

**WAHOO CITY COUNCIL AGENDA**  
**Thursday, October 2, 2025 - 7:00 PM**  
**City Hall, 605 N Broadway, 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**

**Advise the public of the location of posting of Open Meetings Act and Title VI information**

**Roll Call**

**Public hearings and associated actions**

**Items Not Requiring a Public Hearing**

1. Preliminary Plat for Dry Run Commons Subdivision as submitted by JEO

**Report on current and upcoming projects**

**Miscellaneous and correspondence**

**Approve minutes of the September 4, 2025, meeting.**

**Adjournment**



**EXISTING LEGEND**

	PROPERTY LINE		GRATE INLET		POWER (ELEC) PEDESTAL		FIBER OPTICS PULL BOX
	MAJOR CONTOUR		CATCH BASIN		POWER (ELEC) PULL BOX OR MANHOLE		TELEPHONE POLE
	MINOR CONTOUR		STORM SEWER MANHOLE		POWER (ELEC) METER		VALVE (NON-SPECIFIC)
	OVERHEAD ELECTRIC		CLEANOUT		LIGHT POLE		SIGN
	UNDERGROUND ELECTRIC		SEPTIC TANK		TELEVISION PEDESTAL		FLAG POLE
	FENCE		SANITARY MANHOLE		TELEVISION MANHOLE		BUSH
	3" SAN		GUY WIRE ANCHOR		WATER MANHOLE		CONIFEROUS TREE
	6" W		ELECTRICAL HIGHLINE TOWER		WATER VALVE		DECIDUOUS TREE
	STORM SEWER		POWER POLE (EXISTING)		FIRE HYDRANT		MARSH/WETLAND
	BENCHMARK						TREE MASS LINE
	MONUMENT FOUND (PROPERTY)						TREE STUMP
	CURB INLET						

**REMOVALS LEGEND**

	CLEARING AND GRUBBING
	FENCE / WALL REMOVAL
	OBJECT REMOVAL
	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  
 PRELIMINARY

XXXXX  
 Isaac Kreikemeier - Civil Engineer  
 [License Number]

