this application for processing)

1. Subdivision Name: Dry Run Commons

2. Owner's Name:
JEO Investments, Inc.
Address 1937 N. Chestnut St.
Wahoo, NE 68066
Telephone No. (Home) _____
(Business) 402-443-7455

2. Developer's Name:
JEO Investments, Inc.
Address: 1937 N. Chestnut St.
Wahoo, NE 68066

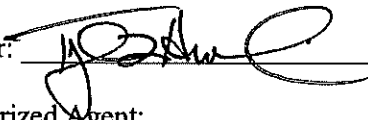
3. Engineer's Name:
JEO Consulting Group, Inc.
Address: 1937 N. Chestnut St.
Wahoo, NE 68066

4. Present Use of Subject Property: Agricultural/Vacant
5. Desired Use of Subject Property: Commercial Development
6. Present Zoning: Gateway Corridor Overlay & Transitional Agriculture

7. Legal Description of Property: A part of the Northwest Quarter in section 4,
Township 14 North, Range 7 East, Wahoo, Nebraska

8. Area of Subject Property (square feet and/or acres): 32.43 acres

9. Please list exhibits attached to this application (plat, site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.) Preliminary Plat, Preliminary Drainage Report, Preliminary grading, street, and utility locations

Signature of Owner: 
or
Signature of Authorized Agent: _____

Date submitted: _____
Filing fee paid: \$ _____
Preliminary Plat approved on: _____
Final Plat:
P.C. recommendation: Approved Disapproved on _____
Council action: Approved Disapproved on _____
School Board: Approved Disapproved on _____

Section I. To be completed by the applicant

Job Address <i>1714 North Linden St.</i>			
Legal Description	Lot No.	Block	Tract
Owner <i>Mark and Alison McGill</i>	Mail Address		Phone <i>402-443-6411</i>
Contractor <i>SELF</i>	Mail Address		Phone
Architect or Engineer <i>NA</i>	Mail Address		Phone
NOTE: Plumbing, HVAC, and Electrical contractors must obtain City of Wahoo license to work within Wahoo zoning jurisdiction.			
Plumbing Contractor <i>Jim Watipka</i>	Mail Address		Phone
Heating Contractor <i>Jim Watipka</i>	Mail Address		Phone
Electrical Contractor <i>Calby Schutt</i>	Mail Address		Phone
Class of Work: (Circle one) NEW <u>ADDITION</u> REPAIR ALTERATION MOVE REMOVE			
Describe Work <i>Add on an 80 SF Addition For Laundry Room</i>			
Change of use:			
Valuation of Work: \$		Special Conditions:	
Plans Submitted?			
Site Plan Submitted?			

Section II Permit Fees -- to be completed by Building Inspector

Type of Construction	Occupancy Group	Division	Special Approvals	Required	Received	Not Required
Size of building	No. of Stories	Max. Occ. Load	ZONING			
			HEALTH DEPT			
	Use Zone	Fire Sprinklers?	FIRE DEPT			
			SOIL REPORT			
		OTHER				
No. of Dwelling Units	Off Street Parking		Occupancy permit deposit of \$500 required for all new construction			
	Covered #	Uncovered #				
Permit Issuance Fee: \$30.00		Valuation Fee: \$				
Occupancy Permit Deposit \$500.00 (refundable after final inspection is completed)				Total permit/deposit \$		

Section III. Instructions to Permittee

NOTE: Applicant is responsible for locating any buried utilities that could be encountered during construction. This can be done by contacting Diggers Hotline of Nebraska at **811** two working days before starting your project.

A Certificate of Occupancy is required before moving into new construction. Resolution 2022-28 requires a deposit of \$500 at time of building permit application. Deposit will be refunded upon satisfactory completion of final inspection and issuance of Certificate of Occupancy by Building Inspector.

ALL WORK IS SUBJECT TO INSPECTION (SEE INFORMATION ON BACK).

This permit shall be maintained available until final approval has been granted by the building official. THE PERSON DOING THE WORK shall notify the building official that such work is ready for inspection. 24 hour advance notice is requested (Call 443-3222 to arrange an appointment)

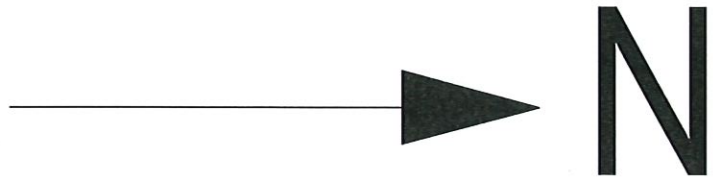
Except where an extension has been obtained in writing from the Building Inspector, permits issued shall expire within ninety (90) days if the work described in the permit has not begun or the use applied for has not been established and within one year if the work has not been completed.

I will commence work _____ and complete the same on or about _____ and will in all respects construct the work according to provisions of the ordinances of the City of Wahoo.

