

WAHOO CITY COUNCIL AGENDA
Tuesday, April 28, 2026 - 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, 637 N Maple St, Wahoo, Nebraska, 68066, telephone 402-443-3222 as far in advance as possible, but no later than 48 hours before the scheduled event.

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

1. Annual TIF report
2. Notice of Public Open House for NDOT Hwy 275 and Hwy 92

Consent Agenda

1. Acceptance of excused absence of Mayor or Council member(s)
2. Approval of the April 14th 2026 minutes of the City Council
3. Approval of the April 16, 2026, minutes from the work session of the City Council.
4. Approval of the Mayor's Appointment of Jennifer Foster to the Library Board for a term starting July 1, 2026
5. Approval of claims

Public hearing and associated action items

Action items not requiring a public hearing

1. Discussion and possible action regarding utilization of public property for the Wahoo Farmers Market as requested by Sue DuBois
2. Discussion regarding multi-day events
 - 2.A. Municipal Code
 - 2.B. Master Fee Schedule
3. Approval of Ordinance No. 2497 — A renewal of conditional use permit for Liberty House

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



Annual TIF Report 2025

City of Wahoo

Presented April 28, 2026



April 28, 2025

TO: Mayor & City Council

RE: Annual TIF Report

As per statutes adopted in 2018 by the Nebraska Legislature, I am submitting our annual TIF report for your review. The following pages are being presented to comply with this requirement.

PAGES 1-11: In summary, the City of Wahoo has ten (10) current TIF Projects. No projects were closed out in 2025. One project was added in 2025 – the Southeast Nebraska Affordable Housing Council project located in Wilmer Ridge on Lots 1-6. There are two projects (Kennedy Park – Phase II and Wahoo Super) which approved in 2023 that are currently under discussion and will be coming back to the City for either an amendment of the agreement or official termination of the agreement.

Each TIF project is described on the following pages. Included in the project description are the following:

- Photo of the project
- Approval date of the Redevelopment Contract
- Base value before any improvement
- Historic incremental tax values
- Terms of the contract
- Payment details
- Remaining payments left on the contract.

Also included at the bottom of the project detail is the estimated date the project will return to the regular tax rolls and the impact this improvement will have on the various taxing entities. This is estimated off the current year's property valuation and tax rate.

PAGE 12: Currently in the state of Nebraska as of 2025 (NE Dept of Revenue Annual TIF Report 2025, March 2026), there are 144 cities in 67 counties that have utilized TIF for redevelopment of property. The state report provides information on the utilization of TIF in these communities. A percentage of TIF of Total City Value is calculated for each community, along with an average for the state. The following formula is used to calculate utilization:

$$\text{TIF Excess Value} / \text{City Total Value} = \% \text{TIF of Total City}$$

To assist in comparing Wahoo to our peer communities and the use of TIF, a one-page summary document gives a picture of how we compare to the ten communities larger in population than Wahoo and the ten communities smaller in population.

PAGE 13: In addition, to assist in understanding how TIF is used across the state, totals have been prepared showing the breakdown of current year (2025) projects for our peer communities. Projects are categorized by the State between residential, commercial, industrial, or other projects. At the bottom of this page there is also a comparison of school districts that are experiencing growth in similar sized communities that are located near the metro areas.

PAGE 14-15: Following the comparison on utilization and use of TIF is a map of the areas that are currently declared blighted and substandard and thus eligible for redevelopment. As statutorily required, cities of the second class cannot have more than 50% of the acres within City Limits designated as blighted and substandard. Cities of the first class are limited to having 35% of the acres within City Limits designated as blighted and substandard. The City of Wahoo has 1,944 acres located within City Limits. Of those, 658 acres have been declared blighted and substandard, equating to 33.8% of the acres located in City Limits designed as such. In early 2026 there was the annexation of property south of the new Casey's location which is reflected in the information presented.

PAGES 16-23: And the final section of this report is the current TIF Policy that was adopted by the City Council on April 8, 2004 and updated in the Spring of 2022. This policy established the priorities for the use of TIF in the City of Wahoo. The last two pages include the Micro TIF policies adopted by the City of Wahoo in 2023. There has been no utilization of Micro TIF in Wahoo since adoption.

Please let me know if you have any questions on this report.

Respectfully Submitted,



Melissa M. Harrell
City Administrator

Project Name: Omaha Steel Castings, 921 East 12th
 Project Date: 2013
 Legal Description: Parcel of land in the S 1/2 NE 1/4 3-14-7
 Blighted & Sub. Area: Omaha Steel Castings Study Area



Tax Collection Information

Tax Year	Base Value	Excess Value	Tax Rate	TIFBase Tax	TIFExcess Tax	1st PmtDate	2nd Pmt Date
2013	\$ 51,110 51,110	\$ 1,577,850	\$ 2.261820	\$ 1,156.02	\$ 35,688.14	4/28/2014	8/18/2014
2014	\$ 51,110 51,110	\$ 5,505,990	\$ 2.221118	\$ 1,135.21	\$ 122,294.53	4/24/2015	9/1/2015
2015	\$ 51,110 51,110	\$ 5,505,990	\$ 2.206338	\$ 1,127.66	\$ 121,480.75	5/3/2016	9/6/2016
2016	\$ 51,110 51,110	\$ 5,505,990	\$ 2.186498	\$ 1,117.52	\$ 120,388.36	4/28/2017	8/30/2017
2017	\$ 51,110 51,110	\$ 5,505,990	\$ 2.154208	\$ 1,101.02	\$ 118,610.48	4/30/2018	8/31/2018
2018	\$ 51,110 51,110	\$ 5,505,990	\$ 2.158998	\$ 1,103.46	\$ 118,874.21	4/29/2019	8/30/2019
2019	\$ 51,110	\$ 5,505,990	\$ 2.088968	\$ 1,067.67	\$ 115,018.37	4/29/2020	8/27/2020
2020	\$	\$ 5,505,990	\$ 2.042792	\$ 1,044.07	\$ 112,475.92	4/28/2021	8/30/2021
2021	\$	\$ 6,872,217	\$ 2.035561	\$ 1,040.38	\$ 139,888.17	4/25/2022	9/1/2022
2022	\$	\$ 7,097,066	\$ 1.982257	\$ 1,013.13	\$ 140,682.09	4/24/2023	8/22/2023
2023	\$	\$ 6,488,890	\$ 1.861365	\$ 951.34	\$ 120,781.93	6/26/2024	8/30/2024
2024	\$	\$ 6,488,890	\$ 1.724617	\$ 881.45	\$ 111,908.50	4/29/2025	8/29/2025
2025	\$	\$ 6,487,876	\$ 1.706088	\$ 871.98	\$ 110,688.87		

Redevelopment Contract Terms

Total Approved Redevelopment Contract - Pmts to the Developer: \$2,500,000

Total Approved Redevelopment Contract - Pmts to City: \$650,000

Effective Tax Year: 2013

Ending Tax Year: 15 years

Use of Funds Collected

Tax Year	Description	Amount	1% County	Pmt to Dev	Pmt to City	Balance
TOTALAMOUNTTOBE PAID			\$ 2,500,000.00	\$ 650,000.00		
2013	Property Tax Credit	\$ 1,040.90	\$ -	\$ -	\$ -	1,040.90
2013	Payment of Taxes	\$ 17,323.61	\$ (173.23)	\$ (9,095.64)	\$ (9,095.64)	0.00
2013	Payment of Taxes	\$ 17,323.61	\$ (173.23)	\$ (8,575.19)	\$ (8,575.19)	0.00
2014	Property Tax Credit	\$ 1,969.50	\$ -	\$ -	\$ -	1,969.50
2014	Payment of Taxes	\$ 59,177.77	\$ -	\$ (30,573.64)	\$ (30,573.63)	-
2014	Payment of Taxes	\$ 59,177.77	\$ -	\$ (29,588.89)	\$ (29,588.88)	(0.00)
2015	Property Tax Credit	\$ 5,180.60	\$ -	\$ -	\$ -	5,180.60
2015	Payment of Taxes	\$ 58,150.08	\$ (581.50)	\$ (31,374.59)	\$ (31,374.59)	-
2015	Property Tax Credit	\$ 51.29	\$ -	\$ -	\$ -	51.29
2015	Interest	\$ 46.14	\$ -	\$ -	\$ -	97.43
2015	Payment of Taxes	\$ 58,150.08	\$ (581.96)	\$ (28,832.77)	\$ (28,832.78)	0.00
2016	Property Tax Credit	\$ 2,465.86	\$ -	\$ -	\$ -	2,465.86
2016	Payment of Taxes	\$ 57,728.32	\$ (2,490.52)	\$ (28,851.83)	\$ (28,851.83)	-
2016	Payment of Taxes	\$ 57,728.32	\$ (577.28)	\$ (28,575.52)	\$ (28,575.52)	-
2017	Property Tax Credit	\$ 4,842.52	\$ (97.43)	\$ -	\$ -	4,842.52
2017	Payment of Taxes	\$ 56,883.98	\$ (568.84)	\$ (30,578.83)	\$ (30,578.83)	-
2017	Property Tax Credit	\$ 4,842.52	\$ (48.42)	\$ -	\$ -	4,794.10
2017	Payment of Taxes	\$ 56,883.98	\$ (568.84)	\$ (30,554.62)	\$ (30,554.62)	0.00
2018	Property Tax Credit	\$ 2,381.34	\$ (23.81)	\$ -	\$ -	2,357.53
2018	Payment of Taxes	\$ 57,055.78	\$ -	\$ -	\$ -	59,413.31
2018	Property Tax Credit	\$ 2,381.34	\$ (594.37)	\$ (30,600.14)	\$ (30,600.14)	-
2018	Payment of Taxes	\$ 57,055.78	\$ (570.56)	\$ (28,242.61)	\$ (28,242.61)	-
2019	Property Tax Credit	\$ 5,677.16	\$ -	\$ -	\$ -	5,677.16
2019	Payment of Taxes	\$ 5,627.68	\$ (546.42)	\$ (29,886.35)	\$ (29,886.35)	-
2019	Payment of Taxes	\$ 54,641.96	\$ (546.42)	\$ (27,047.77)	\$ (27,047.77)	-
2020	Property Tax Credit	\$ 54,641.96	\$ (110.28)	\$ -	\$ -	5,517.40
2020	Payment of Taxes	\$ 53,434.14	\$ (534.24)	\$ (29,208.65)	\$ (29,208.65)	-
2020	Payment of Taxes	\$ 53,424.14	\$ (534.24)	\$ (26,444.95)	\$ (26,444.95)	-
2021	Property Tax Credit	\$ 7,391.08	\$ (73.92)	\$ -	\$ -	7,317.16

2021	Payment of Taxes	\$ 66,248.55	\$ (662.48)	\$ (36,451.62)	\$ (36,451.61)	\$ -
2021	Payment of Taxes	\$ 66,248.55	\$ (662.48)	\$ (32,793.03)	\$ (32,793.04)	\$ 0.00
2022	Property Tax Credit	\$ 7,489.12	\$ -	\$ -	\$ -	\$ 7,489.12
2022	Payment of Taxes	\$ 66,558.66	\$ (665.59)	\$ (36,691.09)	\$ (36,691.10)	\$ 0.00
2022	Payment of Taxes	\$ 66,558.66	\$ (665.59)	\$ (32,946.54)	\$ (32,946.53)	\$ 0.00
2023	Property Tax Credit	\$ 7,149.92	\$ -	\$ -	\$ -	\$ 7,149.92
2023	Payment of Taxes	\$ 56,779.89	\$ (567.80)	\$ (31,681.00)	\$ (31,681.01)	\$ 0.00
2023	Payment of Taxes	\$ 56,779.89	\$ (567.80)	\$ (28,106.04)	\$ (28,106.05)	\$ 0.00
2024	Property Tax Credit	\$ 24,570.96	\$ -	\$ -	\$ -	\$ 24,570.96
2024	Payment of Taxes	\$ 43,628.56	\$ (436.29)	\$ (44,464.56)	\$ (23,298.67)	\$ -
2024	Payment of Taxes	\$ 43,628.56	\$ (436.29)	\$ (43,192.27)	\$ -	\$ -
Balance				\$ 1,785,641.86	\$ 0.01	

City Bond Payments/Applied TIF Funds

Date	Description	Receipt of TIF Rev	StreetBond - Prin	StreetBond - Int	WaterBond - Prin	WaterBond - Int	Balance
Dec 2013	Funds Rec'd/Paid	\$ -	\$ -	\$ (3,691.67)	\$ -	\$ -	\$ (5,429.17)
Jun 2014	Funds Rec'd/Paid	\$ 9,095.64	\$ -	\$ (5,537.50)	\$ -	\$ (1,737.50)	\$ (4,477.28)
Dec 2014	Funds Rec'd/Paid	\$ 8,575.19	\$ -	\$ (5,537.50)	\$ -	\$ (2,606.25)	\$ (4,045.84)
Jun 2015	Funds Rec'd/Paid	\$ 30,573.63	\$ -	\$ (5,537.50)	\$ (25,000.00)	\$ (2,606.25)	\$ (6,615.96)
Dec 2015	Funds Rec'd/Paid	\$ 29,588.88	\$ -	\$ (5,537.50)	\$ -	\$ (2,606.25)	\$ 15,035.42
Jun 2016	Funds Rec'd/Paid	\$ 31,374.59	\$ (15,000.00)	\$ (5,537.50)	\$ (25,000.00)	\$ (2,400.00)	\$ (1,527.49)
Dec 2016	Funds Rec'd/Paid	\$ 28,832.78	\$ -	\$ (5,387.50)	\$ -	\$ (2,400.00)	\$ 19,724.04
Jun 2017	Funds Rec'd/Paid	\$ 28,851.83	\$ (15,000.00)	\$ (5,387.50)	\$ (25,000.00)	\$ (2,193.75)	\$ 994.62
Dec 2017	Funds Rec'd/Paid	\$ 28,575.52	\$ -	\$ (5,237.50)	\$ -	\$ (2,193.75)	\$ 22,345.14
Jun 2018	Funds Rec'd/Paid	\$ 30,578.83	\$ (20,000.00)	\$ (5,237.50)	\$ -	\$ (1,987.50)	\$ 698.97
Dec 2018	Funds Rec'd/Paid	\$ 30,554.62	\$ -	\$ (5,037.50)	\$ (25,000.00)	\$ (1,987.50)	\$ 24,434.84
Jun 2019	Funds Rec'd/Paid	\$ 30,600.14	\$ (25,000.00)	\$ (5,037.50)	\$ -	\$ (1,781.25)	\$ (1,783.77)
Dec 2019	Funds Rec'd/Paid	\$ 28,242.61	\$ -	\$ (4,787.50)	\$ (25,000.00)	\$ (1,781.25)	\$ 20,096.34
Jun 2020	Funds Rec'd/Paid	\$ 29,886.35	\$ (25,000.00)	\$ (2,202.50)	\$ -	\$ (1,575.00)	\$ (3,794.81)
Dec 2020	Funds Rec'd/Paid	\$ 27,047.77	\$ -	\$ (1,952.50)	\$ (25,000.00)	\$ (1,575.00)	\$ 20,100.46
Jun 2021	Funds Rec'd/Paid	\$ 29,208.65	\$ (25,000.00)	\$ (1,952.50)	\$ -	\$ (1,200.00)	\$ (3,843.39)
Dec 2021	Funds Rec'd/Paid	\$ 26,444.95	\$ (25,000.00)	\$ (1,565.00)	\$ (25,000.00)	\$ (1,200.00)	\$ (4,788.44)
Jun 2022	Funds Rec'd/Paid	\$ 36,451.62	\$ -	\$ (1,402.50)	\$ -	\$ (825.00)	\$ 4,435.68
Dec 2022	Funds Rec'd/Paid	\$ 32,793.04	\$ -	\$ (1,402.50)	\$ (25,000.00)	\$ (825.00)	\$ 10,376.22
Jun 2023	Funds Rec'd/Paid	\$ 36,691.09	\$ (25,000.00)	\$ (1,233.75)	\$ -	\$ (450.00)	\$ 15,383.56
Dec 2023	Funds Rec'd/Paid	\$ 32,946.54	\$ -	\$ (1,233.75)	\$ (30,000.00)	\$ (450.00)	\$ (7,903.65)
Jun 2024	Funds Rec'd/Paid	\$ 31,681.01	\$ (55,000.00)	\$ (848.75)	\$ -	\$ -	\$ 22,928.61
Dec 2024	Funds Rec'd/Paid	\$ 28,106.05	\$ -	\$ (848.75)	\$ -	\$ -	\$ (4,814.09)
Jun 2025	Funds Rec'd/Paid	\$ 23,298.67	\$ (55,000.00)	\$ (450.00)	\$ -	\$ -	\$ 18,034.58
Dec 2025	Funds Rec'd/Paid	\$ -	\$ (60,000.00)	\$ (450.00)	\$ -	\$ -	\$ (42,415.42)

Estimated Date/Budget for Return of project to tax rolls

Estimated using the current year excess value

Tax Year	Description	TIF Year	Pmt to Dev	Pmt to City
	BEGINNING BALANCE		\$ 2,500,000.00	\$ 650,000.00
2013	Pmt to Developer	1	\$ (17,670.83)	\$ (17,670.83)
2014	Pmt to Developer	2	\$ (60,162.53)	\$ (60,162.51)
2015	Pmt to Developer	3	\$ (60,207.36)	\$ (60,207.37)
2016	Pmt to Developer	4	\$ (57,427.35)	\$ (57,427.35)
2017	Pmt to Developer	5	\$ (61,133.45)	\$ (61,133.45)
2018	Pmt to Developer	6	\$ (58,842.75)	\$ (58,842.75)
2019	Pmt to Developer	7	\$ (56,934.12)	\$ (56,934.12)
2020	Pmt to Developer	8	\$ (55,653.60)	\$ (55,653.60)
2021	Pmt to Developer	9	\$ (69,244.65)	\$ (69,244.65)
2022	Pmt to Developer	10	\$ (69,637.63)	\$ (69,637.63)
2023	Pmt to Developer	11	\$ (59,787.04)	\$ (59,787.06)
2024	Pmt to Developer	12	\$ (87,656.83)	\$ (23,298.67)
2025	Estimated Pmt	13	\$ (110,000.00)	\$ -
2026	Estimated Pmt	14	\$ (110,000.00)	\$ -
2027	Estimated Pmt	15	\$ (110,000.00)	\$ -
			\$ 1,455,641.86	\$ 0.01

Estimated balance that will be unpaid to the developer.