**ISSUE**

MARK	DATE	DESCRIPTION
-	00/00/0000	XX

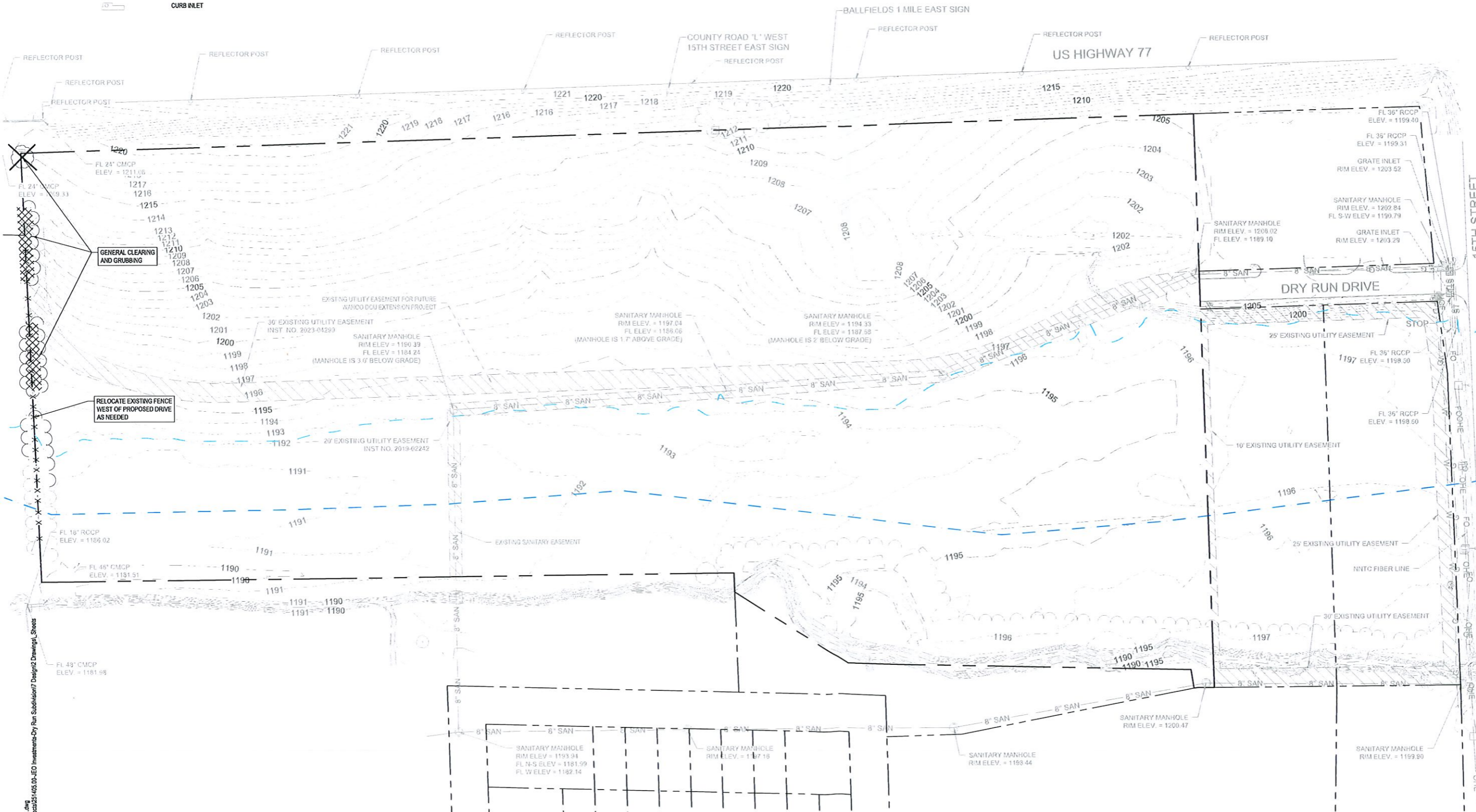
**DRY RUN COMMONS**

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.)