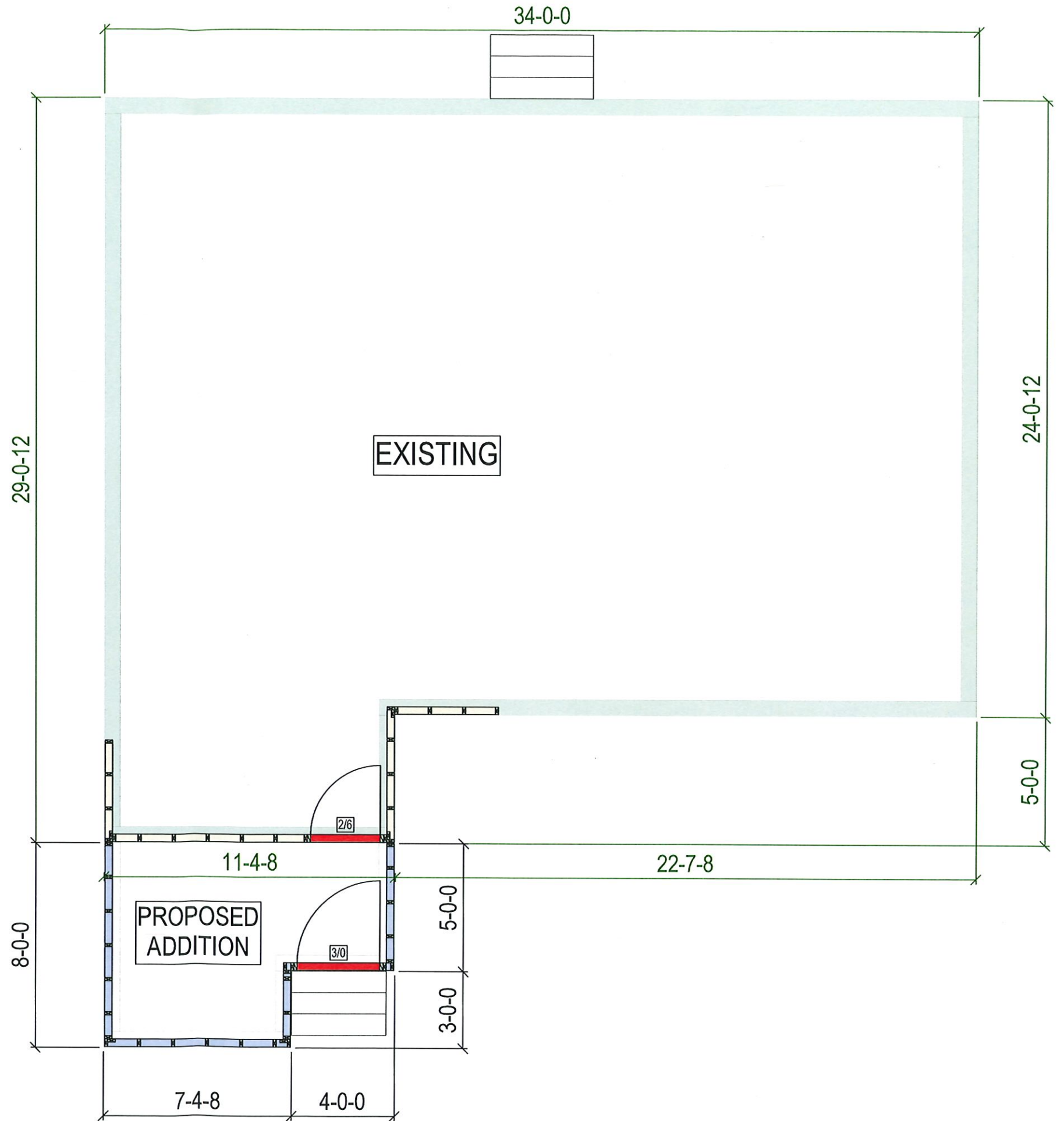
Applicant: *Mark McGill*

This application becomes a CONSTRUCTION PERMIT only after being validated by the Building Inspector's signature.

Date approved: _____ Building Inspector: _____



Mark and Alison McGill
1714 North Linden St
Wahoo, NE 68066



SURVEY RECORD

McGILL

LEGAL DESCRIPTION (GENERAL BOOK 611, PAGE 376):

LOT 8, BLOCK 4, REPLAT OF COOK'S ADDITION NUMBER ONE TO WAHOO, SAUNDERS COUNTY, NEBRASKA.

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARK MCGILL. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE SOUTH LINE OF LOT 8, BLOCK 4 OF THE REPLAT OF COOK'S ADDITION NUMBER ONE TO WAHOO, SAUNDERS COUNTY, NEBRASKA, FOR THE PURPOSE OF BUILDING AN ADDITION ON THE EAST SIDE OF EXISTING HOUSE.

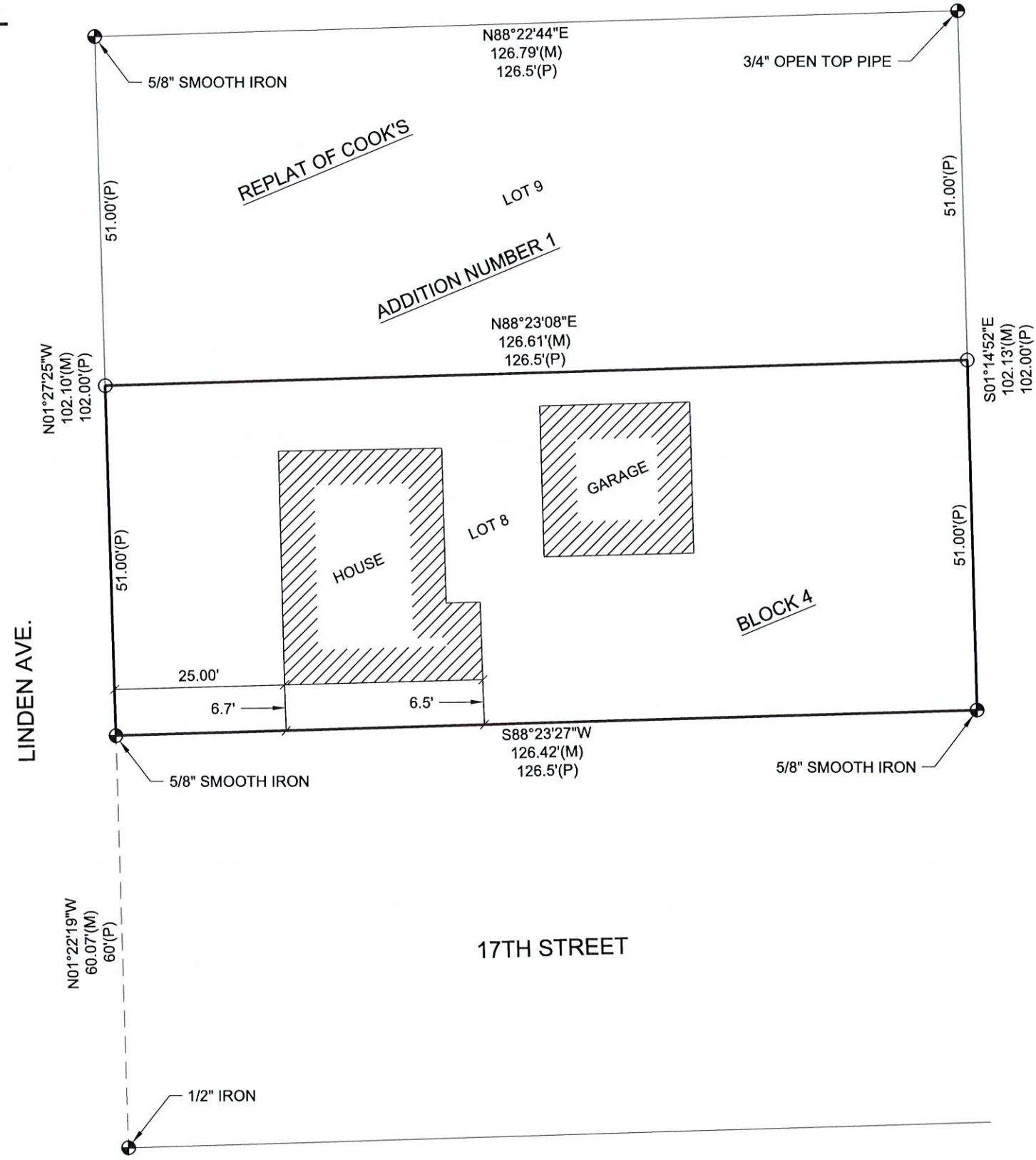
MONUMENTS WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT.