Project Name: Sid Dillons, 1750 County Road J
 Project Date: 2016
 Legal Description: Parcel of Land 1/2 SW 1/4 9-14-7
 Blighted & Sub. Area: Southwest Study Area



Tax Collection Information

Tax Year	Base Value	Excess Value	Tax Rate	TIFBase Tax	TIFExcess Tax	1st PmtDate	2nd Pmt Date
2016	\$ 47,340.00	\$ 381,160.00	\$ 2.186498	\$ 1,035.09	\$ 8,334.06	12/28/2016	12/28/2016
2017	\$ 47,340.00	\$ 1,645,750.00	\$ 2.154208	\$ 1,019.80	\$ 35,452.88	12/28/2017	12/28/2017
2018	\$ 47,340.00	\$ 1,645,750.00	\$ 2.158998	\$ 1,022.07	\$ 35,531.71	12/28/2018	12/28/2018
2019	\$ 47,340.00	\$ 1,645,750.00	\$ 2.088968	\$ 988.92	\$ 34,379.19	4/29/2020	9/21/2020
2020	\$ 47,340.00	\$ 1,645,750.00	\$ 2.042792	\$ 967.06	\$ 33,619.25	4/14/2021	4/14/2021
2021	\$ 47,340.00	\$ 1,987,189.00	\$ 2.035561	\$ 963.63	\$ 40,450.44	4/18/2022	8/23/2022
2022	\$ 47,340.00	\$ 2,568,335.00	\$ 1.982257	\$ 938.40	\$ 50,911.00	4/24/2023	8/29/2023
2023	\$ 47,340.00	\$ 2,568,335.00	\$ 1.861365	\$ 881.17	\$ 47,806.09	4/22/2024	8/26/2024
2024	\$ 47,340.00	\$ 3,434,674.00	\$ 1.724617	\$ 816.43	\$ 59,234.97	3/31/2025	3/31/2025
2025	\$ 47,340.00	\$ 4,231,302.00	\$ 1.706088	\$ 807.66	\$ 72,189.74		

Redevelopment Contract Terms

Total Approved Redevelopment Contract - Pmts to the Developer: \$200,000 + \$544,228
 Total Approved Redevelopment Contract - Pmts to City: \$304,772
 Effective Tax Year: 2016
 Ending Tax Year: 15 years

Use of Funds Collected

Tax Year	Description	Amount	1% County	Pmt to Dev	Pmt to City	Balance
	TOTALAMOUNTTOBE PAID			\$ 7 44,228.00	\$ 3 04,772.00	
2016	Payment of Taxes	\$ 8,985.32	\$ (89.85)	\$ -	\$ -	\$ 8,895.47
2016	Property Tax Credit	\$ 383.82	\$ (3.84)	\$ -	\$ -	\$ 9,275.45
2017	Property Tax Credit	\$ 1,447.44	\$ (14.48)	\$ -	\$ -	\$ 10,708.41
2017	Payment of Taxes	\$ 34,005.44	\$ (340.05)	\$ (19,968.21)	\$ (24,405.59)	\$ -
2018	Property Tax Credit	\$ 1,409.34	\$ -	\$ -	\$ -	\$ 1,409.34
2018	Payment of Taxes	\$ 34,108.14	\$ (341.08)	\$ (15,195.18)	\$ (18,571.88)	\$ 1,409.34
2019	Property Tax Credit	\$ 1,696.92	\$ -	\$ -	\$ -	\$ 3,106.26
2019	Payment of Taxes	\$ 16,332.60	\$ (163.33)	\$ -	\$ -	\$ 19,275.53
2019	Payment of Taxes	\$ 16,332.60	\$ (163.33)	\$ (15,950.16)	\$ (19,494.64)	\$ -
2020	Property Tax Credit	\$ 1,682.12	\$ (16.82)	\$ -	\$ -	\$ 1,665.30
2020	Payment of Taxes (all)	\$ 31,937.12	\$ (319.37)	\$ (14,977.37)	\$ (18,305.68)	\$ (0.00)
2021	Property Tax Credit	\$ 2,137.22	\$ (21.38)	\$ -	\$ -	\$ 2,115.84
2021	Payment of Taxes	\$ 19,156.63	\$ (191.57)	\$ (9,486.40)	\$ (11,594.50)	\$ -
2021	Payment of Taxes	\$ 19,156.63	\$ (191.57)	\$ (8,534.27)	\$ (10,430.79)	\$ -
2022	Property Tax Credit	\$ 2,710.22	\$ -	\$ -	\$ -	\$ 2,710.22
2022	Payment of Taxes	\$ 24,086.70	\$ (240.87)	\$ (11,950.22)	\$ (14,605.83)	\$ -
2022	Payment of Taxes	\$ 24,086.70	\$ (240.87)	\$ (10,730.62)	\$ (13,115.21)	\$ 0.00
2023	Property Tax Credit	\$ 2,829.98	\$ -	\$ -	\$ -	\$ 2,829.98
2023	Payment of Taxes	\$ 22,473.78	\$ (224.74)	\$ (11,285.56)	\$ (13,793.46)	\$ -
2023	Payment of Taxes	\$ 22,473.78	\$ (224.74)	\$ (10,012.07)	\$ (12,236.97)	\$ (0.00)
2024	Property Tax Credit	\$ 10,760.08	\$ -	\$ -	\$ -	\$ 10,760.08
2024	Payment of Taxes	\$ 48,439.70	\$ (484.40)	\$ (26,421.92)	\$ (32,293.46)	\$ -
	Balance			\$ 589,716.02	\$ 115,923.99	

City Bond Payments/Applied TIF Funds

Date	Description	Receiptof TIF Rev	Issue Fees	BAN - Princ	BAN - Int	Bond - Princ	Bond - Int	Balance
Dec 2016	Funds Rec'd/Paid	\$ -	\$ -	\$ -	\$ (1,491.88)	\$ -	\$ -	\$ (1,491.88)
Jun 2017	Funds Rec'd/Paid	\$ -	\$ -	\$ -	\$ (1,627.50)	\$ -	\$ -	\$ (3,119.38)
Dec 2017	Funds Rec'd/Paid	\$ 24,405.59	\$ -	\$ -	\$ (1,627.50)	\$ -	\$ -	\$ 19,658.71
Jun 2018	Funds Rec'd/Paid	\$ -	\$ -	\$ -	\$ (1,627.50)	\$ -	\$ -	\$ 18,031.21
Dec 2018	Funds Rec'd/Paid	\$ 18,571.88	\$ -	\$ -	\$ (1,627.50)	\$ -	\$ -	\$ 34,975.59
May 2019	Issue New Debt	\$ 285,000.00	\$ (6,888.00)	\$ (310,000.00)	\$ (1,627.50)	\$ -	\$ -	\$ 1,460.09

Dec 2019	Funds Rec'd/Paid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,197.08)	\$ (2,736.99)
Jun 2020	Funds Rec'd/Paid	\$ 19,494.64	\$ -	\$ -	\$ -	\$ -	\$ (15,000.00)	\$ (3,597.50)	\$ (1,839.85)
Dec 2020	Funds Rec'd/Paid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,432.50)	\$ (5,272.35)
Jun 2021	Funds Rec'd/Paid	\$ 18,305.68	\$ -	\$ -	\$ -	\$ -	\$ (15,000.00)	\$ (3,432.50)	\$ (5,399.17)
Dec 2021	Funds Rec'd/Paid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,267.50)	\$ (8,666.67)
Jun 2022	Funds Rec'd/Paid	\$ 11,594.50	\$ -	\$ -	\$ -	\$ -	\$ (15,000.00)	\$ (3,267.50)	\$ (15,339.67)
Dec 2022	Funds Rec'd/Paid	\$ 10,430.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,102.50)	\$ (8,011.38)
Jun 2023	Funds Rec'd/Paid	\$ 14,605.83	\$ -	\$ -	\$ -	\$ -	\$ (15,000.00)	\$ (3,102.50)	\$ (11,508.05)
Dec 2023	Funds Rec'd/Paid	\$ 13,115.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,937.50)	\$ (1,330.34)
Jun 2024	Funds Rec'd/Paid	\$ 13,793.46	\$ -	\$ -	\$ -	\$ -	\$ (20,000.00)	\$ (2,937.50)	\$ (10,474.38)
Dec 2024	Funds Rec'd/Paid	\$ 12,236.97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,717.50)	\$ (954.91)
Jun 2025	Funds Rec'd/Paid	\$ 32,293.46	\$ -	\$ -	\$ -	\$ -	\$ (20,000.00)	\$ (2,717.50)	\$ 8,621.05
Dec 2025	Funds Rec'd/Paid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,497.50)	\$ 6,123.55
Jun 2026	BUDGETED	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -	\$ (20,000.00)	\$ (2,497.50)	\$ (2,873.95)
Dec 2026	BUDGETED	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,227.50)	\$ 8,398.55
Jun 2027	BUDGETED	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -	\$ (20,000.00)	\$ (2,227.50)	\$ (328.95)
Dec 2027	BUDGETED	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,957.50)	\$ 11,213.55
Jun 2028	BUDGETED	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -	\$ (20,000.00)	\$ (1,957.50)	\$ 2,756.05
Dec 2028	BUDGETED	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,687.50)	\$ 14,568.55
Jun 2029	BUDGETED	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -	\$ (125,000.00)	\$ (1,687.50)	\$ (98,618.95)

Estimated Date/Budget for Return of project to tax rolls

Estimated using the current year excess value

Tax Year	Description	TIF Year	Pmtto Dev	Pmt to City
	BEGINNING BALANCE		\$ 744,228.00	\$ 304,772.00
2016	Pmt to Developer	1	\$ -	\$ -
2017	Pmt to Developer	2	\$ (19,968.21)	\$ (24,405.59)
2018	Pmt to Developer	3	\$ (15,195.18)	\$ (18,571.88)
2019	Pmt to Developer	4	\$ (15,950.16)	\$ (19,494.64)
2020	Pmt to Developer	5	\$ (14,977.37)	\$ (18,305.68)
2021	Pmt to Developer	6	\$ (18,020.67)	\$ (22,025.29)
2022	Pmt to Developer	7	\$ (22,680.84)	\$ (27,721.04)
2023	Pmt to Developer	8	\$ (21,297.63)	\$ (26,030.43)
2024	Pmt to Developer	9	\$ (26,421.92)	\$ (32,293.46)
2025	Estimated Pmt		\$ (24,000.00)	\$ (29,000.00)
2026	Estimated Pmt	10	\$ (24,000.00)	\$ (29,000.00)
2027	Estimated Pmt	11	\$ (24,000.00)	\$ (29,000.00)
2028	Estimated Pmt	12	\$ (24,000.00)	\$ (29,000.00)
2029	Estimated Pmt	13	\$ (50,000.00)	\$ (3,000.00)
2030	Estimated Pmt	14	\$ (53,000.00)	\$ -
		15	\$ 390,716.02	\$ (3,076.01)

Estimated balance that will be unpaid to the developer.

Project Name: Bomgaars, 1310 34th Street
 Project Date: 2017
 Legal Description: Lot 1, Airpark - Bomgaars Addition
 Blighted & Sub. Area: Wahoo Airport Study Area



Tax Collection Information

Tax Year	Base Value	Excess Value	Tax Rate	TIFBase Tax	TIFExcess Tax	1st PmtDate	2nd Pmt Date
2017	\$ 63,030	\$ 2,650	\$ 2.154208	\$ 1,357.80	\$ 57.09	5/2/2018	9/13/2018
2018	\$ 63,030	\$ 507,140	\$ 2.158998	\$ 1,360.82	\$ 10,949.14	5/2/2019	9/3/2019
2019	\$ 63,030	\$ 2,085,637	\$ 2.088968	\$ 1,316.68	\$ 43,568.29	5/4/2020	9/8/2020
2020	\$ 63,030	\$ 2,085,637	\$ 2.042792	\$ 1,287.57	\$ 42,605.23	5/3/2021	9/7/2021
2021	\$ 63,030	\$ 2,639,893	\$ 2.035561	\$ 1,283.01	\$ 53,736.63	5/2/2022	9/6/2022
2022	\$ 63,030	\$ 2,656,583	\$ 1.982257	\$ 1,249.42	\$ 52,660.30	5/1/2023	9/5/2023
2023	\$ 63,030	\$ 2,656,583	\$ 1.861365	\$ 1,173.22	\$ 49,448.71	5/3/2024	9/3/2024
2024	\$ 63,030	\$ 2,656,583	\$ 1.724617	\$ 1,087.03	\$ 45,815.88	5/5/2025	9/2/2025
2025	\$ 63,030	\$ 2,725,241	\$ 1.706088	\$ 1,075.35	\$ 46,495.01		

Redevelopment Contract Terms

Total Approved Redevelopment Contract - Pmts to the Developer: \$600,000
 Total Approved Redevelopment Contract - Pmts to City: \$12,000 (reimbursed first)
 Effective Tax Year: 2017
 Ending Tax Year: No later than December 31, 2031

Use of Funds Collected

Tax Year	Description	Amount	1% County	Pmt to Dev	Pmt to City	Balance
TOTAL AMOUNT TO BE PAID						
2017	Property Tax Credit	\$ 2.32	\$ -	\$ 6,000,000.00	\$ 12,000.00	\$ -
2017	Payment of Taxes	\$ 27.37	\$ (0.27)	\$ -	\$ (27.10)	\$ -
2017	Payment of Taxes	\$ 27.37	\$ (0.28)	\$ -	\$ (27.09)	\$ -
2018	Property Tax Credit	\$ 434.30	\$ -	\$ -	\$ (434.30)	\$ -
2018	Payment of Taxes	\$ 5,255.28	\$ (52.56)	\$ -	\$ (5,202.72)	\$ (0.00)
2018	Payment of Taxes	\$ 5,255.28	\$ (52.56)	\$ -	\$ (5,202.72)	\$ (0.00)
2019	Property Tax Credit	\$ 2,172.20	\$ (21.72)	\$ -	\$ (1,103.75)	\$ 1,046.73
2019	Payment of Taxes	\$ 20,698.07	\$ (206.98)	\$ (21,537.82)	\$ -	\$ -
2019	Payment of Taxes	\$ 20,698.07	\$ (206.98)	\$ (20,491.09)	\$ -	\$ -
2020	Property Tax Credit	\$ 2,131.72	\$ (21.32)	\$ -	\$ -	\$ 2,110.40
2020	Payment of Taxes	\$ 20,236.75	\$ (202.37)	\$ (22,144.78)	\$ -	\$ -
2020	Payment of Taxes	\$ 20,236.75	\$ (202.37)	\$ (20,034.38)	\$ -	\$ -
2021	Property Tax Credit	\$ 2,810.80	\$ -	\$ -	\$ -	\$ 2,810.80
2021	Payment of Taxes	\$ 25,448.71	\$ (254.49)	\$ (28,005.02)	\$ -	\$ -
2021	Payment of Taxes	\$ 25,448.71	\$ (254.49)	\$ (25,194.22)	\$ -	\$ (0.00)
2022	Property Tax Credit	\$ 2,803.34	\$ -	\$ -	\$ -	\$ 2,803.34
2022	Payment of Taxes	\$ 24,914.32	\$ (249.14)	\$ (27,468.52)	\$ -	\$ (0.00)
2022	Payment of Taxes	\$ 24,914.32	\$ (249.14)	\$ (24,665.18)	\$ -	\$ (0.00)
2023	Property Tax Credit	\$ 2,927.22	\$ -	\$ -	\$ -	\$ 2,927.22
2023	Payment of Taxes	\$ 23,245.96	\$ (232.46)	\$ (25,940.72)	\$ -	\$ (0.00)
2023	Payment of Taxes	\$ 23,245.96	\$ (232.46)	\$ (23,013.50)	\$ -	\$ (0.00)
2024	Property Tax Credit	\$ 10,059.48	\$ -	\$ -	\$ -	\$ 10,059.48
2024	Payment of Taxes	\$ 17,861.75	\$ (178.62)	\$ (27,742.61)	\$ -	\$ -
2024	Payment of Taxes	\$ 17,861.75	\$ (178.62)	\$ (17,683.13)	\$ -	\$ -
Balance				\$ 31,607.93	\$ -	\$ -

City Bond Payments/Applied TIF Funds - Not Applicable

Date	Description	Receipt of TIF Rev
No Borrowed Funds for this Project		

Estimated Date/Budget for Return of project to tax rolls

Estimated using the current year excess value

Tax Year	Description	TIFYear	Pmt to Dev	Pmt to City
	BEGINNING BALANCE		\$ 600,000.00	\$ 12,000.00
2017	Pmt to Developer	1	\$ -	\$ -
2018	Pmt to Developer	2	\$ -	\$ -
2019	Pmt to Developer	3	\$ (42,028.91)	\$ (12,000.00)
2020	Pmt to Developer	4	\$ (42,179.16)	\$ -
2021	Pmt to Developer	5	\$ (53,199.24)	\$ -
2022	Pmt to Developer	6	\$ (52,133.70)	\$ -
2023	Pmt to Developer	7	\$ (48,954.22)	\$ -
2024	Pmt to Developer	8	\$ (45,425.74)	\$ -
2025	Estimated Pmt	9	\$ (45,000.00)	\$ -
2026	Estimated Pmt	10	\$ (45,000.00)	\$ -
2027	Estimated Pmt	11	\$ (45,000.00)	\$ -
2028	Estimated Pmt	12	\$ (45,000.00)	\$ -
2029	Estimated Pmt	13	\$ (45,000.00)	\$ -
2030	Estimated Pmt	14	\$ (45,000.00)	\$ -
2031	Estimated Pmt	15	\$ (45,000.00)	\$ -
			\$ 1,079.03	\$ -

Project Name: Wahoo State Bank, 164 East 5th
 Project Date: 2019
 Legal Description: Lot 12 & East 1/2 Lot 11, Block 149, County Addition
 Blighted & Sub. Area: Downtown Business District



TaxCollection Information

TaxYear	Base Value	ExcessValue	Tax Rate	TIF Base Tax	TIF Excess Tax	1st Pmt Date	2nd Pmt Date
2019	\$ 34,880	\$ 2,068,548	\$ 2.088968	\$ 728.63	\$ 43,211.31	4/24/2020	8/19/2020
2020	\$ 34,880	\$ 2,222,093	\$ 2.042792	\$ 712.53	\$ 45,392.74	4/22/2021	8/20/2021
2021	\$ 34,880	\$ 2,822,058	\$ 2.035561	\$ 710.00	\$ 57,444.71	12/30/2021	12/30/2021
2022	\$ 34,880	\$ 2,802,193	\$ 1.982257	\$ 691.41	\$ 55,546.67	12/29/2022	12/29/2022
2023	\$ 34,880	\$ 2,802,193	\$ 1.861365	\$ 649.24	\$ 52,159.04	12/15/2023	12/15/2023
2024	\$ 34,880	\$ 2,802,193	\$ 1.724617	\$ 601.55	\$ 48,327.10	12/30/2024	12/30/2024
2025	\$ 34,880	\$ 2,988,884	\$ 1.706088	\$ 595.08	\$ 50,992.99	12/18/2025	12/18/2025

