

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: Absent, Stuart Krejci: Present, Patrick Nagle: Present, Chris Rappl: Present, Shane Sweet: Present, Carl Warford: Present.

Parks and Recreation Director Kevin Stuhr spoke to the projects throughout the department including a recent grant from the Nebraska Arboretum and a new pollinator habitat project.

City Council Member Krejci motioned, City Council Member Nagle seconded to approve the consent agenda which included the acceptance of excused absence of Ryan Ideus, Approval of the December 9, 2025, minutes of the City Council, and approval of the following claims:

BEN – Benefits \$50,783.19

BLD – Baltz, Susan \$400.00, Fud & Tracy's \$418.67, Jackson Services \$390.63, Menards \$359.00, Plunkett's \$378.55,

COM – Reditech \$4,665.00,

EDU – Ne Law Enforcement Training \$142.00, Police Officers Assn \$18.00, Revolving Fund \$350.00, Wonderful Life Project \$235.23,

EQU – Bobcat \$5,800.00, Eakes \$839.95, O'Reilly \$7.93, Ty's Outdoor Power \$177.07,

LIB – Amazon \$438.22, Baker & Taylor \$387.30, Center Point \$125.09,

MED – Airgas \$99.41, BoundTree \$2,667.14, ESO \$1,188.09, One Billing Solutions \$2,943.30, Stryker \$148.45,

MEM – NE Floodplain \$35.00, NOWA \$195.00,

MISC – Wahoo Volunteer Fire Dept \$5,999.83,

PRO – Bromm Lindahl \$2,100.00, Felsburg, Holt & Ullevig \$11,250.00, Ray Planning Solutions \$1,000.00,

PUB – American Legal Publishing \$399.00, Wahoo Newspaper \$185.49,

STR – Snowy River Ironworks \$400.00,

SUP – Bomgaars \$1,220.11, J P Cooke \$197.95, Lucas Holdings \$828.00,

UNI – Christ, Ryan \$235.00,

UTL – AT&T \$246.98, Charter \$124.98, OPPD \$54.78, US Cellular \$77.44, Verizon \$680.68, Wahoo Utilities \$7,724.14,

VEH – Breunig Supply \$7,831.99, Cuda \$500.00, Saunders County Tire \$1,044.43, Wahoo Auto Parts \$21.26.

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

The City Council convened as the Community Development Agency.

Kevin Anderson from JEO spoke to the application for TIF affordable housing. The TIF expense would be used to purchase 6 lots within Wilmer Ridge to be used by Southeast Nebraska Affordable Housing Council to build workforce housing.

City Council Member Krejci motioned, City Council Member Warford seconded to approve Resolution 2025-23-A to recommend approval of a Redevelopment Plan Amendment for the SENAHC Affordable Housing

Project, located on Lots 1 through 6, Wilmer Ridge Subdivision and Resolution 2025-23-B approving the Redevelopment Agreement.

**COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF WAHOO, NEBRASKA**

RESOLUTION # 2025-23-A
(Redevelopment Plan Amendment –
Wilmer Ridge Residential Redevelopment Project)

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAHOO, NEBRASKA, APPROVING AND ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF WAHOO, NEBRASKA TO IMPLEMENT THE WILMER RIDGE RESIDENTIAL REDEVELOPMENT PROJECT; ADOPTING A COST-BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

RECITALS

- A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2158, as amended (the “Act”), the City of Wahoo, Nebraska (“City”) has adopted a General Redevelopment Plan for that certain portion of the City identified as Redevelopment Area 1 (the “Redevelopment Area”), a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”).
- B. The Community Development Agency of the City of Wahoo, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Act, has prepared an amendment to the Redevelopment Plan in the form attached as Exhibit “A” (“Redevelopment Plan Amendment”).
- C. The Redevelopment Plan Amendment would create a redevelopment project in the Redevelopment Area on property described in the Redevelopment Plan Amendment identified as the Wilmer Ridge Residential Redevelopment Project (the “Project”).
- D. The Project would use Tax Increment Financing pursuant to Section 18-2147 of the Act to assist in paying for the costs of certain eligible public improvements authorized by the Act and more particularly set forth in the Redevelopment Plan Amendment.
- E. The CDA is required under Section 18-2113(2) of the Act to conduct a cost benefit analysis for a redevelopment project which will use Tax Increment Financing.
- F. The CDA has conducted a cost benefit analysis for the Project, and said cost benefit analysis is attached to the Redevelopment Plan Amendment as Exhibit “C” (the “Project Cost Benefit Analysis”).
- G. The CDA shall submit the question of whether the Redevelopment Plan Amendment should be recommended to the City Council to the Planning Commission of the City of Wahoo, Nebraska.
- H. The CDA has determined that the Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of Tax Increment Financing.
- I. Statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method proposed

for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Redevelopment Plan Amendment and the Project Cost Benefit Analysis.