ALL BEARING AND DISTANCES WERE PRODUCED WITH A TRIMBLE R12i GNSS RECEIVER AND A TRIMBLE R10i GNSS BASE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Joseph A. Sather
 JOSEPH A. SATHER, PLS 735
 10/13/2025



Project No.:
 Date: 10/13/2025
 QAQC: JAS
 Scale: 1" = 20'
 Field Book:
 Field Crew: JDG
 Drawn By: JDG

JEO CONSULTING GROUP

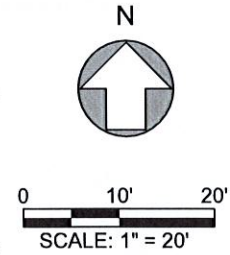
US SURVEY FEET (sFT)

Sheet 1 of 1

Survey File No.:
2025-217

JEO Consulting, Inc.
 1937 N Chestnut St
 Wahoo, NE 68066
 800.723.8567 | jeo.com

Organization Certificate of
 Authorization Number: CA-0069



- LEGEND**
- ⊕ MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE



NOTE: ALL BEARINGS ARE ASSUMED.

Amendments to Wahoo Super Redevelopment Agreement

- Description of project has changed:
 - Original: single L-shaped mixed-use complex that is 4 stories tall and 70,000 square feet, with 8,000 square feet of commercial space and the balance consisting of 58 apartments
 - Amended: two buildings, 3 stories tall, 60,000 square feet with 5,000 square feet of commercial space and the balance consisting of 56 apartments
- Phasing – even though there are two buildings the project will be constructed in one phase
- Total Project Costs:
 - Original: \$9,217,517
 - Amended: \$9,752,592
- TIF Uses for the Project

Expense	Original	Amended
Cost of Issuance	\$15,000	\$15,000
Admin Fee	2,000	2,000
Site Acquisition	350,000	350,000
Demolition	284,698	111,000
Site Prep/Grading	387,150	214,593
Utilities	220,400	95,800
Sidewalk	0	9,425
Street/Alley	87,000	72,500
Public Parking/Landscaping	464,000	0
Arch/Engineering	76,488	212,500
Legal	10,000	10,000
TOTAL	\$1,896,736	\$1,092,818

- Construction Dates
 - Commencement
 - Original – 4th Quarter 2023
 - Amended – 4th Quarter 2025
 - Completion
 - Original – 2nd/3rd Quarter 2025
 - Amended – 2nd/3rd Quarter 2027
- Effective date for division of taxes
 - Original – January 1, 2025
 - Amended – January 1, 2027

- Parking

- Original – The original plan for this project required the City to agree to allow some of the needed parking stalls for the development to be provided in the street right-of-way. Because of this, the developer was required to complete the construction of these stalls as part of their project.
- Amended – The developer has shown (and confirmed by the Building Inspector prior to any issuance of a construction permit) that all required parking stalls are being provided on site within the boundaries of the developer’s property. Because of this, there is no requirement that additional parking stalls be created in the street right-of-way. The developer has indicated they will replace the sidewalk and current parking stalls that are damaged during construction, but will not improve or create any additional stalls.
- Proposed - City Created Parking - City staff agree that the City should be looking at making improvements to the parking stalls through the addition of parking on the south side of the block (north side of 4th Street), and improvements to the existing parking and street (where needed) along the west side of Elm Street. (See TIF Notes below for additional information)

- TIF Calculation

	Original	Amended
a. Base Valuation	\$414,337	\$311,818
b. Projected Completed Project Assessed Valuation	7,374,013	4,819,900
c. Projected Tax Increment Base	6,959,676	4,508,082
d. Estimated Tax Levy	1.982257	1.724617
e. Annual Projected Tax Shift (w/1% Co. Commission)	137,959	76,970
f. Total for 15 Years	\$2,069,385	\$1,154,550
Requested TIF	\$1,896,763	\$1,092,818
Balance remaining		\$61,732

- TIF Notes:

- Original: One Note
 - \$1,896,736 – held by developer or used to secure financing
- Amended: Three Notes
 - Note 1: Approximately \$1,090,000 – held by developer or used to secure financing (0% interest)

- Note 2: Approximately \$65,000 – held by the City of Wahoo and with the eligible expenses being the improvements to the parking, sidewalks, and downtown lighting on the east and south sides of the block. (Note that an opinion of cost is currently being prepared to understand what the actual cost may be, but this is not yet available.)
- Note 3: Balance of City of Wahoo expenses associated with the improvement of the sidewalk, street, parking and lighting (amount yet to be determined based off opinion of cost)
- *Explanation of three notes:* TIF is limited to 15 years. It is possible that the projections of value are less than what it ends up being. Note 1 and 2 will be paid off simultaneously (90% of the payment to the developer, 10% to the City of Wahoo each time a payment is made). Once Note 1 and Note 2 are paid in full, the City will be able to capture any additional TIF the project may generate for the balance of the 15 years to offset the additional expense that will be incurred for the parking, street, lighting, and sidewalk improvements. It is possible that tax levy rates may decrease enough over the 15 years so that not even Notes 1 and 2 will be paid in full. However, having Note 3 created now means that the City would at least have the opportunity to collect (provided there were eligible expenses) and not leave any money “on the table”.