Redevelopment Contract Terms

Total Approved Redevelopment Contract - Pmts to the Developer: \$1,023,000 (Less \$8,000 for legal fees pd by City of Wahoo)
 Total Approved Redevelopment Contract - Pmts to City: \$8,000 (legal fees)
 Effective Tax Year: January 1, 2019
 Ending Tax Year: No later than December 31, 2033
 Estimated termination of TIF, based on 2021 valuation:

Use of Funds Collected

Tax Year	Description	Amount	1% County	Pmt to Dev	Pmt to City	Balance
	TOTAL AMOUNT TO BE PAID			\$ 1,015,000.00	\$ 8,000.00	
2019	Property Tax Credit	\$ 2,154.40	\$ (21.54)	\$ -	\$ -	\$ 2,132.86
2019	Payment of Taxes	\$ 20,528.47	\$ (205.28)	\$ -	\$ (8,000.00)	\$ 14,456.05
2019	Payment of Taxes	\$ 20,528.47	\$ (205.28)	\$ -	\$ -	\$ 34,779.24
2020	Property Tax Credit	\$ 2,271.20	\$ (22.72)	\$ -	\$ -	\$ 37,027.72
2020	Payment of Taxes	\$ 21,560.77	\$ (215.61)	\$ -	\$ -	\$ 58,372.88
2020	Payment of Taxes	\$ 21,560.77	\$ (215.61)	\$ (79,718.04)	\$ -	\$ -
2021	Property Tax Credit	\$ 3,035.12	\$ (30.36)	\$ -	\$ -	\$ 3,004.76
2021	Payment of Taxes (all)	\$ 54,409.58	\$ (544.10)	\$ (53,865.48)	\$ -	\$ 3,004.76
2022	Property Tax Credit	\$ 2,957.00	\$ -	\$ -	\$ -	\$ 5,961.76
2022	Payment of Taxes	\$ 52,559.82	\$ (525.60)	\$ (55,038.98)	\$ -	\$ 2,957.00
2023	Payment of Taxes	\$ 49,040.24	\$ (490.40)	\$ (51,506.84)	\$ -	\$ -
2023	Property Tax Credit	\$ 3,087.66	\$ -	\$ -	\$ -	\$ 3,087.66
2024	Payment of Taxes	\$ 37,681.52	\$ (376.82)	\$ (40,392.36)	\$ -	\$ (0.00)
2024	Property Tax Credit	\$ 10,610.86	\$ -	\$ (10,610.86)	\$ -	\$ (0.00)
	Balance			\$ 723,867.44	\$ -	

CityBond Payments/Applied TIF Funds - Not Applicable

Date	Description	ReceiptofTIF Rev
	No Borrowed Funds for this Project	

EstimatedDate/BudgetforReturnofprojecttotax rolls

Estimated using the current year excess value

Tax Year	Description	TIF Year	Pmt to Dev	Pmt to City
	BEGINNING BALANCE		\$ 1,015,000.00	\$ 8,000.00
2019	Pmt to Developer	1	\$ -	\$ (8,000.00)
2020	Pmt to Developer	2	\$ (79,718.04)	\$ -
2021	Pmt to Developer	3	\$ (53,865.48)	\$ -
2022	Pmt to Developer	4	\$ (55,038.98)	\$ -
2023	Pmt to Developer	5	\$ (51,506.84)	\$ -
2024	Pmt to Developer	6	\$ (51,003.22)	\$ -
2025	Estimated Pmt	7	\$ (52,000.00)	\$ -
2026	Estimated Pmt	8	\$ (52,000.00)	\$ -
2027	Estimated Pmt	9	\$ (52,000.00)	\$ -
2028	Estimated Pmt	10	\$ (52,000.00)	\$ -
2029	Estimated Pmt	11	\$ (52,000.00)	\$ -
2030	Estimated Pmt	12	\$ (52,000.00)	\$ -
2031	Estimated Pmt	13	\$ (52,000.00)	\$ -
2032	Estimated Pmt	14	\$ (52,000.00)	\$ -
2033	Estimated Pmt	15	\$ (52,000.00)	\$ -
			\$ 255,867.44	\$ -

Estimated balance that will be unpaid to the developer.

Project Name: JEO, 1937 North Chestnut
 Project Date: 2019
 Legal Description: Lot 1, Sycamore Hills 2nd Addition
 Blighted & Sub. Area: Amended Area #1



TaxCollection Information

TaxYear	Base Value	ExcessValue	Tax Rate	TIF Base Tax	TIF Excess Tax	1st Pmt Date	2nd Pmt Date
2020	\$ 8,758	\$ 2,051,599	\$ 2.042792	\$ 178.91	\$ 41,909.90	4/22/2021	8/20/2021
2021	\$ 8,758	\$ 2,585,682	\$ 2.035561	\$ 178.27	\$ 52,633.13	4/22/2022	8/22/2022
2022	\$ 8,758	\$ 2,553,890	\$ 1.982257	\$ 173.61	\$ 50,624.66	4/21/2023	8/18/2023
2023	\$ 8,758	\$ 2,553,890	\$ 1.861365	\$ 163.02	\$ 47,537.21	4/19/2024	8/23/2024
2024	\$ 8,758	\$ 2,553,890	\$ 1.724617	\$ 151.04	\$ 44,044.82	4/24/2025	8/21/2025
2025	\$ 8,758	\$ 2,569,729	\$ 1.706088	\$ 149.42	\$ 43,841.84		

Redevelopment Contract Terms

Total Approved Redevelopment Contract - Pmts to the Developer: \$762,000 (less \$12,000 due to City for legal fees)
 Amended Agreement - Additional legal fees - \$2,000 to City
 Total Approved Redevelopment Contract - Pmts to City: \$0
 Effective Tax Year: January 1, 2019, amended to 2020
 Ending Tax Year: No later than December 31, 2033, amended to December 31, 2034

UseofFunds Collected

Tax Year	Description	Amount	1% County	Pmt to Dev	Pmt to City	Balance
	TOTALAMOUNTTOBE PAID			\$ 748,000.00	\$ 14,000.00	
2020	Property Tax Credit	\$ 2,096.94	\$ (20.97)	\$ -	\$ -	\$ 2,075.97
2020	Payment of Taxes	\$ 19,906.48	\$ (199.06)	\$ (7,783.39)	\$ (14,000.00)	\$ -
2020	Payment of Taxes	\$ 19,906.48	\$ (199.06)	\$ (19,707.42)	\$ -	\$ -
2021	Property Tax Credit	\$ 2,780.90	\$ (27.80)	\$ -	\$ -	\$ 2,753.10
2021	Payment of Taxes	\$ 24,926.12	\$ (249.26)	\$ (27,429.96)	\$ -	\$ -
2021	Payment of Taxes	\$ 24,926.12	\$ (249.26)	\$ (24,676.86)	\$ -	\$ -
2022	Property Tax Credit	\$ 2,694.98	\$ -	\$ -	\$ -	\$ 2,694.98
2022	Payment of Taxes	\$ 23,951.23	\$ (239.51)	\$ (26,406.70)	\$ -	\$ -
2022	Payment of Taxes	\$ 23,951.23	\$ (239.51)	\$ (23,711.72)	\$ -	\$ -
2023	Property Tax Credit	\$ 2,814.06	\$ -	\$ -	\$ -	\$ 2,814.06
2023	Payment of Taxes	\$ 22,347.37	\$ (223.47)	\$ (24,937.96)	\$ -	\$ -
2023	Payment of Taxes	\$ 22,347.37	\$ (223.47)	\$ (22,123.90)	\$ -	\$ (0.00)
2024	Property Tax Credit	\$ 9,670.60	\$ -	\$ -	\$ -	\$ 9,670.60
2024	Payment of Taxes	\$ 17,171.29	\$ (171.71)	\$ (26,670.18)	\$ -	\$ -
2024	Payment of Taxes	\$ 17,171.29	\$ (171.71)	\$ (16,999.58)	\$ -	\$ -
	Balance			\$ 527,552.33	\$ -	

CityBond Payments/Applied TIF Funds - Not Applicable

Date	Description	Receipt of TIF Rev
	No Borrowed Funds for this Project	

EstimatedDate/BudgetforReturnofprojecttotax rolls

Estimated using the current year excess value

Tax Year	Description	TIF Year	Pmt to Dev	Pmt to City
	BEGINNING BALANCE		\$ 748,000.00	\$ 14,000.00
2020	Pmt to Developer	1	\$ (27,490.81)	\$ (14,000.00)
2021	Pmt to Developer	2	\$ (52,106.82)	\$ -
2022	Pmt to Developer	3	\$ (50,118.42)	\$ -
2023	Pmt to Developer	4	\$ (47,061.86)	\$ -
2024	Pmt to Developer	5	\$ (43,669.76)	\$ -
2025	Estimated Pmt	6	\$ (52,000.00)	\$ -
2026	Estimated Pmt	7	\$ (52,000.00)	\$ -
2027	Estimated Pmt	8	\$ (52,000.00)	\$ -
2028	Estimated Pmt	9	\$ (52,000.00)	\$ -
2029	Estimated Pmt	10	\$ (52,000.00)	\$ -
2030	Estimated Pmt	11	\$ (52,000.00)	\$ -
2031	Estimated Pmt	12	\$ (52,000.00)	\$ -
2032	Estimated Pmt	13	\$ (52,000.00)	\$ -
2033	Estimated Pmt	14	\$ (52,000.00)	\$ -
2034	Estimated Pmt	15	\$ (52,000.00)	\$ -
			\$ 7,552.33	\$ -

Estimate the project will be fully funded early.

Project Name: Kennedy Park Redevelopment Project Phase I
 Project Date: 2023
 Legal Description: Block 2, Dickenson's Addition
 Blighted & Sub. Area: Amended Area #1
 Project Description: Renovation of the existing dormitory building into approximately twelve (12) apartment units (nine (9) one-bedroom and three (3) two-bedroom units), and associated improvements.



Tax Collection Information

<u>TaxYear</u>	<u>Base Value</u>	<u>Excess Value</u>	<u>TaxRate</u>	<u>TIF Base Tax</u>	<u>TIF Excess Tax</u>	<u>1st Pmt Date</u>	<u>2nd Pmt Date</u>
2025	\$ 111,074	\$ -	\$ 1.706088	\$ 1,895.02	\$ -		

Redevelopment Contract Terms

Total Approved Contract - Pmts to the Developer: \$731,000 total - \$351,000 for phase I, \$380,000 (less \$9,627 due to City for legal fees and \$2,000 administration fee)
 Total Approved Redevelopment Contract - Pmts to City: \$11,627.00
 Effective Tax Year: no later than January 1, 2025
 Ending Tax Year: If effective date is January 1, 2025, then maturity date shall be December 15, 2040 (2039 taxes paid in 2040).

Use of Funds Collected

<u>Tax Year</u>	<u>Description</u>	<u>Amount</u>	<u>1% County</u>	<u>Pmt to Dev</u>	<u>Pmt to City</u>	<u>Balance</u>
	TOTAL AMOUNT TO BE PAID			\$ 339,373.00	\$ 11,627.00	
2025	Property Tax Credit	\$ -	\$ -	\$ -	\$ -	\$ -
2025	Payment of Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
2025	Payment of Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
	Balance			\$ 339,373.00	\$ 11,627.00	

City Bond Payments/Applied TIF Funds - Not Applicable

<u>Date</u>	<u>Description</u>	<u>ReceiptofTIF Rev</u>
	No Borrowed Funds for this Project	

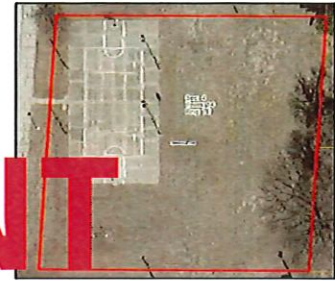
Estimated Date/Budget for Return of project to tax rolls

Estimated using the current year excess value

<u>Tax Year</u>	<u>Description</u>	<u>TIF Year</u>	<u>Pmt to Dev</u>	<u>Pmt to City</u>
	BEGINNING BALANCE		\$ 339,373.00	\$ 11,627.00
2025	Estimated Pmt	1	\$ -	\$ -
2026	Estimated Pmt	2	\$ -	\$ -
2027	Estimated Pmt	3	\$ -	\$ -
2028	Estimated Pmt	4	\$ -	\$ -
2029	Estimated Pmt	5	\$ -	\$ -
2030	Estimated Pmt	6	\$ -	\$ -
2031	Estimated Pmt	7	\$ -	\$ -
2032	Estimated Pmt	8	\$ -	\$ -
2033	Estimated Pmt	9	\$ -	\$ -
2034	Estimated Pmt	10	\$ -	\$ -
2035	Estimated Pmt	11	\$ -	\$ -
2036	Estimated Pmt	12	\$ -	\$ -
2037	Estimated Pmt	13	\$ -	\$ -
2038	Estimated Pmt	14	\$ -	\$ -
2039	Estimated Pmt	15	\$ -	\$ -
			\$ 339,373.00	\$ 11,627.00

Estimate the project will be fully funded early.

Project Name: Kennedy Park Redevelopment Project Phase 2
 Project Date: 2023
 Legal Description: Block 5 Dickensons Addition
 Blighted & Sub. Area: Amended Area #1
 Project Description: Construction of approximately eleven (11) 2-and 3-bedroom townhomes, the construction of approx. ten (1) parking



AGREEMENT

Tax Collection Information

Tax Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax	1st Pmt Date	2nd Pmt Date
2027	\$	\$	\$	\$	\$		

CURRENTLY

Revolvement Contract Terms
 Total Approved Contract - Pmts to City for Development 731,000 to City - \$1,000 for phase I, 80,000 (less \$1,000 due to City for legal fees and \$2,000 administration fee)
 Total Approved Redevelopment Contract - Pmts to City, All fees recovered in Phase I
 Effective Tax Year: no later than January 1, 2027
 Ending Tax Year: If effective date is January 1, 2027, then maturity date shall be December 15, 2040 (2039 taxes paid in 2042).

UNDER REVIEW.

Tax Year	Description	Use Amount	Funds Collected	Portion	Portion to City	Balance
	TOTAL TIF TO REPAY				\$ 380,000.00	
2027	Property Tax Credit	\$ -	\$ -	\$ -	\$ -	-
2027	Payment of Taxes	\$ -	\$ -	\$ -	\$ -	-
2027	Payment of Taxes	\$ -	\$ -	\$ -	\$ -	-
	Balance				\$ 380,000.00	\$ -

NO WORK HAS

Date	Description	Receipt of Tax Rev

No Borrowed Funds for this Project

Estimated Date/Budget for Return of project to tax rolls

Estimated using the current year excess value

Tax Year	Description	TIF Year	Pmt to Dev	Pmt to City
	BEGINNING BALANCE		\$ 380,000.00	\$ -
2020	Estimated Pmt	1	\$ -	\$ -
2021	Estimated Pmt	2	\$ -	\$ -
2022	Estimated Pmt	3	\$ -	\$ -
2023	Estimated Pmt	4	\$ -	\$ -
2024	Estimated Pmt	5	\$ -	\$ -
2025	Estimated Pmt	6	\$ -	\$ -
2026	Estimated Pmt	7	\$ -	\$ -
2027	Estimated Pmt	8	\$ -	\$ -
2028	Estimated Pmt	9	\$ -	\$ -
2029	Estimated Pmt	10	\$ -	\$ -
2030	Estimated Pmt	11	\$ -	\$ -
2031	Estimated Pmt	12	\$ -	\$ -
2032	Estimated Pmt	13	\$ -	\$ -
2033	Estimated Pmt	14	\$ -	\$ -
2034	Estimated Pmt	15	\$ -	\$ -
			\$ 380,000.00	\$ -

Estimate the project will be fully funded early.

STARTED

Project Name: Wahoo Super Project
 Project Date: 2023
 Legal Description: Block 2, Dickenson's Addition
 Blighted & Sub. Area: Downtown Blighted Area
 Project Description: Demolition of vacant grocery store on Project Site and the construction of a four-story mixed-use buildign with approx. 8,000 sq ft of commercial space and four (4) residential dwelling units on the first floor and approx. fifty-four (54) residential dwelline units and the second through fourth floors and assoc improvements on the project site.



AGREEMENT

Tax Collection Information

Tax Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax	1st Pmt Date	2nd Pmt Date
2024	\$	-	-	-	-		

CURRENTLY

Total Approved Contract - Pmts to the Developer - \$7,200,000 Total - \$51,000 for phase 1 \$38,000 for phase 2, \$62,000 for legal and \$1,000 administration fee)
 Total Approved Redevelopment Contract - Pmts to City: All fees recovered in Phase I
 Effective Tax Year: no later than January 1, 2027
 Ending Tax Year: If effective date is January 1, 2027, then maturity date shall be December 15, 2040 (2039 taxes paid in 2042).

UNDER REVIEW.

Tax Year	Description	Amount	County	Pmt to Dev	Pmt to City	Balance
	2025 Property Tax Credit	\$ -		\$ -	\$ -	-
	2025 Payment of Taxes	\$ -		\$ -	\$ -	-
	2025 Payment of Taxes	\$ -		\$ -	\$ -	-
	Balance			\$ 1,888,072.00	\$ 8,664.00	

NO WORK HAS

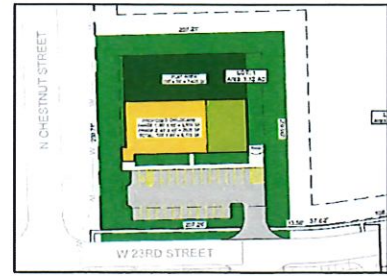
No Borrowed Funds for this Project **Estimated Date/Budget for Return of project to tax rolls**

Estimated using the current year excess value

Tax Year	Description	TIF Year	Pmt to Dev	Pmt to City
	BEGINNING BALANCE		\$ 1,888,072.00	\$ 8,664.00
2025	Estimated Pmt		\$ -	\$ -
2026	Estimated Pmt		\$ -	\$ -
2027	Estimated Pmt	3	\$ -	\$ -
2028	Estimated Pmt	4	\$ -	\$ -
2029	Estimated Pmt	5	\$ -	\$ -
2030	Estimated Pmt	6	\$ -	\$ -
2031	Estimated Pmt	7	\$ -	\$ -
2032	Estimated Pmt	8	\$ -	\$ -
2033	Estimated Pmt	9	\$ -	\$ -
2034	Estimated Pmt	10	\$ -	\$ -
2035	Estimated Pmt	11	\$ -	\$ -
2036	Estimated Pmt	12	\$ -	\$ -
2037	Estimated Pmt	13	\$ -	\$ -
2038	Estimated Pmt	14	\$ -	\$ -
2039	Estimated Pmt	15	\$ -	\$ -
	Estimate the project will be fully funded early.		\$ 1,888,072.00	\$ 8,664.00

STARTED

Project Name: Wilmer Heights Daycare
 Project Date: 2024
 Legal Description: Lot 73R, Wilmer Ridge Subdivision
 Blighted & Sub. Area: Amended Area #1
 Project Description: Construct an approximately 6,000 to 8,775 sq ft building to be utilized as a Day Care Center. The building will be a single floor, with several child-care rooms for space up to 100 children.