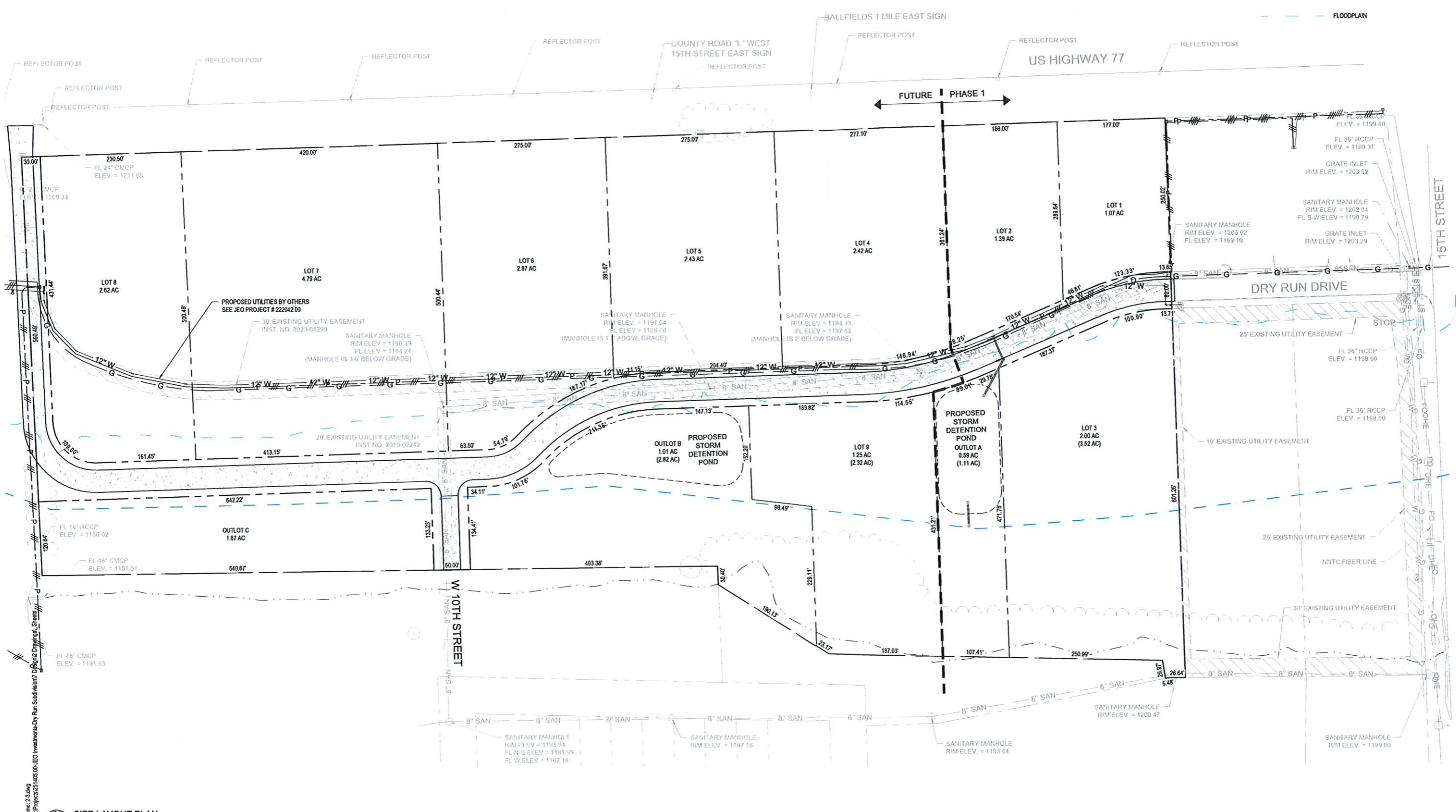
**EXISTING CONDITIONS**





**SITE LAYOUT LEGEND**

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



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

US SURVEY FEET (S)

**SITE LAYOUT PLAN**



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