E 5th St

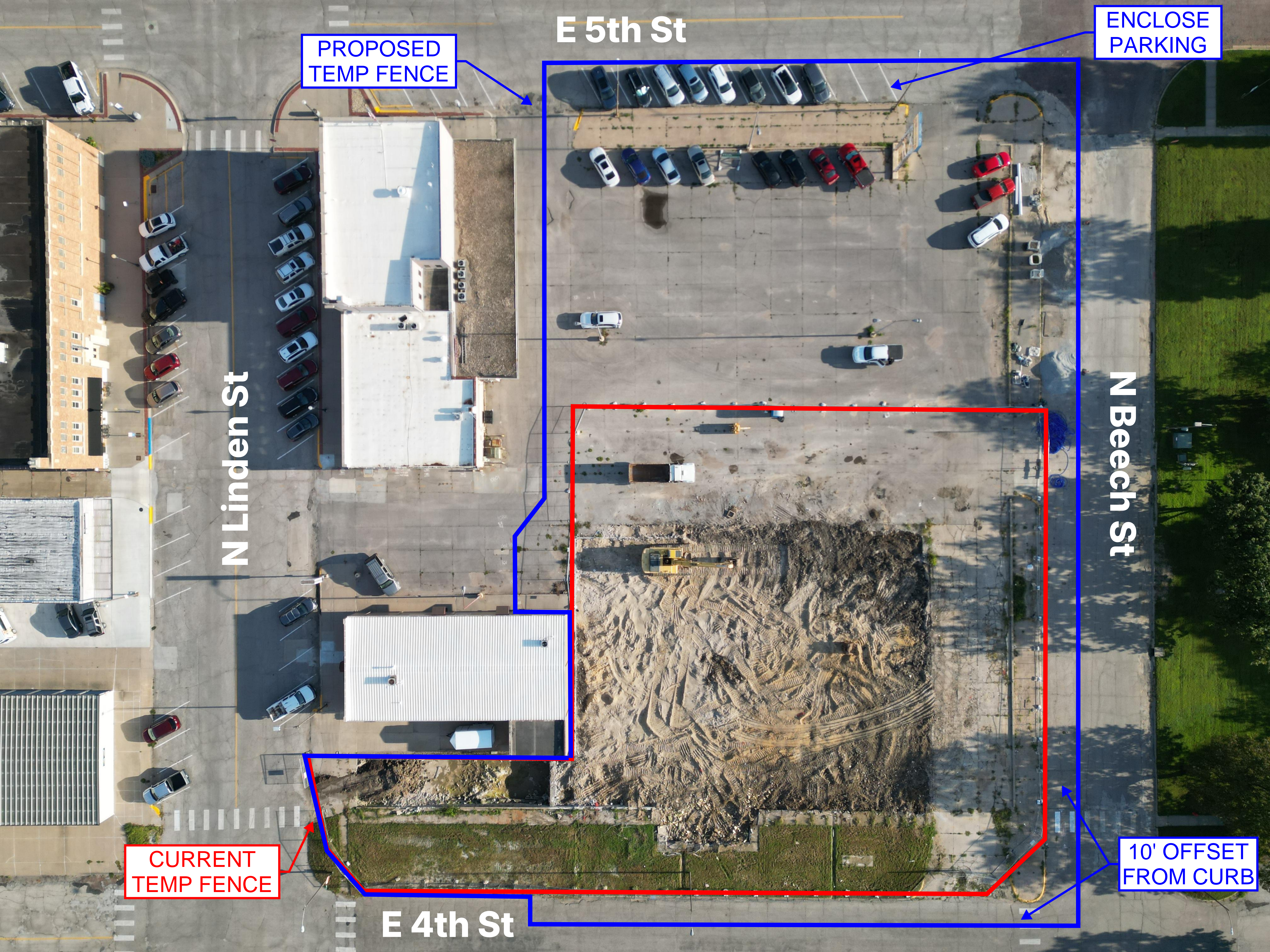
N Linden St

N Beech St



CURRENT
TEMP FENCE

E 4th St



E 5th St

ENCLOSE PARKING

PROPOSED TEMP FENCE

N Linden St

N Beech St

10' OFFSET FROM CURB

CURRENT TEMP FENCE

E 4th St



**AGREEMENT
BETWEEN CLIENT AND JEO CONSULTING GROUP, INC.
FOR
PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of the date signed by Client (“Effective Date”) between City of Wahoo, NE (“Client”) and JEO Consulting Group, Inc. (“JEO”).

Client’s project, of which JEO’s services under this Agreement are a part, is generally identified as follows:

Highlands Park (“Project”).

JEO Project Number: **251656.00**

Client and JEO further agree as follows:

ARTICLE 1 - SERVICES OF JEO CONSULTING GROUP

1.01 Scope

- A. JEO shall provide, or cause to be provided, the services set forth herein and in Exhibit A.

ARTICLE 2 – CLIENT’S RESPONSIBILITIES

2.01 Client Responsibilities

- A. Client responsibilities are outlined in Section 3 of Exhibit B.

ARTICLE 3 - COMPENSATION

3.01 Compensation

- A. Client shall pay JEO as set forth in Exhibit A and per the terms in Exhibit B.
- B. The fee for the Project is as noted in Exhibit A.
- C. The Standard Hourly Rates Schedule shall be adjusted annually (as of approximately January 1st) to reflect equitable changes in the compensation payable to JEO. The current hourly rate schedule can be provided upon request.

ARTICLE 4 - EXHIBITS AND SPECIAL PROVISIONS

4.01 Exhibits

Exhibit A – Scope of Services
Exhibit B – General Conditions

4.02 Total Agreement

A. This Agreement (consisting of pages 1 to 2 inclusive, together with the Exhibits identified as included above) constitutes the entire agreement between Client and JEO and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Client: City of Wahoo, Nebraska

JEO Consulting Group, Inc.



By: _____

By: Eric Silvey

Title: _____

Title: Project Manager, Sr. Landscape Architect

Date Signed: _____

Date Signed: 9/23/2025

Address for giving notices:

Address for giving notices:
JEO Consulting Group, Inc.
2000 Q Street, Suite 500
Lincoln, NE 68503



SCOPE OF SERVICES: Exhibit A

PROJECT DESCRIPTION

JEO understands that the project will consist of a new neighborhood park. A preliminary park plan was completed in April 2023 and will be the basis of design for the construction plans. The following tasks are based on information provided by Kevin Stuhr, Director, Wahoo Parks and Recreation Dept. (Client):

Key features of the park include:

- Sports Courts (pickleball, basketball)
- Park Shelter/Shade Structure
- Playground
- Sidewalk connections to parking, courts, and playground
- Grading of entire site for current and future park improvements
- Utility connections as needed
- Security and Court lighting

1. TOPOGRAPHIC SURVEY

1.1 JEO will schedule and obtain a topographic survey for the project containing the following:

- 1.1.1 Survey the locations of all visible physical features (concrete, asphalt, gravel, rock, driveways, sidewalks, trees, utility poles, valves, manholes, signs, drainage structures, curb stops, water meter pits, terrain profiles, etc.).
- 1.1.2 Collect available utility location information and incorporate on preliminary plans (gas, telephone, electric, water, sanitary sewer, storm sewer, communications, etc.).
- 1.1.3 Create an electronic drawing using AutoCAD illustrating elevations, site features, and existing utilities resulting from the surveys performed.

2. GEOTECHNICAL

2.1 Obtain a proposal, for the Client to execute, for geotechnical investigation services which includes test borings, soil samples, and a geotechnical report for Engineering Design. Client to pay all geotechnical investigation fees.

3. SITE DESIGN

3.1 JEO will schedule and coordinate a project Initiation/Kick-off Meeting. Meet with the Client and City Staff to review project requirements in detail, collect existing information, review of available data pertaining to the existing utilities located in the project area.

3.2 Develop the construction plans for the proposed site improvements in accordance with the Client's guidance and the local jurisdictions requirements. Construction plans and documents to include the following:

- 3.2.1 Existing Condition / Removal Plans
- 3.2.2 Layout and Paving Plans
- 3.2.3 Grading and Drainage Plans
- 3.2.4 Erosion and Sediment Control Plans
- 3.2.5 Utility Plans (Storm and Water only)
- 3.2.6 Electrical Plans (Security Lighting, Court Lighting)
- 3.2.7 Construction Details

- 3.2.8 Landscape and Irrigation Plans
- 3.2.9 Technical Specification Booklet
- 3.2.10 Opinion of Cost
- 3.3 Attend two (2) meetings with the Client to review the construction documents. **(Meeting in Wahoo)**
- 3.4 Conduct an internal QA/QC review of the 90% construction documents and specifications.
- 3.5 Revise the plans and specifications as necessary following the final review(s) and sign and seal by a professional engineer and/or landscape architect registered in the State of Nebraska.

4. CLIENT RESPONSIBILITIES

- 4.1 All utilities are located adjacent to site and will not require any off-site utility extensions.
- 4.2 No off-site improvements (roadway and/or utility extensions) is included.
- 4.3 Client shall provide timely review of documents or requests for information.