Tax Collection Information

Tax Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax	1st Pmt Date	2nd Pmt Date
2025	\$ 7,800	\$ -	1.070609	\$ 105.18	\$ -		

Redevelopment Contract Terms

Total Approved Contract - Pmts to the Developer: \$550,000 (less \$5,500 due to City for legal fees + \$2,000 in admin fees)
 Total Approved Redevelopment Contract - Pmts to City: \$7,500
 Effective Tax Year: January 1, 2026
 Ending Tax Year: December 15, 2041 (2040 taxes paid in 2041).

Tax Year	Description	Use of Funds Collected			Pmt to Dev	Pmt to City	Balance
		Amount	1% County				
	TOTAL AMOUNT TO BE PAID			\$ 542,500.00	\$ 7,500.00		
2026	Property Tax Credit	\$ -	\$ -	\$ -	\$ -	\$ -	
2026	Payment of Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	
2026	Payment of Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	
	Balance			\$ 542,500.00	\$ 7,500.00		

City Bond Payments/Applied TIF Funds - Not Applicable

Date Description Receipt of TIF Rev
 No Borrowed Funds for this Project

Estimated Date/Budget for Return of project to tax rolls

Estimated using the current year excess value

Tax Year	Description	TIF Year	Pmt to Dev	Pmt to City
	BEGINNING BALANCE		\$ 542,500.00	\$ 7,500.00
2026	Estimated Pmt	1	\$ -	\$ -
2027	Estimated Pmt	2	\$ -	\$ -
2028	Estimated Pmt	3	\$ -	\$ -
2029	Estimated Pmt	4	\$ -	\$ -
2030	Estimated Pmt	5	\$ -	\$ -
2031	Estimated Pmt	6	\$ -	\$ -
2032	Estimated Pmt	7	\$ -	\$ -
2033	Estimated Pmt	8	\$ -	\$ -
2034	Estimated Pmt	9	\$ -	\$ -
2035	Estimated Pmt	10	\$ -	\$ -
2036	Estimated Pmt	11	\$ -	\$ -
2037	Estimated Pmt	12	\$ -	\$ -
2038	Estimated Pmt	13	\$ -	\$ -
2039	Estimated Pmt	14	\$ -	\$ -
2040	Estimated Pmt	15	\$ -	\$ -
	Estimate the project will be fully funded early.		\$ 542,500.00	\$ 7,500.00

TIF Utilization Report

Comparing Wahoo with ten communities larger and smaller in population than Wahoo
Taken from NE Department of Revenue 2025 TIF Report

	Population	2022 %TIF of Total City	2023 %TIF of Total City	2023 %TIF of Total City	City Taxable Value	TIF Excess Value	City Total Value	2025 %TIF of Total City
Auburn	3470	7.83%	9.97%	12.08%	\$ 193,299,697	\$ 30,482,012	\$ 223,781,709	13.62%
G oth enbu rg	3500	4.10%	3.69%	5.57%	\$ 338,358,034	\$ 19,635,558	\$ 357,993,592	5.48%
West Point	3506	0.44%	1.33%	1.52%	\$ 409,590,544	\$ 5,951,735	\$ 415,542,279	1.43%
Broken Bow	3581	4.05%	4.17%	4.02%	\$ 291,920,117	\$ 9,227,109	\$ 301,147,226	3.06%
O'Neill	3970	2.46%	2.12%	1.58%	\$ 241,450,834	\$ 3,334,858	\$ 244,785,692	1.36%
Fairbury	3988	2.83%	2.54%	1.57%	\$ 226,875,541	\$ 2,236,047	\$ 229,111,588	0.98%
Cozad	4133	2.86%	2.92%	3.52%	\$ 265,978,793	\$ 9,505,741	\$ 275,484,534	3.45%
Falls City	4279	7.58%	5.59%	4.04%	\$ 210,217,863	\$ 10,419,183	\$ 220,637,046	4.72%
Waverly	4678	6.62%	7.24%	6.67%	\$ 583,096,251	\$ 62,105,200	\$ 645,201,451	9.63%
Aurora	4818	0.00%	0.00%	0.00%	\$ -	\$ -	\$ -	0.00%
Wahoo	4878	4.69%	3.88%	3.86%	\$ 488,654,383	\$ 19,003,030	\$ 507,657,413	3.74%
Ogallala	5206	9.37%	8.74%	7.24%	\$ 480,351,035	\$ 47,356,925	\$ 527,707,960	8.97%
Chadron	5515	1.71%	1.54%	1.53%	\$ 342,890,580	\$ 5,012,085	\$ 347,902,665	1.44%
Holdrege	5973	4.01%	3.96%	3.74%	\$ 512,370,481	\$ 20,471,486	\$ 532,841,967	3.84%
Wayne	6410	5.47%	4.69%	4.89%	\$ 396,535,527	\$ 35,080,410	\$ 431,615,937	8.13%
Sidney	6494	5.81%	5.43%	4.73%	\$ 531,030,807	\$ 17,820,155	\$ 548,850,962	3.25%
Ralston	6544	5.23%	7.57%	7.26%	\$ 669,024,305	\$ 20,417,900	\$ 689,442,205	2.96%
Platts mou th	6547	3.98%	4.33%	4.91%	\$ 468,613,739	\$ 24,492,734	\$ 493,106,473	4.97%
Schuyler	7099	1.70%	1.85%	1.77%	\$ 386,193,619	\$ 5,599,670	\$ 391,793,289	1.43%
Crete	7222	2.59%	2.27%	1.97%	\$ 528,158,015	\$ 11,516,470	\$ 539,674,485	2.13%
Nebraska City			2.54%	2.52%	\$ 555,752,450	\$ 12,399,653	\$ 568,152,103	2.18%
State of Nebraska		4.28%	4.11%	4.54%				4.68%

Note: Gretna was replaced with NE City in 2023 due to population growth.

Excess Value - 2025 - Peer Communities

			Residential	Commercial	Industrial	Other	Total	Project Count
Auburn	Nemaha	3470	\$ 26,507,138	\$ 3,974,874	\$ -	\$ -	\$ 30,482,012	4
Gothenburg	Dawson	3478	\$ 5,389,505	\$ 14,243,850	\$ -	\$ 2,203	\$ 19,635,558	14
West Point	Cuming	3500	\$ -	\$ 4,195,220	\$ 1,756,515	\$ -	\$ 5,951,735	4
Broken Bow	Custer	3506	\$ -	\$ 14,762,990	\$ -	\$ -	\$ 14,762,990	12
O'Neill	Holt	3581	\$ -	\$ 334,858	\$ -	\$ -	\$ 3,334,858	3
Fairbury	Jefferson	3970	\$ 1,068,15	\$ 1,167,889	\$ -	\$ -	\$ 2,236,047	5
Cozad	Dawson	3988	\$ 8	\$ 6,131,833	\$ -	\$ -	\$ 9,505,741	21
Falls City	Richardson	4133	\$ 3,373,90	\$ 9,493,208	\$ 925,975	\$ -	\$ 10,419,183	8
Waverly	Lancaster	4279	\$ 8,988,300	\$ 31,777,000	\$ 21,339,900	\$ -	\$ 62,105,200	7
Aurora	Hamilton	4678	\$ -	\$ -	\$ -	\$ -	\$ -	0
Wahoo	Saunders	4818	\$ -	\$ 19,003,030	\$ -	\$ -	\$ 19,003,030	5
Ogallala	Keith	4878	\$ 2,591,160	\$ 44,765,765	\$ -	\$ -	\$ 47,356,925	45
Chadron	Dawes	5206	\$ -	\$ 5,012,085	\$ -	\$ -	\$ 5,012,085	1
Holdrege	Phelps	5515	\$ 11,032,503	\$ 9,438,983	\$ -	\$ -	\$ 20,471,486	13
Wayne	Wayne	5973	\$ 9,083,980	\$ 25,996,430	\$ -	\$ -	\$ 35,080,410	31
Sidney	Cheyenne	6410	\$ 515,013	\$ 17,305,142	\$ -	\$ -	\$ 17,820,155	6
Ralston	Douglas	6494	\$ -	\$ 20,417,900	\$ -	\$ -	\$ 20,417,900	6
Plattsmouth	Cass	6544	\$ 1,837,301	\$ 22,655,433	\$ -	\$ -	\$ 24,492,734	8
Schuyler	Colfax	6547	\$ -	\$ 5,599,670	\$ -	\$ -	\$ 5,599,670	2
Crete	Saline	7099	\$ 2,134,620	\$ 9,381,850	\$ -	\$ -	\$ 11,516,470	7
Nebraska City	Otoe	7222	\$ -	\$ 12,399,653	\$ -	\$ -	\$ 12,399,653	6

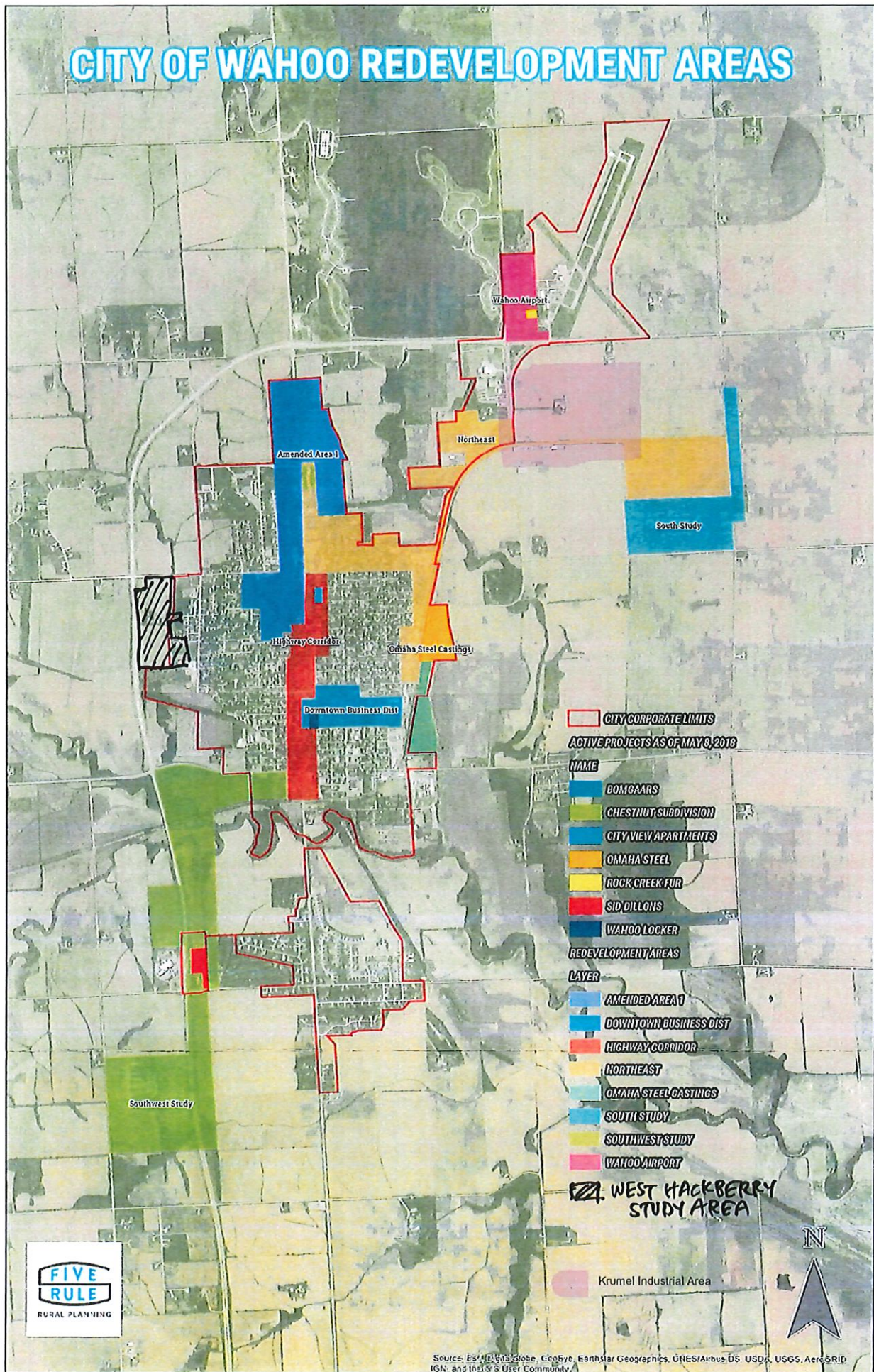
Excess Value - 2025 - Communities/Schools with Growth - Bedroom Communities

	School District		Residential	Commercial	Industrial	Other	Total	
Yutan	Saunders	Yutan	\$ 27,562,687	\$ 1,853,353	\$ -	\$ -	\$ 29,416,040	6
Greenwood	Cass	Ashland 1	\$ 2,466,633	\$ 1,864,242	\$ -	\$ -	\$ 4,330,875	3
LaVista	Sarpy	Papillion-LaVista 27	\$ -	\$ 64,057,802	\$ -	\$ -	\$ 64,057,802	6
Papillion	Sarpy	-	\$ -	\$ -	\$ -	\$ -	\$ -	0
Blair	Washington	Blair	\$ 5,510,565	\$ 7,899,840	\$ 3,097,035	\$ -	\$ 16,507,440	9
Valley	Douglas	DC West	\$ 383,789,100	\$ -	\$ -	\$ -	\$ 383,789,100	19
Waterloo	Douglas	DC West	\$ 19,747,600	\$ 9,369,200	\$ 8,073,20	\$ -	\$ 37,190,000	16
Seward	Seward	Seward	\$ 3,438,153	\$ 25,873,025	\$ 26,216,029	\$ -	\$ 55,527,207	35
S. Sioux City	Dakota	S. Sioux City	\$ 6,181,995	\$ 30,259,595	\$ -	\$ -	\$ 36,441,590	7
Milford	Milford	-	\$ -	\$ 2,659,857	\$ -	\$ -	\$ 2,659,857	5
Hickman	Lancaster	Norris 160	\$ -	\$ 664,500	\$ -	\$ -	\$ 664,500	1

Notes:

- Waterloo - 120 residential lots, started 2005, 15 lots per year originally, "Homes at River Road"
- Valley - 149 residential lots, started 2008, "Mallard Lake", "Mallard Landing", constructed in phases
- Valley - "Bluewater Infrastructure" "Bluewater Subdivision", constructed in phases (lake property)
- Yutan - Sudbeck Homes, constructed in phases, approximately 85 residential lots
- Greenwood - "Greenwood Village"
- Auburn - Redevelopment done by blanket public improvements in areas of need in community (Core, SE, SW, making troublesome building lots or areas of subdivisions attractive for residential construction)
- S. Sioux City - Flatwater Crossing - mixed-use neighborhood w/dwelling units, comm bldgs, public fac.

CITY OF WAHOO REDEVELOPMENT AREAS



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Redevelopment Areas as of 4/14/2026

<u>Area</u>	<u>Acres</u>
Northeast	189.63
Downtown Business Dist	50.18
Omaha Steel Castings	26.27
Wahoo Airport	42.38
Southwest Study	17.76
Southwest Study	14.58
Highway Corridor	87.93
Kennedy Campus/Amended Area 1	178.85
West Hackberry Area	50.00
Total Blighted within Wahoo Limits	657.59
Previous Acres	1847.00
Dry Run Sudivision Annexation (6/2018)	13.39
North Highlands Annexation (7/2021)	38.52
Water Tower (7/2023)	1.22
Trail & Storm Water Easement (2/2024)	2.22
NRD Property (10/2024)	32.07
Dry Run Subdivision - Phase 1	9.66
Total Acres in Wahoo	1944.08
Percentage blighted within Wahoo	33.8%
Maximum = 50% of acres	972.04
Acres availablefor designation	314.45

City of Wahoo, Nebraska

**Tax Increment Financing
Wahoo Community Development Agency Policies and Procedures
April 8, 2004 (Amended 2022)**

INTRODUCTION

Tax Increment Financing (TIF) has proven to be a powerful force for revitalizing areas of cities and towns in Nebraska. Formerly referred to as "urban renewal," the purpose of this legislation is the elimination of blighted and substandard areas. TIF permits local governments to use the increased tax revenues produced by a redevelopment project to partially finance the cost of some improvements associated with that project.

TIF COMMITTEE

All Tax Increment Financing (TIF) petitions must be filed with the Wahoo TIF Committee. This committee, all appointed by the Mayor, includes the Mayor, three City Council members, one Planning Commission member, City Administrator, Utilities General Manager, and Wahoo Economic Development Director. The TIF Committee is only a recommending body on proposed TIF redevelopment plans and projects. Final approval of any proposed use of TIF for redevelopment projects shall be determined by the Community Development Agency (Wahoo City Council), also known as the CDA, after receipt of the recommendation of the TIF Committee and Planning Commission.

APPLICATION PROCESS

The TIF Committee shall follow the procedures set forth herein in the consideration of and recommendation regarding any proposed TIF redevelopment plan or project, including the following procedures:

- I. The applicant must submit an application to the TIF Committee for its proposed TIF redevelopment plan or project in accordance with the requirements set forth herein.
- II. The TIF Committee will perform a preliminary "cost-benefit" analysis of the plan or project, with or without the assistance of legal counsel.
- III. The TIF Committee shall vote on the proposed redevelopment plan or project within 30 days after receiving the TIF request; a majority vote of the Committee shall determine if the plan or project meets the objectives described below and if it should be advanced for the formal consideration process by the CDA, the Planning Commission, and the City Council.
- IV. Following the TIF Committee's recommendation, the CDA will review the plan or project and make a recommendation for the project to move through the formal approval process with the Planning Commission and the City Council. This process is defined by a statutory process that must be followed.
- V. The CDA (City Council) evaluates the Planning Commission's comments and approves or denies the plan or project.

USE OF TIF FUNDS

As described in Nebraska Statutes, TIF funds may be used for any of the following purposes (which may be amended by statute):

- I. Public improvements associated with a redevelopment project which are located in the redevelopment area. Such improvements can include streets, street lighting, sewers, sidewalks, utilities, public parking areas, parks/recreation facilities, landscaping of public areas and any other legally permitted municipal activities.
- II. Acquisition of redevelopment sites, including all costs associated with that acquisition.
- III. Site preparation, demolition, grading, surcharging, special foundation work, and other necessary site preparation work.
- IV. Utility extension and hook-ups.
- V. Rehabilitation of structures within the redevelopment areas.