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**DRY RUN COMMONS**

JEO INVESTMENTS INC  
 1937 N CHESTNUT STREET  
 WAHOO, NE 68066

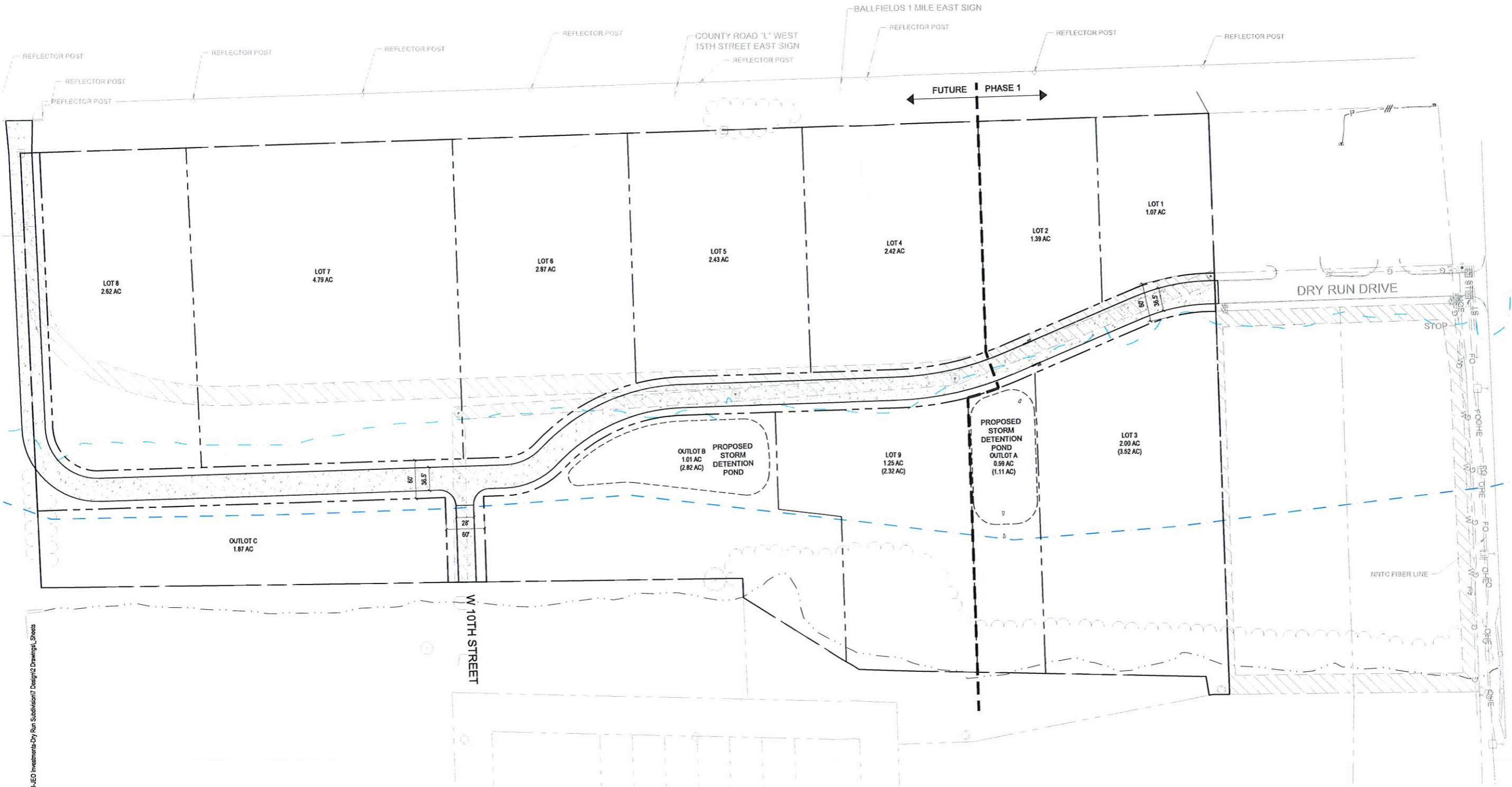
JEO Project No.: [251405.0]  
 Drawn by: [TK]  
 QAQC: [TH]