5. FEE

- 5.1 JEO proposes to provide the services defined above for the lump sum fees defined below:

<i>Task</i>	<i>Fee</i>
Topographical Survey	\$ 1,500.00
Site Design	\$ 56,000.00
<hr/>	
Total (not to exceed)	\$ 57,500.00

- 5.2 Progress Payments:

- 5.2.1 JEO will bill for services completed near the beginning of each month. All invoices are due payable upon receipt and are considered delinquent after 30 days.
- 5.2.2 Invoices not paid within 30 days may be charged interest at the annual rate of 12% (1.0%/month).
- 5.2.3 Payments will be applied first to the interest then principal.
- 5.2.4 Work by JEO will cease if invoices have not been paid in full within 60 days and will not begin again until full payment with interest has been received.

6. CONTRACT TIME

- 6.1 JEO will work as expeditiously as possible, pending authorization from Client to complete the tasks in this project.
- 6.2 The information in this proposal and fee estimate is valid until December 1, 2025. After that time, the scope of services and estimated fees are subject to adjustment.

7. EXCLUSIONS

- 7.1 Environmental services, such as wetland delineations, endangered species surveys, bird surveys, applications and submittals for permits with USCOE, and mitigation plans
- 7.2 Floodplain, Corps 404, or other environmental assessments or permitting, not outlined in the scope of services
- 7.3 Architectural Services

- 7.4 Bidding Services
- 7.5 Construction Administration Services
- 7.6 Property title searches or title commitments
- 7.7 Traffic study
- 7.8 SWPPP Design and Inspection services
- 7.9 Review fees associated with building permits, etc.
- 7.10 Legal descriptions and/or easements
- 7.11 Construction Staking
- 7.12 Any other item not outlined in the scope of services

8. REIMBURSABLE EXPENSES

- 8.1 Typical reimbursable expenses are included in the lump-sum and include: Mileage for trips required to complete the work defined above, long-distance phone calls, meals, other travel expenses, software, copies/prints, and faxes.
- 8.2 Other reimbursable expenses shall be billed at 110% of their cost. (None are anticipated on this project.)

9. ADDITIONAL TERMS

- 9.1 The General Conditions are specified in Exhibit B.

JEO CONSULTING GROUP INC ■ JEO ARCHITECTURE INC

GENERAL CONDITIONS

1. SCOPE OF SERVICES: JEO Consulting Group, Inc. (JEO) shall perform the services described in Exhibit A. JEO shall invoice the client for these services at the fee stated in Exhibit A.

2. ADDITIONAL SERVICES: JEO can perform work beyond the scope of services, as additional services, for a negotiated fee or at fee schedule rates.

3. CLIENT RESPONSIBILITIES: The client shall provide all criteria and full information as to the client's requirements for the project; designate and identify in writing a person to act with authority on the client's behalf in respect to all aspects of the project; examine and respond promptly to JEO's submissions; and give prompt written notice to JEO whenever the client observes or otherwise becomes aware of any defect in work.

Unless otherwise agreed, the client shall furnish JEO with right-of-access to the site in order to conduct the scope of services. Unless otherwise agreed, the client shall also secure all necessary permits, approvals, licenses, consents, and property descriptions necessary to the performance of the services hereunder. While JEO shall take reasonable precautions to minimize damage to the property, it is understood by the client that in the normal course of work some damage may occur, the restoration of which is not a part of this agreement.

4. TIMES FOR RENDERING SERVICES: JEO's services and compensation under this agreement have been agreed to in anticipation of the orderly and continuous progress of the project through completion. Unless specific periods of time or specific dates for providing services are specified in the scope of services, JEO's obligation to render services hereunder shall be for a period which may reasonably be required for the completion of said services.

If specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided, and if such periods of time or date are changed through no fault of JEO, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment. If the client has requested changes in the scope, extent, or character of the project, the time of performance of JEO's services shall be adjusted equitably.

5. INVOICES: JEO shall submit invoices to the client monthly for services provided to date and a final bill upon completion of services. Invoices are due and payable within 30 days of receipt. Invoices are considered past due after 30 days. Client agrees to pay a finance charge on past due invoices at the rate of 1.0% per month, or the maximum rate of interest permitted by law.

If the client fails to make any payment due to JEO for services and expenses within 30 days after receipt of JEO's statement, JEO may, after giving 7 days' written notice to the client, suspend services to the client under this agreement until JEO has been paid in full all amounts due for services, expenses, and charges.

6. STANDARD OF CARE: The standard of care for all services performed or furnished by JEO under the agreement shall be the care and skill ordinarily used by members of JEO's profession practicing under similar circumstances at the same time and in the

same locality. JEO makes no warranties, express or implied, under this agreement or otherwise, in connection with JEO's services.

JEO shall be responsible for the technical accuracy of its services and documents resulting therefrom, and the client shall not be responsible for discovering deficiencies therein. JEO shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in client furnished information.

7. REUSE OF DOCUMENTS: Reuse of any materials (including in part plans, specifications, drawings, reports, designs, computations, computer programs, data, estimates, surveys, other work items, etc.) by the client on a future extension of this project, or any other project without JEO's written authorization shall be at the client's risk and the client agrees to indemnify and hold harmless JEO from all claims, damages, and expenses including attorney's fees arising out of such unauthorized use.

8. ELECTRONIC FILES: Copies of Documents that may be relied upon by the client are limited to the printed copies (also known as hard copies) that are signed or sealed by JEO. Files in electronic media format of text, data, graphics, or of other types that are furnished by JEO to the client are only for convenience of the client. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk.

a. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it shall perform acceptance tests or procedures within 30 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 30 day acceptance period shall be corrected by the party delivering the electronic files. JEO shall not be responsible to maintain documents stored in electronic media format after acceptance by the client.

b. When transferring documents in electronic media format, JEO makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by JEO at the beginning of the project.

c. The client may make and retain copies of documents for information and reference in connection with use on the project by the client.

d. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

e. Any verification or adaptation of the documents by JEO for extensions of the project or for any other project shall entitle JEO to further compensation at rates to be agreed upon by the client and JEO.

9. SUBCONSULTANTS: JEO may employ consultants as JEO deems necessary to assist in the performance of the services. JEO shall not be required to employ any consultant unacceptable to JEO.

10. INDEMNIFICATION: To the fullest extent permitted by law, JEO and the client shall indemnify and hold each other harmless and their respective officers, directors, partners, employees, and consultants from and against any and all claims, losses, damages,

JEO CONSULTING GROUP INC ■ JEO ARCHITECTURE INC GENERAL CONDITIONS

and expenses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) to the extent such claims, losses, damages, or expenses are caused by the indemnifying parties' negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of JEO and the client, they shall be borne by each party in proportion to its negligence.