APPROVAL PROCESS

The TIF approval process consists of three primary steps:

- I. Designation of the Blighted Area – In Wahoo there are several areas that have been designated as blighted and substandard. To be eligible for consideration for use of TIF a proposed redevelopment project must be located in an eligible area that has been declared blighted and substandard.
- II. Preparation and approval of a Redevelopment Plan – The City of Wahoo has approved a General Redevelopment Plan for any areas that have been declared Blighted and Substandard. The City may also choose to prepare a specific redevelopment plan for a project area that may contain more specific goals and defined plans for redevelopment for a specific area. The plan has certain statutory requirements and includes a delineation of the Tax Increment Project Area. It also contains general information about the potential or proposed projects and the eligible use of TIF funds.
- III. Approval of a Redevelopment Agreement/Contract - Following approval of the redevelopment plan (unless there is already one in place), the City and the developer/owner of the proposed project negotiate a redevelopment agreement/contract. This contract sets forth the mutual responsibilities of both parties and may include the financial terms of the project. As part of the agreement process, the City and the developer will determine if the TIF financing is to be used as a private loan (in which case the developer will arrange this financing with a private lender) or a City bond issue (in which case the City and the developer will work with a bond underwriter to arrange this financing). Generally, any amount under \$250,000 should be financed as a private loan by the developer.

CITY OF WAHOO'S PUBLIC POLICY STATEMENT REGARDING TIF

It is important to note all redevelopment projects/project proposals must meet the following criteria of the City's Public Policy Statement for Wahoo Tax Increment Financing Program:

- I. It is the Policy of the Wahoo Community Development Agency (CDA) to proactively exercise such powers under the Community Development law of the State of Nebraska as are necessary and expedient to assist in the remediation of blight and substandard conditions in the City of Wahoo.

- II. In order to encourage investment in redevelopment areas, the CDA may provide partial loans and/or grants (and/or combinations of loans and grants) for redevelopment projects in areas declared to be blighted and substandard.
- III. The CDA intends to issue bonds for the purposes set forth in §18-2147 of the Nebraska Revised Statutes and pledge the incremental ad valorem taxes on real property in redevelopment projects.
- IV. The CDA does not intend to use its taxing authority to increase the current property tax level to support redevelopment. Wahoo's redevelopment should be self-supporting. The CDA believes that many projects requiring assistance to positively impact blight and substandard conditions will not be of sufficient monetary size to warrant a division of taxes under §18-2147 of the Nebraska Revised Statutes. In order to create needed loan and grant funds to encourage redevelopment, each redevelopment plan, and redevelopment contract, should contain provisions providing for partial funding of a Community Redevelopment fund for smaller projects which do not qualify for the division of taxes under section §18-2147 because of the size of the project. The CDA finds that projects which do not expect an increase in the assessed value of real estate in the redevelopment project in excess of \$250,000.00 are generally not such projects as will benefit from the issuance of bonds under section §18-2147.
- V. The CDA shall generally require any proposed redeveloper to file with its application for redevelopment assistance under a proposed redevelopment plan or a proposed redevelopment contract, a sum of \$5,000.00 to cover costs of staff time, and other costs and expenses of the City of Wahoo. Additionally, the redeveloper shall be responsible for payment of out-of-pocket legal expenses incurred by the CDA. Costs associated with bond issuance are the responsibility of the developer, and may be added to the amount of the bonds. Such payments shall be non-refundable, and the filing of such fee shall not guarantee the acceptance or recommendation for approval of any such plan or contract.
- VI. It is the policy of the CDA to require cash payments of fees and other requirements under redevelopment plans and contracts. However, the CDA reserves the right, in limited circumstances, to accept debt obligations issued by the CDA, in payment of any fees or in satisfaction of any requirements under any redevelopment contractor or redevelopment plan, or substantial modification thereof.
- VII. The CDA finds that the acquisition and the development of undeveloped vacant land, not within a substandard or blighted area, is central to the proper clearance and redevelopment of substandard and blighted areas within the City of Wahoo and is a necessary part of the general community redevelopment program of the city. The CDA further finds that the acquisition and development of land outside the city to within a radius of one mile thereof is necessary and convenient to the proper clearance and redevelopment of substandard and blighted areas within the city and is a necessary adjunct to the general community redevelopment program of the city.
- VIII. Redevelopment projects should generally conform to the General Plan for the development of the City (Comprehensive Plan) and be consistent with the City development standards.

IX. The CDA finds that one of the more effective methods of eliminating blight and substandard conditions is to promote the city as a retail trade, medical and tourism center. Therefore, improvements to existing facilities, and creation of new and larger retail stores, medical facilities and tourist facilities should be supported and encouraged. Continued expansion of industry, including warehousing, manufacturing, value-added agricultural industries and office complex facilities is an additional method of removing blight and substandard conditions. Such development should be encouraged in the blighted and substandard areas.

X. Preference will be given to redevelopment projects and redevelopment contracts that result in the retention and or creation of above-average wage jobs. The CDA firmly believes that increased income levels within blighted and substandard areas significantly assist in the reduction of blight and substandard conditions:

a. The CDA believes that the use of TIF should be reserved for redevelopment plans/projects that demonstrate the highest public benefit, including one or more of the following criteria:

- i. eliminate blight,
- ii. finance desirable public improvements,
- iii. strengthen the employment and economic base,
- iv. increase property values,
- v. reduce poverty,
- vi. create economic stability,
- vii. stabilize and upgrade existing neighborhoods and areas,
- viii. facilitate economic self-sufficiency,
- ix. and implement the Comprehensive Plan of the City of Wahoo and the economic development strategy of the City.

b. The CDA shall pay particular attention to the merits of each proposed redevelopment plan/project with regard to:

- i. potential impact on City service levels,
- ii. overall contribution to the City economy,
- iii. and consistency with the City's goals and objectives as expressed in the Comprehensive Plan and other adopted planning or strategic documents.

c. The CDA shall consider all proposed redevelopment plans and projects on their individual merits; however, the CDA favors redevelopment plans and projects that impact positively the following issues:

- i. Job Creation:
 1. projects that create jobs with wages that exceed community average,
 2. total number of additional employees that will be hired and whether they will be hired from the local population,
 3. skill and education levels and range of salary and compensation required for jobs expected to be created,
 4. and potential for executive relocation.
- ii. Vacant Land: If the proposed redevelopment plan or project will involve development/redevelopment of vacant land, it must conform with the Comprehensive Plan of the City of Wahoo and serve as a catalyst for further, high quality development or redevelopment.

- iii. Commercial Rehabilitation: Proposed redevelopment plans/projects involving the rehabilitation of existing retail, commercial, office or industrial facilities should serve to stabilize areas of the City that have or will likely experience deterioration.
 - iv. Retail Use: Proposed redevelopment plans/projects for retail and service commercial uses should be limited to those that encourage an inflow of customers from outside the City or that will provide services or fill retail markets that are currently unavailable or in short supply in the City.
 - v. Residential: Proposed redevelopment plans/projects involving residential units located in areas of infill within the community, be a rehabilitation of an existing multi-family residential structure, or be part of a redevelopment plan/project located in the downtown area of Wahoo.
- d. Other than described above, the CDA does not intend to provide assistance for residential projects. The policy of the CDA is to promote redevelopment projects that have a high probability of long-term benefit to community and long-term survival ability. Therefore, the CDA will generally require as part of application for assistance, financial statements and projections providing sufficient data to determine probably long-term success of the redevelopment project.
- e. Generally, the CDA will require, as part of a redevelopment contract, that provision be made for the installation of and payment for, or provision for payment for, public infrastructure including electrical lines, curbs, gutters, paved streets, sewer, gas and water. Installation of public amenities may also be required, including public parking, benches, pedestrian shelter, bus stops, signage and the like.
- f. In order to remove substandard and blighting influences in the city, the CDA will support projects that capture incremental tax revenues over a wide area to provide beneficial area wide redevelopment or benefit.
- g. The CDA recognizes that proactive remedial action in redevelopment areas requires a continual review of policies and procedures to the end that policy changes may be made on a timely basis to positively impact continual improvement in blighted and substandard areas.
- h. Generally, the CDA will require that not less than 25% of the bond proceeds generated from the project be distributed in the form of a loan secured with a lien on the project. The balance of the proceeds may be distributed as a grant. Terms of the loan shall be determined at the time of application and shall be based on projected repayment ability of the project. As a general policy, loan repayment should be for a term of not greater than five years. Balloon payments would be considered. Receipts from the loan repayment shall be placed into the Community Redevelopment fund.
- i. Developer Financials and Assurance of Marketability for and Final Payment of Bonds:
 - i. Timely payment of tax increment bond financings and the responsibility for such payment rests not with the municipality or its community redevelopment agency or authority issuing the indebtedness, but rather with the developer for any project for which TIF borrowings are requested.

- ii. The City advises developers that the existence of an ability for the issuance of tax increment financings does not assure a ready market for such financing. Accordingly, the City will make inquiry and must have information as to the financial structure and posture of a developer, and/or assurance from the developer that such developer has the ability to deliver any bonds issued to his own lender; to provide a letter of credit or other means of credit enhancement; or to provide some other means of payment guarantee to assure the transaction might be bankable and marketable. In each issuance of bonds the City will exercise its efforts to assist in determination of the marketability of an issue, but makes no pledge or guarantee of such marketability nor will the City be responsible for finding a buyer of any TIF obligation.
- iii. Changes in tax structure, the manner of levying and collecting taxes, casualty loss of a facility, failure of the property owner to pay taxes, and other factors might result in the inadequacy of incremental tax revenues to pay the principal of and interest on a TIF obligation. A developer must be prepared and must be able to guarantee that should such an event or events occur, the developer will be prepared and will be able to make up any resulting deficiency between available tax revenues and the bond payments then due, or to immediately provide for payment and retirement of outstanding bonds and interest accrued on such bonds.
- iv. A typical redevelopment agreement makes such findings as set out above and also generally makes provision relative to the lender being an additional named insured under any casualty insurance policy and contains provisions requiring the timely payment of taxes and assessments as well as a minimum non-protest value for the underlying property as developed.
- j. The grant or award of assistance to any particular project shall not obligate the CDA to grant assistance to any other project, whether similar or otherwise.
- k. In addition, the City of Wahoo must conclude that the plan (project) would not be economically feasible without TIF.

More information on this program is available by calling the Wahoo Economic Development Office at 402-443-4001.

MICRO-TIF in WAHOO

(October 2023)

In 2023 the Nebraska Legislature made changes to allow an expedited review process for a redevelopment project in all communities except Lincoln and Omaha (aka Micro TIF), that allows developers of smaller projects to take advantage of tax increment financing for their project. In September the City Council adopted a resolution that made the expedited review process available in Wahoo. This resolution can be revoked by the Council at any time.

Key points:

- Quick review process, limited \$50 application fee
- Limited project size (final valuation)
- Limited project type (residential and small commercial)
- Can be limited annually by the Council (currently is not, but can be)
- Qualified expenses must meet the “benefit of the public” requirement
- Limited to 15 years unless extremely blighted designation – not in Wahoo

ELIGIBILITY

A redevelopment plan for a project is eligible if:

- Includes ONE project
- Property must be in a designated blight and substandard area and must involve either
 - o Repair, rehabilitation, or replacement of an existing structure that has been within the corporate limits of the city for at least 60 years, or
 - o Redevelopment of a vacant lot that has been within the corporate limits for at least 60 years
- Assessed value when complete is estimated to be no more than:
 - o \$350,000 for a single-family residential structure
 - o \$1,500,000 for a multi-family residential structure or commercial structure, or

APPLICATION AND REVIEW PROCESS

A universal form has been developed which is available on the Nebraska Department of Economic Development website. This must be completed and submitted with a \$50 fee at City Hall. Must include:

- Existing uses and condition of the property
- Proposed uses of the property
- Number of years the structure has been within corporate limits or number of years lot has been vacant
- Current assessed value
- Increase in the assessed value that is estimated to occur as a result of the redevelopment project
- Description of how the project will be financed and by who will hold the note
- Agreed-upon costs of the redevelopment project

Application is reviewed by the City Administrator. The primary area of review will be the stated “agreed-upon costs” as they still must meet the test of benefiting the public. Within 30 days of receiving the application, the Council must act to approve or deny the project. Denial is required if application does not meet the requirements of the law, if it exceeds an annual limit established by the Council, or if it is inconsistent with the city’s comp plan.

NOTE ISSUANCE

At the same time of approval, the Council issues a note that is the lesser of:

The agreed-upon costs of the redevelopment project OR

The amount estimated to be generated over a fifteen-year period from the ad-valorum taxes.

Note: The issuance of this debt does not create any financial obligation for the City. It is simply a legal conduit for the redeveloper to receive funding.

PROJECT COMPLETION

Redeveloper has two years from date of approval to complete the project. When completed, the redeveloper must notify the county assessor of the completion. The county assessor does the following:

- Determines whether project has been completed,
- Determines the assessed value of the property that has been redeveloped,
- Sends certification to the city of their findings

Once the certification is complete, the City can begin paying the ad-valorum taxes to the holder of the note. Funds must go to the holder of the note.

WHAT THE EXPEDITED REVIEW PROCESS ELIMINATES

It's important to remember this statute addresses the REVIEW process only. This process eliminates the need for:

- An officially adopted redevelopment plan
- Requirement of recommendation by the Planning Commission
- Completion of a cost-benefit analysis
- Statement of the proposed method and estimated cost of acquisition, statement of finances, displacement of residents, etc.
- Public hearings at the Planning Commission and City Council
- Finding that "without TIF this project would fail".

EXAMPLE

An existing downtown two-story commercial building valued at \$55,000. A redeveloper wants to purchase this building for \$60,000 and upgrade the second story to an apartment or two. The building needs new windows, an ADA entrance for the main level, and a few sidewalk panels in front of the building need work to eliminate tripping hazards. There also needs to be some site work in back and a concrete panel poured behind the building for the parking for the apartment, but structurally the building is sound and has adequate utility services. It is expected that when the remodel is complete the taxable value will be \$140,000.

Definitive eligible expense: Site acquisition, sidewalk panel replacements

Grey area eligible expenses: New windows, ADA entrance, concrete panel for parking

TIF Value = $\$85,000 \times \$1.90/\$100$ of value = $\$1,615$ per year $\times 15$ years = $\$24,225$

Definitive eligible expense = property acquisition = $\$55,000$

Maximum value of TIF (TIF Note) = $\$24,225$

PUBLIC OPEN HOUSE MEETING

STP-92-6(125) Mead – US-6/N-31; CN 13552

You're invited to a public meeting regarding proposed improvements to U.S. Highway 275 (US-275) and Nebraska Highway 92 (N-92) in Saunders and Douglas counties. The project would expand US-275 and N-92 from a two-lane highway to a four-lane highway for approximately 16 miles starting just east of the U.S. Highway 77 (US-77)/N-92 junction and extending east to the N-92/US-275 junction. The proposed segment of US-275 would start approximately one mile north of the US-275/Nebraska Link 28E (L-28E) junction and extend south and east to the US-275/U.S. Highway 6 (US-6) junction. The segment of L-28E would start at the L-28E/US-275 junction and extend south and west to the L-28E/N-92 junction.

The meeting is being held to provide an opportunity for attendees to learn about the project and to discuss questions with staff. There will be no formal presentation, and attendees may come and go at their convenience.



MEETING DETAILS

Date: Tuesday, May 5, 2026

Time: 5:00 – 7:00 PM

Location:

Yutan Veterans Country Club
1581 Yutan Road
Yutan, NE 68073

Public comments will be collected through **May 20, 2026**, and can be submitted on the project website or to:

Sarah Fisher

NDOT Public Involvement

Sarah.Fisher@nebraska.gov
402-479-3832

For more information, contact:

Brandon Varilek

NDOT District 1 Engineer

Brandon.Varilek@nebraska.gov
402-471-0850

NDOT will make every reasonable accommodation to provide an accessible meeting for all persons. Appropriate provisions for the hearing and visually challenged or persons with Limited English Proficiency will be made if the Department is notified by April 28, 2026.

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: Present, Chris Rappl: Present, Shane Sweet: Absent, Carl Warford: Present.

Bill Reese, 220 Longfellow Circle, County Supervisor District 3 spoke to the hiring of a part time economic developer for the County and recent conversations with the Greater Omaha Economic Development Partnership.

Patrick Nagle entered at 7:01pm.

City Council Member Krejci motioned, and City Council Member Nagle seconded to approve the consent agenda which included approval of the March 24, 2026, minutes of the City Council, approval of Eunite Treat as a part-time paramedic and approval of the following claims:

- BEN – Benefits \$52,905.01,
- BLD - Heartland Office \$1,040.00, Jackson Services \$193.48,
- CEM – Todd Valley \$1,016.00,
- EQU - Hometown Leasing \$83.00, Sunbelt \$356.82,
- FIR - Moffatt, Jason \$1,595.00, Ne State Fire School \$1,562.00, Virgl, Tyler \$900.00,
- LIB – Amazon \$237.09, Cengage \$98.83, Center Point \$344.04, Ingram \$700.48, Midwest Tape \$495.00,
- MED – Airgas \$118.17, ESO \$2,939.44, One Billing Solution \$4,157.58, Stryker \$3,482.81,
- MEM – NEPA \$60.00,
- MISC - Best Care EAP \$1,682.00, DAS State ACCTG - Central Finance \$30.00, First Interstate Bank \$1,600.00, NE Dept of Revenue \$738.00, Wahoo Area Econ \$7,500.00, Wahoo Parks and Rec \$60,000.00,
- PAY – Payroll - \$113,842.56,
- POL – Firespring \$188.63, Ne Public Health Environmental Lab \$105.00,
- POS – Revolving Fund \$51.49,
- PRO – JEO \$2,370.00, One Call Concepts \$37.97,
- PUB – Sandbox Custom Publishing \$357.50,
- STR – Pavers \$415.83, Rose \$45.33,
- SUP – Bomgaars \$254.98, Eakes \$463.12, Simons \$372.42,
- UNI – Rivalry \$513.85,
- UTL - AT&T \$246.88, Butler Public Power \$42.65, Charter \$124.98, US Cellular \$77.40, Verizon \$640.47, Wahoo Utilities \$5,419.92, Waste Connections \$262.82,
- VEH – Feld fire \$4,241.26, O'Reilly \$10.28, Pomp's \$49.07, Ryan's Repair \$487.95.

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

City Council Member Warford motioned, and City Council member Sweet seconded to approve a contract with Diamond Concrete Cuttings, Inc., for curb cutting services. Roll call vote Warford, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, yes; Nagle, yes. Motion carried.

City Council Member Sweet motioned, and City Council Member Ideus seconded to approve Resolution No 2026-09 and amendment to the City of Wahoo Master Fee Schedule regarding costs for curb cutting.