US SURVEY FEET (S.F.)

**PAVING PLAN**

**SITE LAYOUT LEGEND**

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



**APPROXIMATE EARTHWORK QUANTITIES**

CUT	FILL	NET
82,300 CY	82,900 CY	600 CY (FILL)

\* NOTE. EARTHWORK QUANTITIES ARE FOR INFORMATION ONLY. PAVEMENT AND BUILDING PADS WERE NOT DEDUCTED FROM THE FILL QUANTITY.  
 \*\*A FILL FACTOR OF 1.3 HAS BEEN ADDED.

**SITE GRADING LEGEND**

- 1490 PROPOSED MAJOR CONTOUR
- 1489 PROPOSED MINOR CONTOUR
- 1600 EXISTING MAJOR CONTOUR
- 1599 EXISTING MINOR CONTOUR
- FLOODWAY
- FLOODPLAIN



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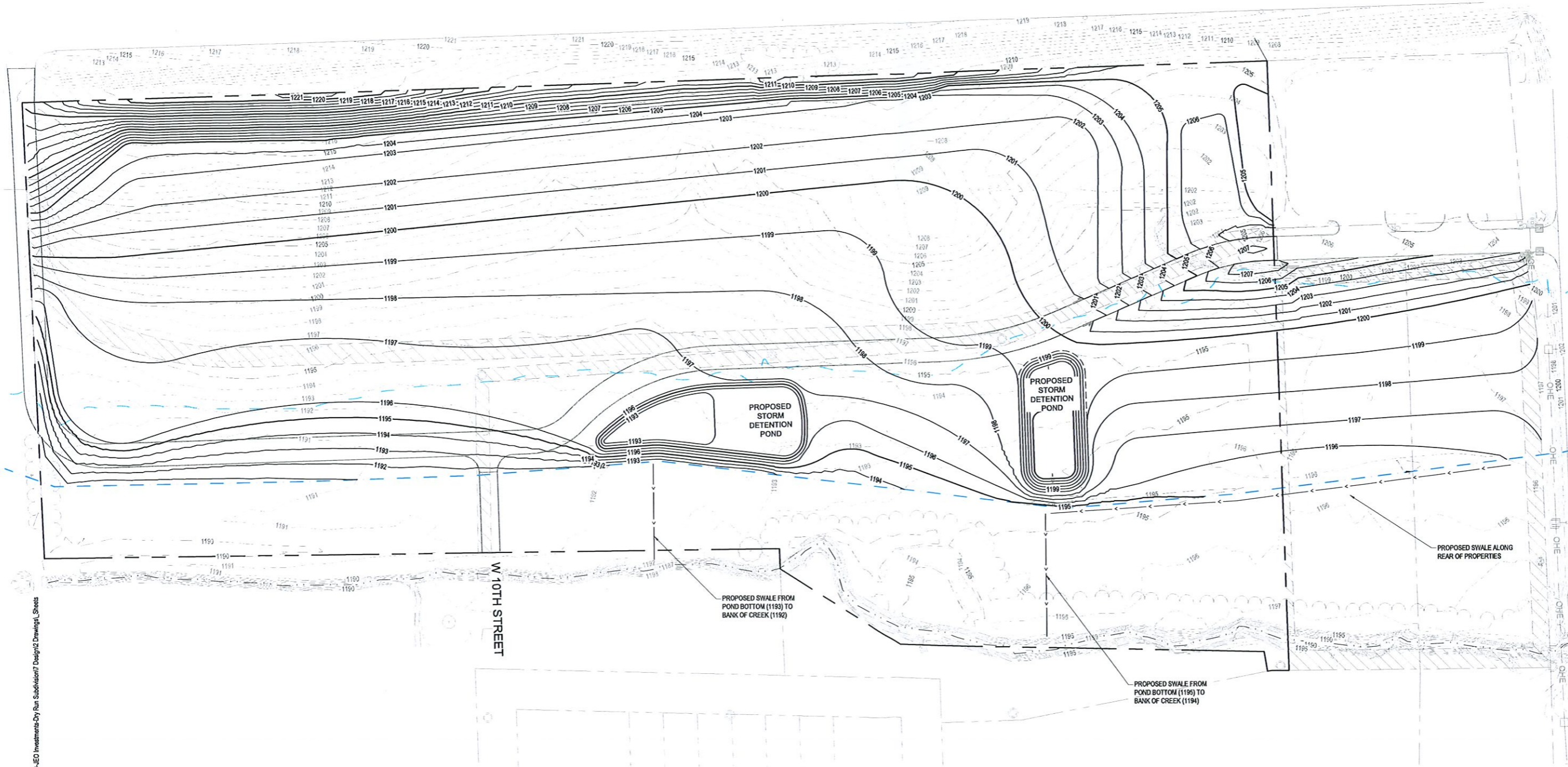
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JEO INVESTMENTS INC  
 1937 N CHESTNUT STREET  
 WAHOO, NE 68066

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



**SITE GRADING 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



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Isaac Kreikemeier - Civil Engineer  
 [License Number]