11. INSURANCE: JEO shall procure and maintain the following insurance during the performance of services under this agreement:

- a. Workers' Compensation: Statutory
- b. Employer's Liability
 - i. Each Accident: \$500,000
 - ii. Disease, Policy Limit: \$500,000
 - iii. Disease, Each Employee: \$500,000
- c. General Liability
 - i. Each Occurrence (Bodily Injury and Property Damage): \$1,000,000
 - ii. General Aggregate: \$2,000,000
- d. Auto Liability
 - i. Combined Single: \$1,000,000
- e. Excess or Umbrella Liability
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$1,000,000
- f. Professional Liability:
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$2,000,000
- g. All policies of property insurance shall contain provisions to the effect that JEO and JEO's consultants' interests are covered and that in the event of payment of any loss or damage the insurers shall have no rights of recovery against any of the insureds or additional insureds thereunder.
- h. The client shall require the contractor to purchase and maintain general liability and other insurance as specified in the Contract Documents and to cause JEO and JEO's consultants to be listed as additional insured with respect to such liability and other insurance purchased and maintained by the contractor for the project.
- i. The client shall reimburse JEO for any additional limits or coverages that the client requires for the project.

12. TERMINATION: This agreement may be terminated by either party upon 7 days prior written notice. In the event of termination, JEO shall be compensated by client for all services performed up to and including the termination date. The effective date of termination may be set up to thirty (30) days later than otherwise provided to allow JEO to demobilize personnel and equipment from the site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble project materials in orderly files.

13. GOVERNING LAW: This agreement is to be governed by the law of the state in which the project is located.

14. SUCCESSORS, ASSIGNS, AND BENEFICIARIES: The client and JEO each is hereby bound and the partners, successors, executors, administrators and legal representatives of the client and

JEO are hereby bound to the other party to this agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, with respect to all covenants, agreements and obligations of this agreement.

a. Neither the client nor JEO may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment shall release or discharge the assignor from any duty or responsibility under this agreement.

b. Unless expressly provided otherwise in this agreement: Nothing in this agreement shall be construed to create, impose, or give rise to any duty owed by the client or JEO to any contractor, contractor's subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them.

c. All duties and responsibilities undertaken pursuant to this agreement shall be for the sole and exclusive benefit of the client and JEO and not for the benefit of any other party.

15. PRECEDENCE: These standards, terms, and conditions shall take precedence over any inconsistent or contradictory language contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding JEO's services.

16. SEVERABILITY: Any provision or part of the agreement held to be void or unenforceable shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the client and JEO, who agree that the agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

17. E-VERIFY: JEO shall register with and use the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee pursuant to the Immigration Reform and Control Act of 1986, to determine the work eligibility status of new employees physically performing services within the state where the work shall be performed. Engineer shall require the same of each consultant.

September 29, 2025

TO: Mayor and Council

FROM: Melissa Harrell, City Administrator

RE: 2025 Hazard Mitigation Plan

The City of Wahoo has participated in the Lower Platte North NRD Hazard Mitigation Planning Process that has taken place over the past year and a half. The final document, which is over 1,000 pages (so do not print), contains information about the region and the hazards that are most common to us, as well as individual profile information about each participant. I suggest you start with page 16 which is “Section 2: How to Use This Hazard Mitigation Plan”. This discusses what sections are most important for your review. Wahoo’s profile information begins on page 395.

Here is a link to the document:

https://lpnnrd.org/wp-content/uploads/2025/09/Lower-Platte-North-NRD-Hazard-Mitigation-Plan-2025_For-Website.pdf

If this doesn’t work, go to the Lower Platte North NRD website, click on Downloads, and follow the links from there.

This document was submitted to FEMA and has been approved, so the final piece of this process is for each entity to adopt this plan, which is why this is on the Council agenda for consideration. This can be done by resolution which is included in the Council packet.

RESOLUTION NO. 2025-14

WHEREAS, the Federal Disaster Mitigation Act of 2000 was signed into law on October 30, 2000, placing new emphasis on state and local mitigation planning for natural hazards and requiring communities to adopt a hazard mitigation action plan to be eligible for pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, a Multi-Jurisdictional Hazard Mitigation Plan was prepared by the Lower Platte North Natural Resources District, with assistance from JEO Consulting Group, Inc.

WHEREAS, the purpose of the mitigation plan was to lessen the effects of disasters by increasing the disaster resistance of the counties and participating jurisdictions located within the planning boundary by identifying the hazards that affect City of Wahoo and prioritize mitigation strategies to reduce potential loss of life and property damage from those hazards, and

WHEREAS, FEMA regulations require documentation that the plan has been formally adopted by the governing body of City of Wahoo in the form of a resolution and further requesting approval of the plan at the Federal Level; and

NOW, THEREFORE, the governing body of City of Wahoo does herewith adopt the most recent and FEMA approved version of the Lower Platte North NRD Hazard Mitigation Plan in its entirety; and

PASSED AND APPROVED this 14th day of October 2025.

CITY OF WAHOO, NEBRASKA

By: _____
Gerald D. Johnson, Its Mayor

ATTEST:

Christina Fasel, City Clerk

(SEAL)

**MEMORANDUM OF UNDERSTANDING
BETWEEN
Saunders County of Nebraska
AND
City of Wahoo, Nebraska**

Grant No (referred to as "Award"): 15JCOPS-24-GG-02221-TECP

EQUIPMENT MANAGEMENT, MAINTENANCE, AND TRAINING

This Memorandum of Understanding ("MOU") is made and entered into as of _____, by and between Saunders County, a political subdivision of the State of Nebraska (hereinafter referred to as the "County"), and the City of Wahoo, Nebraska (hereinafter referred to as the "Agency").

1. Purpose

The purpose of this MOU is to establish the responsibilities and terms under which the Agency will use radio communication equipment owned by the County. This includes the Agency's responsibility for maintenance, upkeep, and associated costs for the radios while in their possession

2. Radio Communication Equipment & Supplies

The County will provide the Agency with the following radio communication equipment for use in daily operations:

- Portable radios
- Mobile radios
- Base station radios
- Radio batteries and chargers
- Accessories (e.g., headsets, microphones)

The Agency agrees to use the radios and accessories solely for official Law Enforcement operations and for no other purposes. The radios are the property of the County, but the Agency is solely responsible for their maintenance, upkeep, and all associated costs during the period they are in the Agency's possession.

3. Radio Communication Equipment Inventory

The County will provide the Agency with the radio communication equipment outlined in the attached **Equipment List** (Appendix A). This list specifies the equipment the Agency will receive and for which they will be fully responsible.

By signing this MOU, the Agency acknowledges receipt of the equipment listed in the attached **Equipment List** (Appendix A) and accepts responsibility for its upkeep, maintenance, and any costs incurred during its use, as outlined in this agreement. The County and the Agency agree to the specified inventory of equipment, which will be provided, maintained, and used for the operation of fire services. This equipment inventory list will be reviewed and updated annually, or as required:

The Agency shall maintain a comprehensive and up-to-date inventory record for all equipment, which includes serial numbers, purchase dates, location, usage, and the condition of each item. The inventory must also document the disposition status of equipment, including the date and details of any disposal.