CITY OF WAHOO MASTER FEE RESOLUTION

WHEREAS, it is necessary for the staff of the City of Wahoo to provide services, materials and products, permits, and facilities for use by the public, that will be reimbursed by said members of the public, and,

WHEREAS, it is necessary for the Mayor and City Council of the City of Wahoo to establish and adopt, by resolution, a schedule of appropriate fees and charges as are necessary to recover City costs in providing City services, materials, permits, and products,

WHEREAS, it is desirable to maintain a Master Fee Schedule which provides a compilation of fees and charges assessed by the departments of the City of Wahoo, as attached herein,

WHEREAS, the City did, on March 11, 2021 adopt a Master Fee Scheduled, containing Attachments 1 to 9 as follows:

- Attachment 1: General Fund Fees and Charges
- Attachment 2: Police Department Fees and Charges
- Attachment 3: Street Department Fees and Charges
- Attachment 4: Cemetery Fees and Charges
- Attachment 5: Park and Recreation Fees and Charges
- Attachment 6: Rescue Squad Fees and Charges
- Attachment 7: Wahoo Public Library Fees and Charges
- Attachment 8: Building Department Fees and Charges
- Attachment 9: Zoning Department Fees and Charges

WHEREAS, it is necessary to update particular Attachments to adopt changes to said fees and charges, specifically Attachment 3: Street Department Fees and Charges.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Wahoo that the following amendments to Attachment 3: Street Department Fees and Charges are hereby adopted and are to be incorporated into the City of Wahoo's Master Fee Resolution, and

BE IT FURTHER RESOLVED that the effective date of this amendment shall be April 15, 2026.

ATTACHMENT 3 TO MASTER FEE RESOLUTION STREET DEPARTMENT FEES AND CHARGES

EQUIPMENT AND LABOR CHARGES

No equipment is available without an employee from the City of Wahoo. The minimum amount of time billed is one hour. Time billed after one hour shall be billed at half hour increments.

EQUIPMENT	RATE PER HOUR	LABOR PER HOUR	TOTAL
Tandem Dump Truck (International or Ford)	\$60.00	\$40.00	\$100.00
Single Axle Dump Truck (Freightliner, International or Chevy)	\$50.00	\$40.00	\$90.00
Tractors (Ford, John Deer, Fermecc)	\$38.00	\$40.00	\$78.00
Loaders (Dresser or Komatsu)	\$70.00	\$40.00	\$110.00
Street Sweeper	\$70.00	\$40.00	\$110.00
Patrol	\$70.00	\$40.00	\$110.00
Mowers	\$35.00	\$40.00	\$75.00
Backhoe	\$70.00	\$40.00	\$110.00
Pickup	\$24.00	\$40.00	\$64.00

CURB GRINDING

Curb grinding is available only after review and approval by the Building Inspector/Zoning Administrator and Street Superintendent.

Curb grinding shall be billed at ~~\$15.00~~ 17.00 per linear foot, with a minimum of ~~\$250.00~~ 300.00 per job.

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

Ordinance No. 2496 was introduced by City Council Member Warford entitled: AN ORDINANCE OF THE CITY OF WAHOO, NEBRASKA, TO AMEND ORDINANCE NO. 2493, KNOWN, AND CITED, AS THE ANNEXATION OF DRY RUN COMMONS PHASE I; TO PROVIDE FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH.

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 motioned 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, yes; 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. 2496 may be read by title and motioned for final passage in the same meeting.

City Council Member Warford motioned, and City Council Member Ideus seconded that Ordinance No. 2496 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, yes; Rappl, yes; Sweet, yes. Motion carried.

Mayor Johnson spoke about the meeting for the Saunders County Board of Supervisors and noted that he would be having further conversations regarding their decisions regarding economic development in Saunder County.

The meeting was adjourned at 7:42pm.

Approved:

Christina Fasel, City Clerk

Gerald D. Johnson, Mayor

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: Present, Chris Rappl: Present, Shane Sweet: Absent, Carl Warford: Present.

Patrick Nagle entered the meeting at 6:05pm

City Administrator Harrell presented on the Building Wahoo’s Future project progress. This project encompasses improvements to Public Safety, Civic Center and City Hall facilities. She reported on progress and future plans for the Public Safety Facility.

Parks and Recreation Director Stuhr presented Civic Center conceptual plans.

City Administrator Harrell presented potential avenues for financing if a new Civic Center were to be built.

No action was taken at this meeting.

The meeting was adjourned at 7:50pm.

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						
101-01-550.310 MATERIALS & SUPPLIES						
101-01-550.310 MATERIALS & SUPPLIES	Eakes Office Solutions	name plate Jaynie Brabec	931181-0	04/02/2026	18.98	.00
Total 101-01-550.310 MATERIALS & SUPPLIES:					18.98	.00
101-01-550.330 PRINTING & PUBLICATION						
101-01-550.330 PRINTING & PUBLICATION	American Legal Publishing	Internet renewal period 5/21/26-5/21/27	50301	04/14/2026	550.00	.00
101-01-550.330 PRINTING & PUBLICATION	Revolving Fund	replat dry run commons Phase I	2APR26	04/27/2026	10.00	.00
Total 101-01-550.330 PRINTING & PUBLICATION:					560.00	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 City Admin phone	6141597164	04/20/2026	40.03	.00
Total 101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					40.03	.00
101-01-550.410 EDUCATION & TRAINING EXPENSE						
101-01-550.410 EDUCATION & TRAINING EXPENSE	Wonderful Life Project	training	34	04/19/2026	146.90	.00
101-01-550.410 EDUCATION & TRAINING EXPENSE	Wonderful Life Project	training	35	04/19/2026	83.33	.00
Total 101-01-550.410 EDUCATION & TRAINING EXPENSE:					230.23	.00
101-01-554.630 BUILDING MAINTENANCE						
101-01-554.630 BUILDING MAINTENANCE	Summit Fire Protection	annual fire extinguisher inspection	4023813	04/15/2026	87.50	.00
Total 101-01-554.630 BUILDING MAINTENANCE:					87.50	.00
101-01-923.010 CONSULTANTS-ATTORNEYS						
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Retainer Fee Feb 2026	FEB-APR26	04/01/2026	750.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Retainer Fee March 2026	FEB-APR26	04/01/2026	750.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Retainer Fee April 2026	FEB-APR26	04/01/2026	750.00	.00
Total 101-01-923.010 CONSULTANTS-ATTORNEYS:					2,250.00	.00
Total GENERAL FUND:					3,186.74	.00
POLICE FUND						
102-01-550.310 MATERIALS & SUPPLIES						
102-01-550.310 MATERIALS & SUPPLIES	Revolving Fund	reimbursement for milage	2APR26	04/27/2026	47.85	.00
Total 102-01-550.310 MATERIALS & SUPPLIES:					47.85	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Charter Communications	Acct # 260862801 Police Department Internet 4/1/26-4/30/26	260862801040	04/01/2026	170.00	.00
Total 102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					170.00	.00
102-01-550.410 EDUCATION & TRAINING EXPENSE						
102-01-550.410 EDUCATION & TRAINING EXPENSE	Nebraska Law Enforcemen	training fees and Chrome book fee	16504	04/07/2026	142.00	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
102-01-550.410 EDUCATION & TRAINING EXPENSE	Revolving Fund	reimburse Ryan Christ meal expense	2APR26	04/27/2026	22.07	.00
Total 102-01-550.410 EDUCATION & TRAINING EXPENSE:					164.07	.00
102-01-550.500 UNIFORM EXPENSE						
102-01-550.500 UNIFORM EXPENSE	Great Plains Uniforms LLC	Uniform pieces for Officer Schaefer	47823-1	04/07/2026	841.94	.00
Total 102-01-550.500 UNIFORM EXPENSE:					841.94	.00
102-01-554.640 CAR/TRUCK MAINTENANCE						
102-01-554.640 CAR/TRUCK MAINTENANCE	Cuda's Auto & Towing, Inc	vehicle cage	11235	03/31/2026	150.00	.00
102-01-554.640 CAR/TRUCK MAINTENANCE	Cuda's Auto & Towing, Inc	Alternator	11236	03/31/2026	125.00	.00
Total 102-01-554.640 CAR/TRUCK MAINTENANCE:					275.00	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Elite Vehicle Outfitters LLC	unit51 DVR	2856	03/24/2026	125.00	.00
Total 102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					125.00	.00
Total POLICE FUND:					1,623.86	.00
STREET FUND						
103-01-550.310 MATERIALS & SUPPLIES						
103-01-550.310 MATERIALS & SUPPLIES	Logan Contractors Supply,	concrete saw blade, concrete	G87642	04/15/2026	739.72	.00
Total 103-01-550.310 MATERIALS & SUPPLIES:					739.72	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Charter Communications	Acct #156543701 Street Dept internet	156543701041	04/01/2026	150.00	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 Street Dept phone	6141597164	04/20/2026	40.03	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00002 - Tablets (7) 3/21/26-4/20/26	6141597165	04/20/2026	140.14	.00
Total 103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					330.17	.00
103-01-550.510 ASPHALT/GRAVEL/CONCRETE						
103-01-550.510 ASPHALT/GRAVEL/CONCRETE	Pavers Inc.	5.53 ton asphalt	112343	04/06/2026	442.40	.00
103-01-550.510 ASPHALT/GRAVEL/CONCRETE	Pavers Inc.	tack oil	112343	04/06/2026	150.00	.00
103-01-550.510 ASPHALT/GRAVEL/CONCRETE	Pavers Inc.	2.03 ton of sold mix asphalt	112351	04/13/2026	339.01	.00
Total 103-01-550.510 ASPHALT/GRAVEL/CONCRETE:					931.41	.00
103-01-554.640 CAR/TRUCK MAINTENANCE						
103-01-554.640 CAR/TRUCK MAINTENANCE	O'Reilly Automotive, Inc.	tail light bulb	5646-329330	04/15/2026	12.48	.00
Total 103-01-554.640 CAR/TRUCK MAINTENANCE:					12.48	.00
103-01-554.680 RESURFACING & STREET MAINT.						
103-01-554.680 RESURFACING & STREET MAINT.	Wahoo Utilities	Reimbursement of Dave Henke's time	41826	04/18/2026	55.00	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 103-01-554.680 RESURFACING & STREET MAINT.:					55.00	.00
103-01-940.710 VEHICLES						
103-01-940.710 VEHICLES	Revolving Fund	registration for 2 dump trucks	2APR26	04/27/2026	32.00	.00
Total 103-01-940.710 VEHICLES:					32.00	.00
Total STREET FUND:					2,100.78	.00
CEMETERY FUND						
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Omaha Public Power Distri	Cemetery electrical service charge	41026	04/10/2026	48.71	.00
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 Cemetery phone	6141597164	04/20/2026	47.98	.00
Total 104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					96.69	.00
104-01-550.370 HEATING FUEL/GAS						
104-01-550.370 HEATING FUEL/GAS	Otte Oil Company	20# LP Bottle fill	1005054	03/30/2026	18.61	.00
Total 104-01-550.370 HEATING FUEL/GAS:					18.61	.00
104-01-554.620 LAND MAINTENANCE						
104-01-554.620 LAND MAINTENANCE	Bobcat of Omaha/Omaha T	rental of a stump grinder	R86838	03/09/2026	925.00	.00
Total 104-01-554.620 LAND MAINTENANCE:					925.00	.00
Total CEMETERY FUND:					1,040.30	.00
PARKS & RECREATION FUND						
105-01-550.990 OTHER MISC. OPERATING EXPENSE						
105-01-550.990 OTHER MISC. OPERATING EXPENSE	Wahoo Parks & Recreation	75% share of labor and equipment expenses for debris removal - March 2025 storm	42726	04/27/2026	7,297.96	.00
Total 105-01-550.990 OTHER MISC. OPERATING EXPENSE:					7,297.96	.00
Total PARKS & RECREATION FUND:					7,297.96	.00
FIRE FUND						
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	US Cellular	Acct # 854313757 Fire Dept through 4/10/26	0802004987	04/10/2026	38.68	.00
Total 106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					38.68	.00
106-01-550.410 EDUCATION & TRAINING EXPENSE						
106-01-550.410 EDUCATION & TRAINING EXPENSE	Revolving Fund	reimburse Lance Meduna for fog amchine juice	2APR26	04/27/2026	63.10	.00
Total 106-01-550.410 EDUCATION & TRAINING EXPENSE:					63.10	.00
106-01-554.630 BUILDING MAINTENANCE						
106-01-554.630 BUILDING MAINTENANCE	Fud & Tracy's Plumbing, H	replace 3 toliets	032426 24P	03/24/2026	1,393.12	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 106-01-554.630 BUILDING MAINTENANCE:					1,393.12	.00
Total FIRE FUND:					1,494.90	.00
LIBRARY FUND						
108-01-550.320 POSTAGE						
108-01-550.320 POSTAGE	Revolving Fund	Library postage	2APR26	04/27/2026	14.17	.00
Total 108-01-550.320 POSTAGE:					14.17	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Annual blackflow testing	10833	04/13/2026	100.00	.00
Total 108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					100.00	.00
108-01-550.560 BOOKS						
108-01-550.560 BOOKS	Cengage Learning Inc.	Books	999102605555	04/10/2026	36.38	.00
108-01-550.560 BOOKS	Cengage Learning Inc.	Books	999102610744	04/13/2026	32.80	.00
108-01-550.560 BOOKS	Cengage Learning Inc.	Books	999102611643	04/13/2026	21.45	.00
108-01-550.560 BOOKS	Ingram	books	95773593	04/09/2026	44.33	.00
108-01-550.560 BOOKS	Ingram	books	95851136	04/13/2026	30.98	.00
108-01-550.560 BOOKS	Ingram	books	95867631	04/14/2026	27.12	.00
108-01-550.560 BOOKS	Ingram	books	95867632	04/14/2026	20.05	.00
108-01-550.560 BOOKS	Ingram	books	95867633	04/14/2026	33.35	.00
108-01-550.560 BOOKS	Ingram	books	95867634	04/14/2026	21.20	.00
108-01-550.560 BOOKS	Ingram	books	95867635	04/14/2026	228.36	.00
108-01-550.560 BOOKS	Ingram	books	95867636	04/14/2026	37.20	.00
108-01-550.560 BOOKS	Ingram	books	95881136	04/14/2026	30.96	.00
108-01-550.560 BOOKS	Ingram	books	95881137	04/14/2026	62.48	.00
Total 108-01-550.560 BOOKS:					626.66	.00
108-01-550.810 AV/VIDEO AND DIGITAL CONTENT						
108-01-550.810 AV/VIDEO AND DIGITAL CONTENT	NewsBank	annual subscription x4 5/2026-4/2027	2012309	02/27/2026	1,732.00	.00
Total 108-01-550.810 AV/VIDEO AND DIGITAL CONTENT:					1,732.00	.00
108-01-554.630 BUILDING MAINTENANCE						
108-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Library Mats	5793326	04/21/2026	27.86	.00
Total 108-01-554.630 BUILDING MAINTENANCE:					27.86	.00
Total LIBRARY FUND:					2,500.69	.00
FED GRANT/FEMA/NEMA FUND						
112-01-550.900 FEDERAL/STATE GRANT EXPENSE						
112-01-550.900 FEDERAL/STATE GRANT EXPENSE	Wahoo Utilities	75% share of labor and Equipment expense for debris removal March 2025	42726	04/27/2026	6,468.85	.00
Total 112-01-550.900 FEDERAL/STATE GRANT EXPENSE:					6,468.85	.00
Total FED GRANT/FEMA/NEMA FUND:					6,468.85	.00

BUILDING & ZONING FUND

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
115-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
115-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 - BZ phone	6141597164	04/20/2026	52.13	.00
Total 115-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					52.13	.00
115-01-550.410 EDUCATION & TRAINING EXPENSE						
115-01-550.410 EDUCATION & TRAINING EXPENSE	Nebraska On-site Waste W	Registration for Alternative Technologies 2026	564	11/19/2025	400.00	.00
Total 115-01-550.410 EDUCATION & TRAINING EXPENSE:					400.00	.00
Total BUILDING & ZONING FUND:					452.13	.00
EMS						
121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #242054816-00001 EMS phone service 3/2/26-4/1/26	6139905554	04/02/2026	259.01	.00
Total 121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					259.01	.00
121-01-550.990 OTHER MISC. OPERATING EXPENSE						
121-01-550.990 OTHER MISC. OPERATING EXPENSE	Revolving Fund	reimburse Todd Coffey - printing of flyers for updated EMS info	2APR26	04/27/2026	54.70	.00
Total 121-01-550.990 OTHER MISC. OPERATING EXPENSE:					54.70	.00
121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	ESO Solutions, Inc.	Patient care web application subscription 7/14/26-7/13/2027	ESO-196908	04/22/2026	2,750.74	.00
Total 121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					2,750.74	.00
Total EMS:					3,064.45	.00
Grand Totals:					29,230.66	.00

Dated: _____

Mayor: _____

City Administrator: _____

City Council : _____

AGENDA REQUEST WORKSHEET

Date of request: 4/16/20

Date of Council Meeting for item to be on agenda: 4/23/20

Item requested by: Sue DuBois

Agenda item: Request Permission to hold Wahoo Farmers Market downtown
5th + Maple from intersection to Alley

Explanation: The Wahoo Farmers market has outgrown the Methodist
Church parking lot. We would like to move to the Street space
on 5th + Maple from the intersection to Alley. Beginning May 20
thru September, 4:30 to 6:30 pm.

Contact person – include address, email address, etc.: Sue DuBois - 402-277-0050
Crazy2oolady.29@hotmail.com

Items to be included in Council packet? (Yes or no and what are they) This move
would not only allow more vendors but also the
addition of food trucks. This would also highlight
the new Mural Addition to the West side of the
Eagles Building.

EVENT PERMIT AND REGULATIONS FOR USE OF CITY STREETS

§ 95.100 DEFINITIONS.

Unless the context otherwise requires, the definitions of terms as used in this chapter shall be as follows:

EVENT. Any parade, march, ceremony, show, exhibition, pageant or procession of any kind, sponsored run or walk event, block party, or any similar display, in or upon any city street.

EVENT PERMIT. A permit as required by this chapter.

PERSON. Includes a firm, partnership, association or persons, corporation, organization or any other group acting as a unit, as well as an individual.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.101 PERMIT REQUIRED.

No person shall engage in, participate in, aid, form or start any event, unless an event permit has been obtained from the City of Wahoo.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.102 PERMIT APPLICATION; PROCEDURE FOR FILING.

Any person seeking issuance of an event permit shall file an application with the City Clerk on forms provided by the City of Wahoo.