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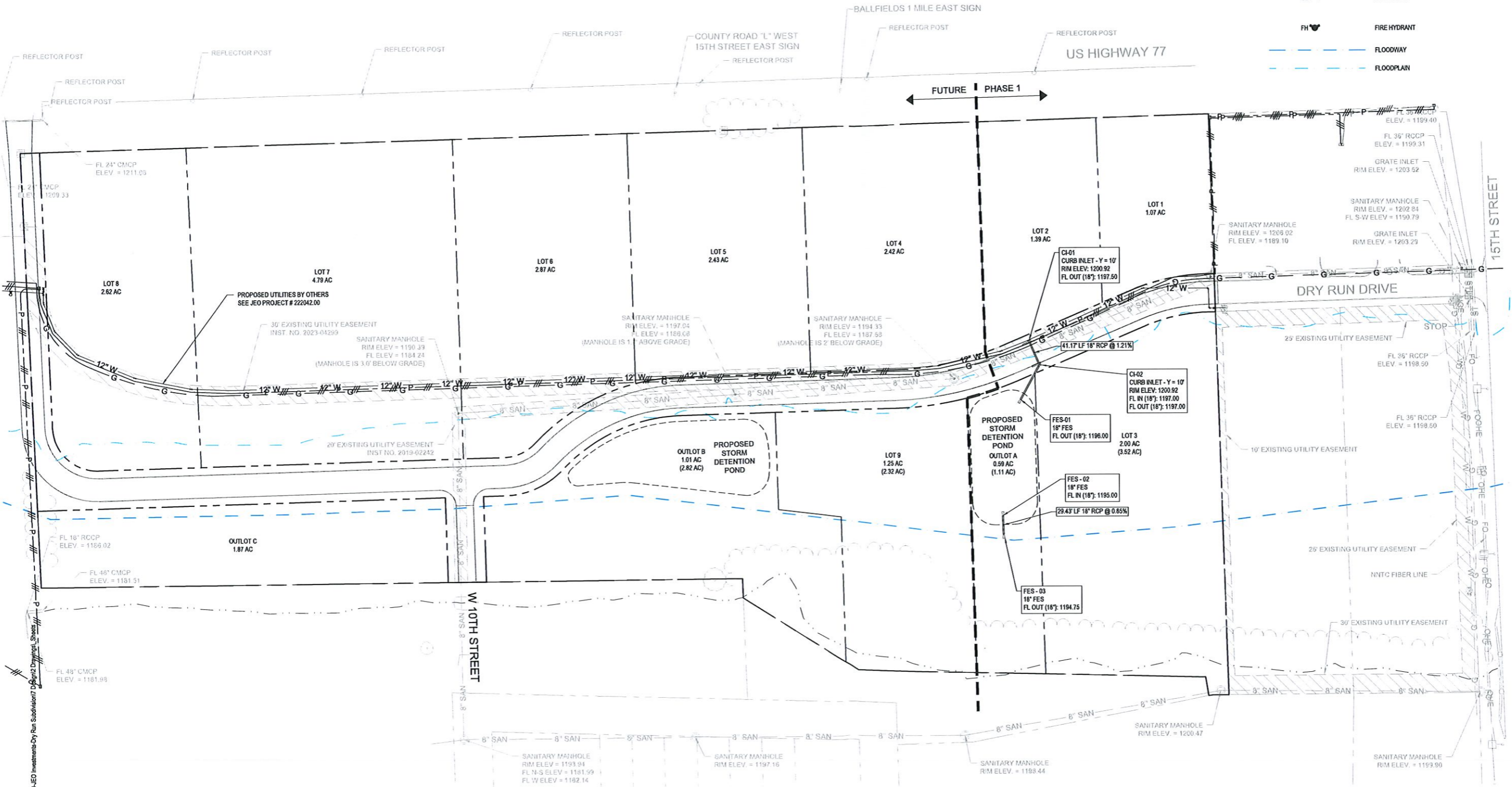
**DRY RUN COMMONS**

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 UTILITIES PLAN**

0 47 87 127

- LEGEND**
- MONUMENT FOUND 5/4 REBAR (UNLESS NOTED OTHER WISE)
  - MONUMENT SET 5/4 1/4" 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

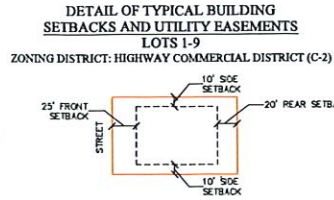
**FLOOD INFORMATION LEGEND**

- FLOODWAY
- FLOODPLAIN

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

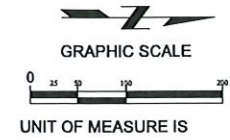
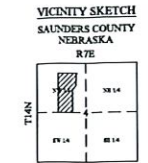
**ENGINEER / SURVEYOR:**  
 JEO CONSULTING GROUP  
 ISAAC KREIKEMEIER AND JOSH BORCHERS  
 1937 N CHESTNUT STREET  
 WAHOO, NE 68066