3. Equipment Upkeep and Maintenance

The Agency agrees to ensure that all listed equipment is maintained in safe and functional condition. The responsibilities for upkeep and maintenance include, but are not limited to:

- **Regular inspections:** Agency personnel will conduct routine inspections of all equipment monthly to ensure it is operational and safe.
- **Repairs and replacement:** Risk of loss is with the Agency. Any damaged, worn, or non-functional equipment will be repaired or replaced as soon as possible at the Agency's expense. Any disposed equipment must be promptly reported to the County, including a detailed explanation of the date and the reason for its disposal.
- **Manufacturer guidelines:** Equipment will be maintained and serviced according to manufacturer guidelines, including necessary repairs, parts replacement, and regular servicing intervals.
- **Log records:** All maintenance and repair activities will be documented in maintenance logs, which will be submitted to the County annually or upon request.

4. Training

The Agency will ensure that all personnel receive adequate training for the operation and use of the provided equipment. The Agency will maintain training records, including the names of personnel trained, dates of training, and the type of equipment covered. Training logs will be made available to the County upon request.

5. County Responsibilities

The County agrees to:

- **Provide Radio Equipment:** Supply the Agency with the necessary radios and accessories for operational use, in accordance with the approved inventory.
- **Ownership of Equipment:** Retain title and ownership of all radios and associated equipment provided to the Agency under this agreement.
- **Insurance Coverage of Equipment:** The County shall maintain insurance coverage, as determined by its standard risk management policies, for the radio equipment provided under this grant during the grant period. Participating Agencies shall be responsible for any damages or losses to the equipment that are not covered by the County's insurance policy, including but not limited to damages resulting from negligence, misuse, or theft beyond the scope of the policy's coverage.
- **Grant Equipment Management:** Manage all administrative and compliance responsibilities related to radio equipment obtained through grants. This includes:
 - Ensuring compliance with grant requirements and reporting obligations.
 - Documenting and maintaining records related to grant-funded equipment.
 - Coordinating with grant agencies for audits, inventory verifications, or other requirements.
 - Notifying the Agency of any specific terms or conditions associated with grant-funded equipment.
- **Support and Guidance:** Provide initial guidance on the setup and basic operation of the radios at the time of distribution.

6. Hold Harmless Provision

The Agency will hold the county harmless for any claims related to the use of the equipment/supplies.

7. NO WARRANTIES. The County makes no warranties expressed nor implied, for merchantability or for a particular purpose on the condition or functionality of the equipment provided.

The equipment may have manufacture warranties that could apply, but the County extends no warranties to the Agency.

The Agency takes the equipment **AS IS**.

8. Term and Renewal

This MOU will be in effect for a period of 2 years or the life of the award, whichever comes first, commencing on the date of execution. The MOU may be renewed for successive terms by mutual written consent of both parties.

9. Dispute Resolution

In the event of any dispute arising under this MOU, the parties agree to resolve the matter through informal negotiations. If the dispute cannot be resolved through negotiation, the parties may seek alternative dispute resolution methods, such as mediation or arbitration, as appropriate.

10. Amendment

This MOU may be amended or modified only by a written agreement signed by authorized representatives of both the County and the Agency.

11. Termination

Either party may terminate this MOU by providing [30/60] days' written notice to the other party. In the event of termination, all equipment and training responsibilities shall be completed as agreed until the termination date.

12. Signatures

This MOU is signed by the following authorized representatives:

For Saunders County:

Name: David N. Lutton

Title: Chair, Saunders County Board of Supervisors

Signature: _____

Date: _____

For City of Wahoo, Nebraska:

Name:

Title:

Signature: _____

Date: _____

October 7, 2025

TO: Mayor and Council

FROM: Melissa Harrell, City Administrator

RE: De-obligation of 2019 Housing Rehab Loan Funds

Over the past six months there were two homes where the owners received the benefit of the 2019 Housing Rehab Loan Funds. This program provided funding to make improvements to homes in Wahoo for income-qualified homeowners. With this program, the homeowners receiving the improvements agreed that if they did not stay in the home the length of time required to get 100% of the rehab funds granted to them, they would be required to pay back a pro-rated amount when the home sold.

Two homes have sold and we have received repayment of these funds as required per the agreement. In total, we have \$20,494 that has been repaid.

Earlier this year, the City of Wahoo worked with SENDD to apply for Housing Trust Funds for the development of workforce housing in Wahoo. SENDD's housing subsidiary – SENAHC – provides management of these funds for several other communities, including construction management and contracting services. We received notice in late September that we were successful in receiving the grant (\$586,875). One of the requirements for this grant is a \$75,000 local match. At the time of the application, we were uncertain as to where those funds would come from; Theresa Klein has been working to get funds contributed by businesses, banks, and other to generate this match.

In my conversations with SENDD housing staff, these returned housing rehab funds (called reuse funds) were brought up as a possible portion of this local match. SENDD spoke with NDED and did receive confirmation that we can de-obligate these reuse funds from the housing rehab program, transfer them out of that specific account, and obligate them for something different. It is not necessary that they be obligated for housing, but it does make sense. My request is that these funds be committed to meet our local match for the workforce housing program.

In order to de-obligate these funds (\$20,494), the Council would need to take appropriate action to order this, and approve the transfer of funds from the Housing Rehab bank account to the City's general bank account.

I do realize there may be the possibility of not being able to generate the entire \$75,000 which is necessary for Wahoo to accept the workforce housing development funds. Therefore, I am requesting your approval of the de-obligation of these funds be contingent on commitments of the remaining \$55,000 that is needed to meet this requirement. If we are not able to generate all \$75,000, I would return to you to discuss other ways this money could be used to benefit the community.

DED Announces Nebraska Affordable Housing Trust Fund Investments across the State

Sep 19, 2025

Under the 2025 program cycle, DED is awarding 22 applications for housing project assistance or non-profit technical support



A new home in Wauneta, developed with support from a Nebraska Affordable Housing Trust Fund award.


The Nebraska Department of Economic Development (DED) is pleased to announce the recipients of \$10.18 million in awards under the 2025 application cycle of the Nebraska Affordable Housing Trust Fund (NAHTF).

The Nebraska Affordable Housing Trust Fund (NAHTF) was established by the Nebraska Legislature in 1996 through the Nebraska Affordable Housing Act. Enacted to address Nebraska's affordable housing needs, the Act calls for a portion of the documentary stamp tax from Nebraska real estate transactions to be transferred to the NAHTF. DED administers the fund to support the development of quality, affordable housing across the state. Having a ready supply of reasonably priced housing helps communities recruit new families, attract businesses, and ensure residents at all income levels can enjoy the Good Life.

The NAHTF program assists local units of government, public housing authorities, community action agencies, nonprofit organizations, and for-profits working in partnership with one of these entities. NAHTF dollars may be applied to support a variety of housing-related projects, including the construction of new units and rehabilitation of a community's existing housing stock. The program also supports first-time homebuyers through direct homebuyer assistance such as down-payment and closing costs.

The NAHTF application cycle for 2025 was highly competitive. DED received 55 full applications, requesting a total of \$29,479,816.