(A) *Filing period.* An application for an event permit for all events except those described below shall be filed with the City Clerk not less than 14 days before the date on which the event is proposed to be conducted:

(1) Not less than 14 days before the date of a sponsored walk or run event;

(2) Not less than 30 days for an event that requires a liquor license, security, or other approval by the City Council, as deemed necessary by the Chief of Police and Mayor of the City of Wahoo.

(B) *Contents.* The application for an event permit shall set forth the following information:

(1) The date when the event is to be conducted;

(2) The route to be traveled, the starting point and the termination point, or the location of the event;

(3) The hours when such event will start and terminate including set up, take down and the times of the actual event;

(4) The location of the event including route, pre- and post-staging areas, or areas to be blocked off from public use;

(5) The time at which units of the event will begin pre-event staging at any such area or areas;

(6) The location of streets or parking areas of any staging areas for such event;

(7) The approximate number of persons who attend the event and in the case of a parade, the type of animals and the description of the vehicles which will constitute such parade;

(8) Any additional information which the City Clerk shall find reasonably necessary to make a fair determination as to whether a permit should issue;

(9) The name, address and telephone number of the person who will be the event chairman and who will be responsible for its conduct;

(10) The name, address and telephone number of the person seeking to conduct such event, or if the event is proposed to be conducted for, on behalf of, or by an organization, the name, address and telephone number of the headquarters of the organization, and of the authorized and responsible heads of such organization;

(11) If the event is designed to be held by, and on behalf of or for, any person other than the applicant, the applicant for such permit shall file with City Clerk a communication in writing from the person proposing to hold the event, authorizing the applicant to apply for the permit on his behalf;

(C) *Late applications.* The City Clerk where good cause is shown therefore shall have the authority to consider any application under this chapter which is filed less than the dates described in division (A) before the date such event is proposed to be conducted.

(D) *Fee.* There shall be paid at the time of filing the application for an event permit a fee of \$10, excepting all events sponsored by the City of Wahoo.

(E) *Late Fee.* There shall be paid at the time of filing a late application a late fee of \$10.

(F) *Liability insurance.* All applicants shall present a certificate of insurance, covering the City of Wahoo as an additional insured. A statement of pending coverage shall be presented with the application. The certificate may be presented after approval of a permit is given but must be presented prior to the event. If the certificate is not presented, the City Clerk shall revoke the permit and the event shall be cancelled. The following limits are required:

General Aggregate	\$1,000,000
Bodily Injury/Property Damage	\$1,000,000 each occurrence
Personal Injury Damage	\$1,000,000 each occurrence
Contractual Liability	\$1,000,000 each occurrence
Products Liability & Completed Operations	\$1,000,000 each occurrence
Fire Damage	\$100,000 any one fire
Medical Expense	\$5,000 any one person

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.103 PERMIT APPLICATION STANDARDS.

The City Clerk shall issue a permit as provided for under this chapter when, from a consideration of the application and from such other information as may otherwise be obtained, he finds that:

- (A) The conduct of the event will not substantially interrupt the safe and orderly movement of other traffic contiguous to its route;
- (B) The conduct of the event will not require the diversion of so great a number of police officers of the city to properly police the line of movement and the areas contiguous thereto as to prevent normal police protection to the city;
- (C) The conduct of such event will not require the diversion of so great a number of ambulances as to prevent normal ambulance service to portions of the city other than that to be occupied by the proposed line of march and areas contiguous thereto;
- (D) The concentration of persons, animals and vehicles at the event or at the assembly points of the event (in the case of a parade) will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly areas;
- (E) The conduct of such event will not interfere with the movement of firefighting equipment in route to a fire;
- (F) The conduct of the event is not reasonably likely to cause injury to persons or property, to provoke disorderly conduct or create a disturbance;
- (G) The event is scheduled appropriately, with substantial time for set up, take down, and staging;
- (H) The event is not to be held for the sole purpose of advertising any product, goods, or event, and is not designed to be held purely for private profit.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.104 PERMIT APPLICATION NOTICE OF REJECTION.

The City Clerk shall act upon the application for an event permit within reasonable time after the filing thereof.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.105 PERMIT APPLICATION; NOTICE TO CITY AND OTHER OFFICIALS.

Immediately upon the issuance of an event permit, the City Clerk shall send a copy thereof to the following:

- (A) Mayor;
- (B) City Administrator;
- (C) Street Supervisor;
- (D) Fire Chief; and
- (E) Parks and Recreation Director.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.106 PERMIT APPLICATION APPROVAL.

An application shall be considered approved after the City Clerk has signed the area designated for approval on the application. However, if approval of a permit requires consideration by the Mayor and Council the application shall be considered approved only after action has been taken by the Council to approve the request, and the application has been signed by the Mayor.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.107 PERMIT REVOCATION.

The City Administrator or Chief of Police shall have the authority to revoke an event permit issued under this chapter upon application of the standards for issuance as set forth in this chapter.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.108 APPEAL PROCEDURE.

Any person aggrieved shall have the right to appeal the denial of an event permit to the City Council. The appeal must be filed within ten days after receipt of a notice of denial.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.109 ALTERNATIVE PERMIT.

The City Clerk, in denying an application for an event permit, shall be empowered to authorize the conduct of the event on a date, at a time, or over a route different from that named by the applicant. An applicant desiring to accept an alternate permit shall, within ten days after notice of the action of the City Clerk, file a written notice of acceptance with the City Clerk. An alternate event permit shall conform to the requirements of and shall have the effect of an event permit under this chapter.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.110 DUTIES OF PERMITTEE.

A permittee under this chapter shall comply with all permit directions and conditions and with all applicable laws and ordinances.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.111 PUBLIC CONDUCT DURING EVENTS.

Provisions relating to the conduct of the public during an event shall be as follows:

(A) *Interference.* No person shall unreasonably hamper, obstruct, impede, or interfere with any event or event assembly or with any person, vehicle or animal participating or used in an event.

(B) *Driving through events.* No driver of a vehicle, street or trackless trolley shall drive between the vehicles or persons comprising an event when such vehicles or persons are in motion and are conspicuously designated as an event, such as a parade.

(C) *Parking on route.* The Chief of Police shall have the authority, when reasonably necessary, to prohibit or restrict the parking of vehicles along a highway or part thereof constituting a part of the route or location of an event. The Chief of Police shall post signs to such effect, and it is unlawful for any person to park or leave unattended any vehicle in violation thereof. No person shall be liable for parking on a street unposted in violation of this chapter.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

§ 95.112 EXCEPTIONS.

This chapter shall not apply to:

(A) Funeral processions;

(B) Students going to and from school classes or participating in educational activities; provided that such conduct is under the immediate direction and supervision of the proper school authorities; and

(C) A governmental agency acting within the scope of its functions.

(Ord. 2047, passed 9-23-10; Am. Ord. 2408, passed 11-22-22)

City of Wahoo Master Fee Schedule

Revised 5/22/24

**ATTACHMENT 1 TO MASTER FEE RESOLUTION
GENERAL FUND FEES AND CHARGES**

§10.20 PUBLIC RECORDS

Photocopies

\$.25 per page

For copying records which cannot be reproduced by the City of Wahoo's copying equipment, the actual cost, including staff time, of preparing the records will be charged

§112.01 OCCUPATION TAXES:

Liquor License Occupation tax

Alcoholic Beverages (Based on License Class, except non-profits):

Class A, Beer Only, On Premise Consumption	\$100
Class B, Beer Only, Off Premise Consumption	\$100
Class C, Alcoholic Liquor, On and Off Premise Consumption	\$300
Class D, Alcoholic Liquor, Off Premise Consumption	\$200
Class I, Alcoholic Liquor, On Premise Consumption	\$250
Non-Profits	\$50

Liquor License

Alcoholic Beverages (Based on License Class):

Class A, Beer Only, On Premise Consumption	\$100
Class B, Beer Only, Off Premise Consumption	\$100
Class C, Alcoholic Liquor, On and Off Premise Consumption	\$300
Class D, Alcoholic Liquor, Off Premise Consumption	\$200
Class I, Alcoholic Liquor, On Premise Consumption	\$250
Class Z, Micro Distillery	\$250

§110.51 Sidewalk Café permit

\$100.00 per year (May 1 – April 30)

§113.10 Beer Garden license

\$100.00 per year (May 1 – April 30)

Contractors

Electricians, yearly licensing, per year	\$60
New Application Fee	\$25
HVAC Contractor (mechanical), yearly licensing, per year	\$60
New Application Fee	\$25
Plumbers, yearly licensing, per year	\$60
New Application Fee	\$25
Tree Contractor, yearly licensing, per year	\$30
New Application Fee	\$25
Lawn Sprinkler installers, yearly licensing	\$30
New Application Fee	\$25
Late Fee for all contractors (April 1-July 1)	\$20

§110.20 Peddlers, Itinerant Merchants, and Solicitors

Per day	\$10
Per year	\$100

§116 Mobile Food Vendors

Application fee: One-year, renewable January 1 of each year	\$100
Renewal of one year permit	\$50
One-day permit	\$50

Miscellaneous:

Bowling Alley:	
First two alleys or less, per year	\$25
For each additional alley, per year	\$10
Buses, per year	\$10
Fire Insurance Companies, per year	\$5
Railroad Companies, per year	\$25
Trailer Camps, first 2 lots, per year	\$10
Each additional lot, per year	\$5

§110.10 Fireworks permit

Fireworks applications accepted January 1 to April 1	
Application fee (non-refundable)	
If sale location is in NRC, C-1 or C-2 Zoning District	\$50.00
If sale location is in other Zoning District	\$100.00
Cash bond (refunded after cleanup of site)	\$500.00
Occupation tax (per day)	\$60

§110.01 Tobacco License

Tobacco licenses	\$10.00 per year (January 1 – December 31)
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114.01 Bingo License

Bingo License	\$10.00 per year (October 1 – September 30)
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§112.03 Electric Utility

Occupation tax for use of public right-of-way	.002 per kilowatt hour
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§112.06 Natural Gas Utility

Occupation tax for use of public right-of-way	
Residential, Commercial and Industrial Customers:	
a) \$.025 per CCF from October 1 to March 31	
b) \$.060 per CCF from April 1 to September 30	
City Power Plant Generation	
a) \$.03 per CCF all year	

§112.04 Lodging Tax

Occupation tax on charges for lodging 4%

§112.26 Telecommunication Tax

Occupation tax on charges for telecommunications services 4%

§50.12 Solid Waste Haulers permit

\$200.00 per year (March 1 – February 28)

Occupation tax of 5% of charge for service provided.

§95.102 Event permit

Fee Per Event \$10

Late fee for permits submitted after 14 days prior to event \$10

§36.06 Filing fee for elected office

1% of annual salary

(no fee for offices with salary less than \$500 per year)

ATV Registration

Vehicle Registration \$100 per year (Jan 1- Dec 31)

Replacement Registration Sticker \$25

Dealer Registration Sticker \$300 per year (Jan 1- Dec 31)

UTV Registration

Vehicle Registration \$100 per year (Jan 1- Dec 31)

Replacement Registration Sticker \$25

Dealer Registration Sticker \$300 per year (Jan 1- Dec 31)

Golf Cart Registration

Vehicle Registration \$100 per year (Jan 1- Dec 31)

Replacement Registration Sticker \$25

Dealer Registration Sticker \$300 per year (Jan 1- Dec 31)

**ATTACHMENT 2 TO MASTER FEE RESOLUTION
POLICE DEPARTMENT FEES AND CHARGES**

§96.15 - 96.44 Dogs

License: All dogs over the age of six months (\$6.75 Wahoo license, \$1.25 State of Nebraska LB 910 fee)	\$10.00 per year
License: All dogs over the age of six months registered at Veterinary Clinic (\$6.75 Wahoo license, \$1.25 State of Nebraska LB 910 fee, \$2.00 convenience fee paid to Veterinary office)	\$12.00 per year
Replacement for lost tag	\$.50
Delinquency fee for late renewal of license (after May 31 st)	\$20.00
Impound fees: The owner of a dog impounded shall pay to the City of Wahoo:	
First offense:	\$15.00
Second offense:	\$30.00
Third offense:	\$45.00
<u>Fourth and subsequent offenses in a calendar year:</u>	<u>\$100.00</u>
Restitution fee: To reimburse the City of Wahoo for employing a humane officer, if employed:	\$50.00

§70.20 Bureau of Violations

Parking tickets

Handicapped parking violations	
1-5 days:	\$25 (Fine- \$20.05; Administrative Costs- \$4.95)
6-15 days:	\$50 (Fine- \$45.05; Administrative Costs- \$4.95)
All other nonmoving traffic violations	
1-5 days:	\$5 (Fine- \$.05; Administrative Costs- \$4.95)
6-15 days:	\$10 (Fine- \$5.05; Administrative Costs- \$4.95)
16+ days:	\$25 (Fine- \$5.05; Administrative Costs- \$19.95)
Park and Recreation Commission violations	
1-5 days:	\$5 (Fine- \$.05; Administrative Costs- \$4.95)
6-15 days:	\$10 (Fine- \$5.05; Administrative Costs- \$4.95)
16+ days:	\$25 (Fine- \$5.05; Administrative Costs- \$19.95)

Storage fees for personal property, abandoned on public property, and taken into possession of the Wahoo Police Department pursuant to §94.20 of the Wahoo Municipal Code:

Storage in an enclosed structure:	\$5.00 per day
Open storage	\$1.00 per day
Seizure/impound fee for prohibited mechanical amusement devices	\$10.00 per device
Accident reports copy	\$5.00
Photo 8 x 10" (each)	\$10.00
Gun Purchase Permit	\$5.00

**ATTACHMENT 3 TO MASTER FEE RESOLUTION
STREET DEPARTMENT FEES AND CHARGES**

EQUIPMENT AND LABOR CHARGES

No equipment is available without an employee from the City of Wahoo. The minimum amount of time billed is one hour. Time billed after one hour shall be billed at half hour increments.

EQUIPMENT	RATE PER HOUR	LABOR PER HOUR	TOTAL
Tandem Dump Truck (International or Ford)	\$60.00	\$40.00	\$100.00
Single Axle Dump Truck (Freightliner, International or Chevy)	\$50.00	\$40.00	\$90.00
Tractors (Ford, John Deer, Fermecc)	\$38.00	\$40.00	\$78.00
Loaders (Dresser or Komatsu)	\$70.00	\$40.00	\$110.00
Street Sweeper	\$70.00	\$40.00	\$110.00
Patrol	\$70.00	\$40.00	\$110.00
Mowers	\$35.00	\$40.00	\$75.00
Backhoe	\$70.00	\$40.00	\$110.00
Pickup	\$24.00	\$40.00	\$64.00

CURB GRINDING

Curb grinding is available only after review and approval by the Building Inspector/Zoning Administrator and Street Superintendent.

Curb grinding shall be billed at \$15.00 per linear foot, with a minimum of \$250.00 per job.

ATTACHMENT 4 TO MASTER FEE SCHEDULE
Cemetery Fees

A. Grave Spaces	
K of H Cemetery (Sunrise Cemetery)	\$400.00 per space
Sunrise North Cemetery (Sunrise North Cemetery)	\$400.00 per space
Wahoo Cemetery (Greenwood Cemetery)	\$400.00 per space
K of H Cemetery (Sunrise Cemetery), Babyland	\$200.00 per space
Wahoo Cemetery (Greenwood Cemetery)	
Potter's Field	\$200.00 per space

B. Grave Opening and Closing Fees	
Graves for children under five years of age	\$300.00 per grave
Saturday morning fee (8:00 a.m. to Noon)	+\$400.00
All graves for persons over five years of age	\$600.00 per grave
Saturday morning fee (8:00 a.m. to Noon)	+\$400.00
Crematory Urns (no vault)	\$300.00 per grave
Saturday morning fee (8:00 a.m. to Noon)	+\$200.00
Crematory Urn (with vault)	\$400.00
Saturday morning fee (8:00 a.m. to Noon)	+\$200.00

Grave openings and/or closings that need to be completed AFTER 4:00pm on a weekday will incur an additional \$200.00 charge.

C. Disinterment Fees (includes re-burial in same location)	
Urn	\$500.00 per grave
Baby Grave (Under 5 years of age)	\$500.00 per grave
Adult Grave	\$1,200.00 per grave

D. Foundations
Note: Foundations are poured with footings to ensure stability and longevity. For double monument foundations an 8" separation between the monuments will be used unless otherwise specified

Foundations, unless otherwise listed	\$.55 per square inch
Foundations for in-ground vases	\$80.00 per vase
Foundations for Veteran's bronze markers	\$250.00 each
Foundation Extensions for legacy vases	\$75.00 each

**ATTACHMENT 5 TO MASTER FEE SCHEDULE
PARK AND RECREATION FEES AND CHARGES**

<u>Facility/Service Provided</u>	<u>Fee</u>
1. Park Shelter Rental – exclusive use for one day (Smith, Placek, or Hackberry)	\$30.00 w/\$50 deposit
2. Scout House – exclusive use for one day	\$35.00
3. Sam Crawford Field – use of field managed and operated by City – fee per day for local organizations (2 or less games)	\$65.00
4. Sam Crawford Field – use of field managed and operated by City – fee per day for high school games (2 or less games)	\$100.00
5. Sam Crawford Field – use of field managed and operated by City – fee per day for tournaments (more than 2 games)	\$135.00
6. Sam Crawford Field – use of field managed and operated by City – fee per hour for exclusive use (non-game usage)	\$20.00
7. Sam Crawford Field – use of field managed and operated by City – fee per game	\$75.00 (1) \$135.00 (2+)
8. Hackberry Park Ball Fields – use of Field #1 managed and operated by City – fee per day for games sponsored by local organizations	\$40.00
9. Hackberry Park Ball Fields – use of Fields #2, #3, and #4 managed and operated by City – fee per field per day for games sponsored by local organizations	\$35.00
10. Hackberry Park Ball Fields – use of fields managed and operated by City – fee per field per day for tournaments sponsored by local ‘club’ organizations	\$80.00
11. Hackberry Park Ball Fields – use of fields managed and operated by City – fee per field per day for tournaments sponsored by non-local organizations	\$160.00
12. Hackberry Park Ball Fields – use of fields managed and operated by City – fee per day for high school games	\$100.00
13. Hackberry Park Concession Stand – use of concession stand Managed and operated by City – fee per day	\$25.00