**"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)

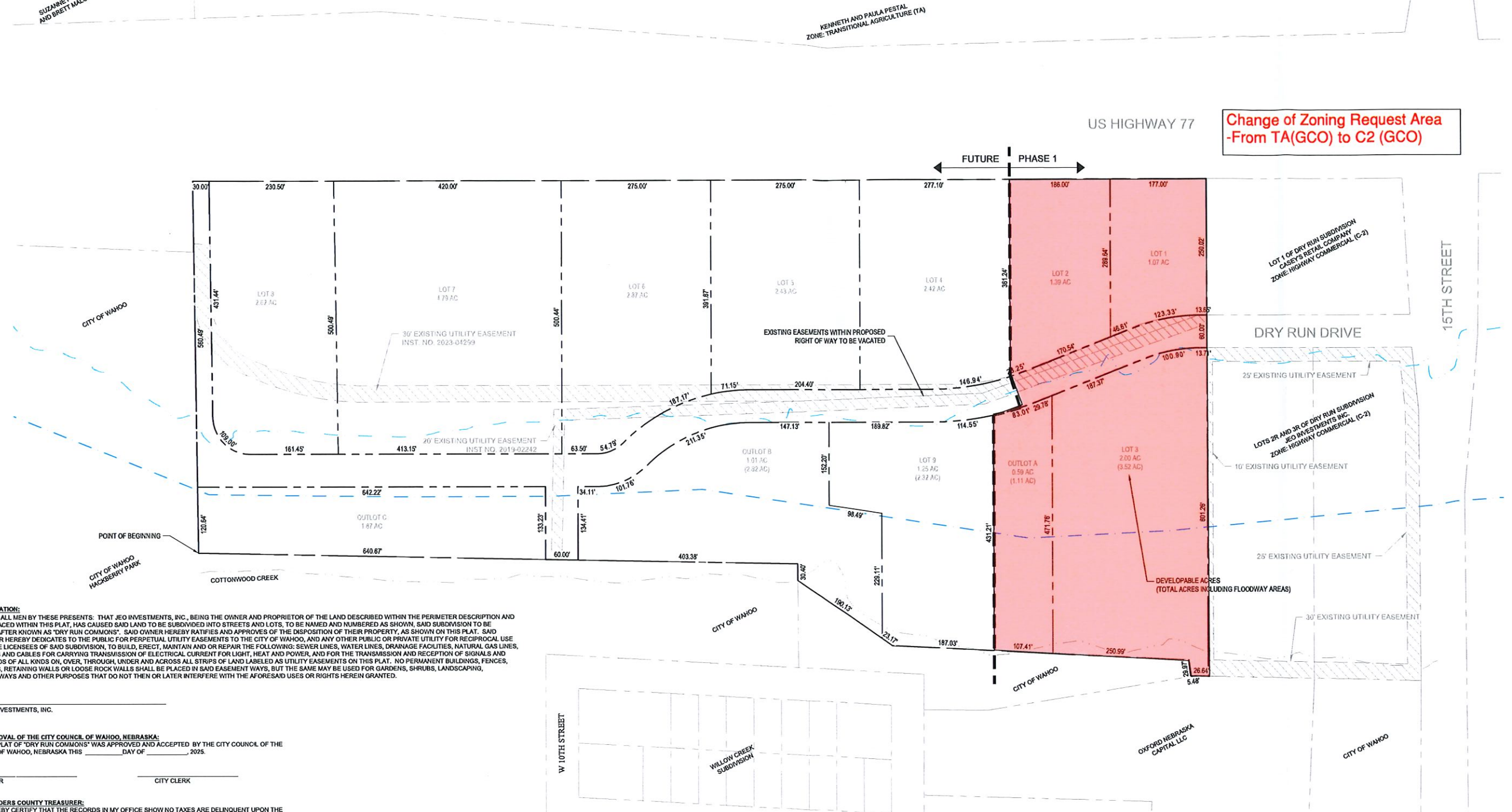
**BUILDING SETBACK RESTRICTIONS**  
 HIGHWAY COMMERCIAL DISTRICT (C-2)  
 FRONT YARD 25 FEET  
 SIDE YARD 10 FEET  
 REAR YARD 20 FEET



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

ORGANIZATION CERTIFICATE OF AUTHORIZATION NUMBER: CA-0069

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



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

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**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

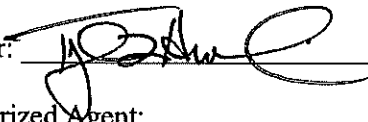
2. Developer's Name:  
JEO Investments, Inc.  
Address: 1937 N. Chestnut St.  
Wahoo, NE 68066

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 \_\_\_\_\_

# 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