NOW THEREFORE, BE IT RESOLVED, by the CDA, as follows:

1. The cost and benefits set forth in the Project Cost Benefit Analysis have been found to be in the long-term best interest of the City.
2. The CDA hereby approves the Project Cost Benefit Analysis as the cost benefit analysis of the Project.

BE IT FURTHER RESOLVED, by the CDA, as follows:

1. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of Wahoo as a whole, as set forth in the Wahoo Comprehensive Plan, as amended.
2. The Redevelopment Plan Amendment will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight, in the City of Wahoo.
3. The Redevelopment Plan Amendment is in conformance with the Act.
4. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing.
5. The CDA hereby approves the Redevelopment Plan Amendment and recommends approval and adoption by the City Council of the City of Wahoo.
6. The CDA's recommendation to the City Council is subject to and conditioned upon any comments from the Planning Commission following the Planning Commission's public hearing and review of the Redevelopment Plan Amendment.

IN WITNESS WHEREOF, the CDA hereby passes and adopts this Resolution as of this 22 day of December, 2025.

**COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF WAHOO, NEBRASKA**

RESOLUTION #2025-23-B
(Redevelopment Agreement –
Wilmer Ridge Residential Redevelopment Project)

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAHOO, NEBRASKA, APPROVING THE REDEVELOPMENT AGREEMENT FOR THE WILMER RIDGE RESIDENTIAL REDEVELOPMENT PROJECT AND AUTHORIZING THE USE OF TAX INCREMENT FINANCING FOR SAID PROJECT; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

RECITALS

A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2158, as amended (the “Act”), the City of Wahoo, Nebraska (“City”) has adopted a General Redevelopment Plan for that certain portion of the City identified as Redevelopment Area 1 (the “Redevelopment Area”), a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”).

B. The Community Development Agency of the City of Wahoo, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Act, has adopted an amendment to the Redevelopment Plan (“Redevelopment Plan Amendment”).

C. The Redevelopment Plan Amendment shall be submitted to the Planning Commission of the City of Wahoo, Nebraska for review and recommendation to the City Council.

D. The CDA shall submit the Redevelopment Plan Amendment to the City Council of the City of Wahoo, Nebraska for final approval and adoption pursuant to the Act.

E. The Redevelopment Plan Amendment authorizes and creates a specific redevelopment project on a portion of the Redevelopment Area identified in the Redevelopment Plan Amendment as the Wilmer Ridge Residential Redevelopment Project (the “Project”).

F. The CDA has prepared a redevelopment agreement for the Project, a copy of which is attached hereto as Exhibit “A” and incorporated by this reference (the “Redevelopment Agreement”).

G. The Project would use Tax Increment Financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Redevelopment Plan Amendment and the Redevelopment Agreement.

NOW THEREFORE, BE IT RESOLVED, by the CDA that the Redevelopment Agreement is hereby approved.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Agreement on the CDA’s behalf upon the City Council’s approval of the Redevelopment Agreement.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairperson of the CDA to take all such actions that are required to fulfill the terms of the Redevelopment Agreement and to consummate the agreement set forth therein.

BE IT FURTHER RESOLVED, without limitation to the foregoing, the CDA authorizes the issuance of the TIF Indebtedness as set forth in the Redevelopment Agreement without further written approval of the CDA or the City Council. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the City.

BE IT FURTHER RESOLVED, the foregoing resolutions are subject to and contingent upon the City Council’s approval and adoption of the Redevelopment Plan Amendment for the Project, and if the City Council does not approve and adopt the Redevelopment Plan Amendment, the resolutions contained herein shall be void and of no effect.

BE IT FURTHER RESOLVED, that any other resolutions or actions that are contradictory or incompatible with the provisions of this Resolution are hereby rescinded.

Dated this 22 day of December, 2025.

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

The Board reconvened as the City Council.

Parks and Recreation Director Kevin Stuhr spoke to the bid for the new playground equipment for Placek Park with an expected completion by Memorial Day 2026. City Council Member Krejci motioned, City Council Member Sweet seconded to approve the agreement with Next Generation Recreation for the replacement of the playground structure at Placek Park. Roll call vote Krejci, yes; Sweet, yes; Warford, yes; Ideus, yes; Rappl, yes; Nagle, yes. Motion carried.

City Council Member Warford motioned, City Council Member Krejci seconded to approve the 2024-25 Keno report. Roll call vote Warford, yes; Krejci, yes; Ideus, yes; Sweet, yes; Rappl, yes; Nagle, yes. Motion carried.

City Council Member Warford motioned, City Council Member Rappl seconded approve Resolution No 2025-24 Year-end Certification of City Street Superintendent.

RESOLUTION 2025-24

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

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

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

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

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

Be it resolved: that the Mayor of the City of Wahoo is hereby authorized to sign the attached Year-End Certification of Street Superintendent.

Roll call vote Warford, yes; Rappl, yes; Krejci, yes; Nagle, yes; Ideus, yes; Sweet, yes. Motion carried.

The meeting was adjourned at 7:54pm

Approved:

Christina Fasel, City Clerk

Gerald D. Johnson, Mayor