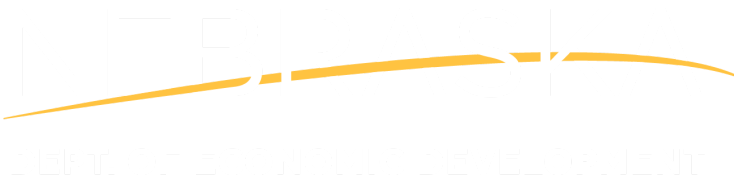
Today's awards will assist 22 individual projects and support the development of at least 296 housing units. Projects include new home construction, construction of new rental housing, rehabilitation of existing structures, and homebuyer assistance.

"Nebraska is a national leader in homebuilding and housing affordability, and NAHTF makes a vital contribution to this success," said DED Interim Director Maureen Larsen. "This year's NAHTF funding cycle attracted outstanding applications. Congratulations to the program's 2025 awardees! Thank you to the additional organizations that, while not awarded this round, are doing praiseworthy work to develop high-quality housing for Nebraskans." 

Awards from the 2025 NAHTF application cycle are listed below. All award amounts are subject to a contract review and final underwriting process. For more

information about the program, including how to apply, visit <https://opportunity.nebraska.gov/programs/housing/nahtf>.

Nebraska Affordable Housing Trust Fund Award Recipients – 2025 Application Cycle					
Award ee Organi zation	Congr ession al Distric t	Projec t Locati on	Projec t Descri ption	Projec t Summ ary	NAHT F Award Amou nt
Cumin g Count y Econo mic Develo pment, Inc.	CD1	City of West Point	New Constr uction	Rental	\$810,0 00
Fremo nt Area Habita t for Huma nity	CD1	City of Fre mont	New Constr uction, Home buyer Assist ance	Home buyer	\$413,6 00
Fremo nt Area	CD1	Village of Cedar	Techni cal Assist	Techni cal Assist	\$50,00 0



BUSINESS

DDOC:DAMS

GOOD LIFE

NEWS



<p>Inc. dba Neigh borWo rks Lincol n</p>	<p>CD1</p>	<p>City of Lincol n</p>	<p>buyer Assist ance with Rehabi litation</p>	<p>Home buyer</p>	<p>\$435,0 00</p>
<p>Prairie Housi ng Opport unity, Inc.</p>	<p>CD1</p>	<p>City of Lincol n</p>	<p>New Constr uction</p>	<p>Rental</p>	<p>\$840,0 00</p>
<p>South east Nebra ska Afford able Housi ng Counc il</p>	<p>CD1</p>	<p>City of David City</p>	<p>New Constr uction</p>	<p>Home buyer</p>	<p>\$586,8 75</p>



Habitat for Humanity of Omaha, Inc.	CD2	City of Omaha	New Construction	Home buyer	\$820,000
Holy Name Housing Corporation	CD2	City of Omaha	Technical Assistance	Technical Assistance	\$50,000
Home Woven (formerly Project Houseworks)	CD2	Douglas and Sarpy counties	Technical Assistance	Technical Assistance	\$50,000
New Community Development Corporation dba NeighborWorks Home Solutions	CD2	City of Omaha	New Construction, Home buyer Assistance	Home buyer	\$219,241



Omaha 100, Inc.	CD2	Douglas County	Home buyer Assistance	Home buyer	\$380,000
Partners for Livable Omaha	CD2	7 counties in metro Omaha, southeast Nebraska	Technical Assistance	Technical Assistance	\$50,000
Prairie Housing Opportunity, Inc.	CD2	City of Omaha	New Construction	Rental	\$840,000
South east Nebraska Affordable Housing Council	CD2	City of Wahoo	New Construction	Home buyer	\$586,875
Box Butte Develo	CD3	Box Butte	Technical	Technical	\$50,000



Department Corporation		County	Assistance	Assistance	
City of Central City	CD3	City of Central City	New Construction	Rental	\$840,000
City of South Sioux City	CD3	City of South Sioux City	Rehabilitation	Homeowner	\$222,500
Hastings Community Redevelopment Authority	CD3	City of Hastings	Rehabilitation Conversion	Rental	\$830,000
South east Nebraska Community Action Partnership	CD3	5 counties in southeast Nebraska	Rehabilitation	Homeowner	\$291,000
South west Nebraska Comm	CD3	City of Benkelman	New Construction, Home buyer	Home buyer	\$443,700



unity Better ment Corpor ation			Assist ance		
The Housi ng Develo pment Corpor ation	CD3	City of Hastin gs	New Constr uction	Rental	\$845,0 00
Village of Milliga n	CD3	Village of Milliga n	New Constr uction	Home buyer	\$521,8 75
Total of NAHT F Award s: 2025 Cycle					\$10,1 75,66 6





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RESOLUTION NO. 2025-15

WHEREAS, the Governing Body of the City of Wahoo, Nebraska, has enacted a Municipal Code, and,

WHEREAS, Wahoo Municipal Code Section 70.01 adopts all portion of the Nebraska Rules of the Road and incorporates them by reference into the Wahoo Municipal Code, and,

WHEREAS, Section 60-680 (1)(b) of the Nebraska Revised Statutes provides the following:

“(1) Any local authority with respect to highways under its jurisdiction and within the reasonable exercise of police power may: ... (b) Regulate traffic by means of peace officers or traffic control devices;” and

WHEREAS, Section 60-624 of the Nebraska Revised Statutes defines a highway as follows:

“Highway shall mean the entire width between the boundary limits of any street, road, avenue, boulevard, or way which is publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel.” and,

WHEREAS, Section 60-670 of the Nebraska Revised Statutes defines a traffic control device as follows:

“Traffic control device shall mean any sign, signal, marking, or other device not inconsistent with the Nebraska Rules of the Road placed or erected by authority of a public body or official having jurisdiction for the purpose of regulating, warning, or guiding traffic.” and,

WHEREAS, the Mayor and Council of the City of Wahoo, Nebraska, as the City of Wahoo’s Governing Body, do desire to adopt this resolution providing for prohibiting parking at certain locations within the corporate limits of the City of Wahoo, Nebraska,

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

Section 1. That the finding hereinabove made should be and are hereby made a part of this Resolution as fully as if set out at length herein.

Section 2. That traffic control devices, to wit: one or more No Parking signs, be erected at the following locations, all located in the City of Wahoo, Nebraska:

Along the Northside of 16th Street Between North Locust Street and North Sycamore Street.

Section 3. That upon the approval of this Resolution and at the discretion of the Chief of Police, the aforementioned traffic control devices shall be erected, and this Resolution shall remain in full force and effect until the removal of said aforementioned signs, by the City of Wahoo, Nebraska, at which time, this Resolution shall be of no force and effect.

PASSED AND APPROVED this 14th day of October 2025.

CITY OF WAHOO, NEBRASKA

ATTEST:

By: _____
Gerald D. Johnson, Its Mayor

Christina Fasel, City Clerk

(SEAL)