14.	Aquatic Center Daily Admission:		
	Youth (3-17)		\$5.00
	Adults (18+)		\$7.00
	Seniors (55+)		\$5.00
	(Note: During evening hours, \$1 reduction. For groups of 15 or more, \$1 reduction.)		
15.	Aquatic Center Season Pass:	Civic Center Member	Non-Member
	Youth	\$65	\$95
	Adult	\$75	\$115
	Family	\$110	\$175
	(Note: 50% discount off rates after mid-season.)		
16.	Aquatic Center Babysitter Pass:		\$30.00
	(w/purchase of family or individual season pass)		
17.	Aquatic Center Rental – fee per hour		
	Private “After Hours” Rental		\$150.00
	“Splash” Party		\$70.00
	Picnic Area Sunshade Reservation		\$10.00
18.	Private Swim Lessons – fee per student		\$10.00
19.	Personal Training – fee per client		\$10.00
20.	Senior Center – exclusive use for one day		\$100.00
	Senior Center – fee per hour for solicitation programs		\$10.00
21.	Civic Center:		
	Gymnasium – fee per hour		\$20.00
	Meeting Room – fee per hour		\$20.00
	Pool – fee per hour (for private rental)		\$30.00
	Pool – fee per swimmer (for parties)		\$2.00
	Pool – fee per athlete (for HS practices)		\$2.00
	Racquetball Courts – fee per hour		\$15.00
	Fitness Room – fee per hour		\$15.00
	After hours rental – fee per hour (added to above rates)		\$15.00
	Civic Center Complex – fee for exclusive use per hour		\$200.00
22.	Group Event Rentals	<u>Civic Center Member</u>	<u>Non-</u>
	<u>Member</u>		
	Simple Event Package	\$110	\$125
	Super Event Package	\$140	\$175
23.	Civic Center Membership – fee per month	<u>Resident</u>	<u>Non-Resident</u>
	Family	\$52	\$55
	Single Parent Family	\$50	\$53
	Couple	\$42	\$48
	Individual (19+)	\$34	\$45

	Senior Couple (55+)	\$37	\$40
	Senior Single (55+)	\$28	\$31
	Youth (5-18)	\$27	\$30
24.	Civic Center Membership – Annual Rate (w/10% discount)	<u>Resident</u>	<u>Non-Resident</u>
	Family	\$562	\$594
	Single Parent Family	\$540	\$573
	Couple	\$486	\$519
	Individual (19+)	\$454	\$486
	Senior Couple (55+)	\$400	\$432
	Senior Single (55+)	\$303	\$335
	Youth (5-18)	\$292	\$324
25.	Civic Center Daily Fees:		
	Ages 3 - 7	\$4	
	Ages 8 – 18	\$6	
	Ages 19+	\$9	
	Noon Hour (12 pm-1 pm, M-F)	\$4	
26.	Civic Center Punch Card (10 visits):		\$55

**ATTACHMENT 6 TO MASTER FEE SCHEDULE
RESCUE SQUAD FEES AND CHARGES**

Billing Rate Schedule for EMS Services (3/1/2012)

BLS Non-Emergency Base	\$750.00
BLS Emergency Base	\$900.00
ALS Non-Emergency Base	\$1100.00
ALS Emergency Level 1	\$1350.00
ALS Emergency Level 2	\$1600.00
Specialty Care Transport	\$2800.00
Mileage	\$30.00
Assess and Release, No Transport	\$150.00
EMS Medical Standby	\$75/Half Hour

Billing Rate Schedule for Burn Permits (5/1/25)

Burn Permits	\$10.00
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**ATTACHMENT 7 TO MASTER FEE SCHEDULE
WAHOO PUBLIC LIBRARY FEES AND CHARGES**

- Fines: \$.10 per day per non-DVD item with a maximum fine of \$5.00 per item
 \$2.00 per day per DVD with a maximum fine of \$6.00 per item
- Library Card: No charge to any Wahoo resident or a cardholder of any other Saunders County Library
 \$25 per year for in-county residents who are not card holders at other Saunders County
 Library
 \$30 per year for out-of-county residents
- Copies: Black and white – per printed side - \$.25 per copy
 Color – per printed side - \$.50
- Fax: \$.25 per page
- Scanning: \$.25 per side for scan (includes pictures, documents, etc.)
- Laminating: \$1.50 per page
- Accu-Cut: Donations accepted

Meeting Room Rental:

Meeting Room Rental \$75 for large conference room, \$50 for small conference room & lower level room. all groups that are NOT non-profit are charged a fee. There is NO charge for non-profit organizations or those that are providing an educational program open to the general public.

Lost/Damage Fees

The library will charge the retail value of an item that is not returned to the library. Damage charges range from \$.25 for a lost barcode up to \$10 for various damage to an item such as torn pages, dirty pages, cover damage, etc. Fees may also be assessed according to the direction of the Library Director.

**ATTACHMENT 8 TO MASTER FEE SCHEDULE
BUILDING DEPARTMENT FEES AND CHARGES**

PURSUANT TO TITLE XV: LAND USAGE, Chapter 150, Building Regulations, and specifically §150.049 FEES of the Wahoo Municipal Code as amended from time to time, the following shall be the Building Permit Fees for the City of Wahoo, Nebraska, effective as of October 1, 2008.

I.

The Building Permit Fee for the erection of any new building or for any alteration or remodeling of any building shall be the total of paragraphs A, B, C, D and E, hereof, computed as follows, subject to Section IV hereof.

A. CONSTRUCTION COSTS:

(1)	<i>Apartments, Duplexes, Dwellings</i>	
	Frame Construction	\$115.00
	Finished Basement	\$55.00
	Unfinished Basement	\$15.00
	Each additional floor	\$40.00
(2)	<i>Garages (attached or unattached, brick or frame)</i>	
	Garage	\$40.00 per sq.
	ft.	
		or contractor's estimated cost, whichever is greater
	Single Carport	\$1,000.00
	Double Carport	\$1,500.00
	Each additional carport	\$700.00
(3)	<i>Commercial-Recreational Buildings (with or without basement)</i>	
	Masonry, concrete, greater or frame construction	\$120 per sq. ft. or contractor's est. cost, whichever is greater
	Steel construction greater	\$100 per sq. ft. or contractor's est. cost, whichever is greater
	Each additional floor greater	\$60 per sq. ft. or contractor's est. cost, whichever is greater
(4)	<i>Warehouse Storage (with or without basement-unfinished interior)</i>	
	Masonry, concrete, greater or frame construction	\$80 per sq. ft. or contractor's est. cost, whichever is greater
	Steel construction greater	\$70 per sq. ft. or contractor's est. cost, whichever is greater
	Each additional floor greater	\$40 per sq. ft. or contractor's est. cost, whichever is greater
(5)	Miscellaneous Building Permits	\$20.00
	Fence, Egress Window, Driveway, Sidewalks	

- (6) *Remodeling any residence, garage, commercial building – use contractor’s estimated cost*

B. VALUATION FEE:

(1)	\$1.00 to \$500.00	\$20.00
(2)	\$501.00 to \$2,000.00	\$20.00 for the first \$500.00, plus \$4.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
(3)	\$2,001.00 to \$25,000.00	\$80.00 for the first \$2,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
(4)	\$25,001.00 to \$50,000.00	\$310.00 for the first \$25,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
(5)	\$50,001.00 to \$100,000.00	\$510.00 for the first \$50,000.00 plus \$6.00 for each additional \$1,000.00 fraction thereof, to and including \$100,000.00
(6)	\$100,001.00 to \$300,000.00	\$810.00 for the first \$100,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$200,000.00
(7)	\$300,001.00 to \$500,000.00	\$1610.00 for the first \$300,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof, to and including \$300,000.00
(8)	\$500,001.00 and up	\$2010.00 for the first \$500,000.00 plus \$1.00 for each additional \$1,000.00 or fraction thereof

C. BUILDING PERMIT ISSUANCE ADMINISTRATIVE FEE \$30.00

D. CERTIFICATE OF OCCUPANCY (SEE Section III hereof)
Refundable Deposit \$500.00
Certificate of Temporary Occupancy \$750.00

E. Certificate of Zoning Compliance \$25.00

F. DISCOUNTED FEES: Any political subdivision applying for a Building Permit is eligible for a 50% discount on the valuation fee calculated in paragraph B of the above section. All other permit fees and charges shall apply.

II.

The following fees shall be charged for the specific items and shall be in addition to the Building Permit Fee as set forth in Section I hereof:

A. Moving Building. Before any building is moved, a permit for such removal shall be obtained. The fee for such permit shall be the sum of \$50 except in the case of private garages and small buildings not exceeding 240 sq. ft. of floor area, in which case the fee shall be the sum of \$15.00.

B. Demolish Buildings. Before any building is demolished, a permit to do so shall be obtained and County Assessor's and County Treasurer's offices notified and all taxes are to be paid on said property. The fee for such permit shall be \$30.00 for 240 sq. ft. or less. For buildings over 240 sq. ft., \$30.00 plus \$3.00 for each additional 100 sq. ft. or fraction thereof.

C. Erection of Signs. Before any sign is erected a permit shall be obtained. The City of Wahoo shall charge and collect the following fee:

For signs valued at \$50 - \$500	\$0.00
All over \$500	Use above fee schedule

Mechanical Permit	
Permit issuance fee:	\$25.00
Up to 100,000 BTU	\$20.00
Over 100,000 BTU	\$30.00
Air Conditioner or Heat Pump	\$20.00

Plumbing Permit	
Permit issuance fee:	\$25.00
Sewer or Septic	\$20.00
Water Service or Well	\$20.00
Gas System	\$10.00
Water heater	\$ 7.00
Each fixture	\$ 7.00

Occupancy certificate will not be issued until final State Electrical Inspection is complete.

III.

After the construction and/or remodeling of a building is completed, the owner thereof shall contact the Building Inspector/Zoning Administrator to conduct an occupancy inspection of said building pursuant to Section 9.05 of the Zoning Ordinance of the City of Wahoo, Nebraska. Upon the Building Inspector's/Zoning Administrator's determination that all Ordinances, Codes, Rules and Regulations of the City of Wahoo, Nebraska, reference the construction of said building have been complied with, the Building Inspector/Zoning Administrator shall issue a Certificate of Occupancy and refund to the owner thereof the aforementioned Certificate of Occupancy Permit Fee of \$500.00. If there are violations of said Ordinances, Codes, Rules and Regulations, the Building Inspector/Zoning Administrator shall not issue the Certificate of Occupancy until all violations have been corrected. If the owner has moved into the newly constructed and/or remodeled building prior to the issuance of the Certificate of Occupancy, or if the owner is using the newly constructed and/or remodeled building prior to the issuance of the Certificate of Occupancy, the Building Inspector/Zoning Administrator, in his/her discretion, may deduct from the Certificate of Occupancy Permit Fee a reasonable amount for said violation and/or violations, prior to the issuance of the Certificate of Occupancy.

IV.

All building permits as set forth in the Building Permit Fee Schedule must be applied for and obtained before construction or any work is begun upon the building or remodeling of a building. If construction or work is begun prior to obtaining of the permit, the City of Wahoo shall charge and collect double the amount of fee otherwise specified. All fees for building permits of any type shall be collected before said permit is issued. All such fees for obtaining building permits shall cover the costs of inspections required by the City of Wahoo and no additional fees shall be required for anyone applying for such permit. All fees for building permits of any type shall be payable to the City Clerk and the City of Wahoo and shall be deposited for the use and purposes of the General Fund of the City of Wahoo, Nebraska.

**ATTACHMENT 9 TO MASTER FEE SCHEDULE
ZONING DEPARTMENT FEES AND CHARGES**

PRINTED MATERIALS

Copy of Zoning Regulations	Printed = \$50.00
Copy of Subdivision Regulations	Printed = \$50.00
Copy of Infrastructure Standards	Printed = \$15.00

REQUESTS FOR HEARINGS AND AMENDMENTS

Variance Request, Appeal of Building Inspector or Zoning Administrator Decision or Request for interpretation of Zoning Map	\$300.00
Request for amendment to Zoning Regulations	\$300.00
Request for Change of Zoning or Conditional Use Permit or Planned Unit Development Application	\$300.00
Petition for Annexation	\$250.00
	Plus cost of preparation of annexation plat
Fees for other governmental agencies (not under contract) (Except any fees or permits for the City of Wahoo which shall be exempt from any fee)	50% discount

ADMINISTRATIVE ACTIONS NOT REQUIRING COUNCIL APPROVAL

Flood Plain Permit	\$50.00
Record of Survey (for Lot split or administrative subdivision)	\$50.00

SUBDIVISION DEVELOPMENT

Subdivision Plat – initial filing of Preliminary Plat	\$250 plus per lot fee
	Up to 10 lots = \$10 per lot, More than 10 lots = \$100 plus \$5 per lot over 10 lots
(This fee includes the filing of the plat with the Register of Deeds. As a subdivision plat moves through the approval process, additional fees as described in the City of Wahoo Subdivision Regulations will be required, including but not limited to plan review fees, infrastructure review fees, park development fees, and others that may vary from subdivision to subdivision. (See following fee schedule))	
Preliminary Plat Review	
Initial Preliminary Plat Review Fee	\$1,500.00
Revised Plat Review Fee – per each revised submittal	\$500.00
(Revised Plat submittal must be within six (6) months of Initial Preliminary Plat Submittal)	
Final Plat Review	
Initial Final Plat Review Fee	\$750.00
Revised Final Plat Review Fee – per each revised submittal	\$250.00
(Revised Plat submittal must be within six (6) months of Initial Final Plat)	

Plans and Specifications of proposed improvements

Initial Submittal Review	Minimum - \$1,000.00
	Maximum – 1% of construction cost opinion
(Construction cost* opinion containing a detailed unit price as prepared by Developer’s Engineer, and is subject to review and approval of the cost opinion)	
Revised Submittal Review	\$1,000.00

Construction Review

Construction Review – to allow for City’s construction oversight	5% of construction cost
(Review fee is based on the dollar amount of the construction contract between the Developer and their Independent Contractor. A detailed construction contract* with construction unit prices shall be submitted to the City of Wahoo by the Developer. If a construction contract is not entered into by the Developer and an Independent Contractor, the City of Wahoo will prepare a construction cost opinion for determining this review fee.)	

Construction Testing

Construction Testing – as retained by City	Actual Cost
(The City will retain the services of a certified testing laboratory to perform testing on the project as per the Testing Specifications of the City of Wahoo Infrastructure Specifications and Standards document. The Developer shall pay for all testing and retesting costs. The Developer will be invoiced monthly for the testing costs by the City.)	

*Construction cost opinion and construction contract amount shall include all infrastructure improvement costs including paving, drainage (storm sewer pipe, structures, detention cells, etc.), sanitary sewer, water, grading, erosion control, traffic control/barricading, mobilization, etc.

Park Development Fees

If an area to be sub-divided does not have a parkland area or areas shown in the City of Wahoo Parks and Recreation Master Plan, the Developer is required to pay fees to support parkland development in areas included in the Master Plan

Residential Developments - Total	\$1,615.00 per acre
To be allocated as follows:	
Neighborhood Parks or Mini-Parks	\$995.00 per acre
Community Park	\$411.00 per acre
Trails, Greenways, Green Streets	\$209.00 per acre
Commercial Developments – Total	\$1,754.00 per acre
To be allocated as follows:	
Community Park	\$897.00 per acre
Trails, Greenways, Green Streets	\$857.00 per acre
Industrial Development – Total	\$1,754.00 per acre
To be allocated as follows:	
Community Park	\$897.00 per acre
Trails, Greenways, Green Streets	\$857.00 per acre

ORDINANCE NO. 2497

AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF WAHOO, NEBRASKA, PERTAINING TO THE FOLLOWING-DESCRIBED REAL ESTATE, TO WIT:

LOTS 1, 2 AND THE EAST HALF OF THE VACATED OAK STREET ADJACENT TO BLOCK 13, ALL IN BLOCK 13, DICKINSON'S SECOND ADDITION TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, AND LOTS 1 AND 2 BLOCK 1, IN ANDRUS ADDITION OF SUBURBAN LOTS TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA,

WHICH IS CURRENTLY ZONED R-2 RESIDENTIAL DISTRICT, BY ALLOWING THEREON A CONDITIONAL USE, I.E.: ASSISTED LIVING FACILITY; TO PROVIDE THAT THE MAYOR AND THE APPROPRIATE DEPARTMENT WHETHER ONE OR MORE OF THE CITY OF WAHOO, NEBRASKA, ARE AUTHORIZED AND DIRECTED TO IMPLEMENT THIS ORDINANCE; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, OR PROVISION OR PORTION OF THIS ORDINANCE FOUND UNCONSTITUTIONAL OR INVALID; TO PROVIDE FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED WITHIN THE FIRST FIFTEEN (15) DAYS AFTER ITS PASSAGE AND APPROVAL, IN PAMPHLET FORM, IN THE CITY OF WAHOO, NEBRASKA, AND SHALL BE IN FULL FORCE AND TAKE EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION AS PROVIDED BY LAW, AND AS PROVIDED HEREIN; AND THAT IT IS THE INTENTION OF THE MAYOR AND COUNCIL OF THE CITY OF WAHOO, NEBRASKA, AND IT IS HEREBY ORDAINED, THAT THE PROVISIONS OF THIS ORDINANCE SHALL NOT BE MADE A PART OF THE ZONING ORDINANCE OF THE CITY OF WAHOO, NEBRASKA.

WHEREAS, the following described real estate, to wit:

LOTS 1, 2 AND THE EAST HALF OF THE VACATED OAK STREET ADJACENT TO BLOCK 13, ALL IN BLOCK 13, DICKINSON'S SECOND ADDITION TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, AND LOTS 1 AND 2 BLOCK 1, IN ANDRUS ADDITION OF SUBURBAN LOTS TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA,

the street address of which is 1145 North Laurel Street, Wahoo, Nebraska 68066, owned by John L. Pinkerton and Rachel Pinkerton, husband and wife, and,

WHEREAS, the Mayor and Council of the City of Wahoo, Nebraska, have, pursuant to Ordinance No. 1886, known and cited as the Zoning Ordinance of the City of Wahoo, Nebraska, adopted zoning regulations for the City of Wahoo, Nebraska, and its extra territorial jurisdiction, and,

WHEREAS, the above described real estate lies within the corporate limits of the City of Wahoo, Nebraska, and is currently in the R-2 Residential District of the Zoning Ordinance of the City of Wahoo, Nebraska, and,

WHEREAS, said Zoning District does permit, as a Conditional Use thereon, Assisted Living Facility, as defined in the Zoning Ordinance of the City of Wahoo, Nebraska, and,

WHEREAS, Article 6 of the Zoning Ordinance of the City of Wahoo, Nebraska, sets forth the Standards for the granting of a Conditional Use Permit, and,

WHEREAS, the City of Wahoo did by adoption of Ordinance No. 2071 approve an application filed by the owners of the above real estate for Conditional Use Permit to allow as a Conditional Use upon said real estate an Assisted Living Facility, and,

WHEREAS, Ordinance No. 2153 provided for the permit to be valid for a period to expire on April 30, 2015; Ordinance No. 2186, expiring on April 30, 2016; Ordinance No. 2211, expiring on April 14, 2017; Ordinance No. 2240, expiring on April 30, 2018; and, which was extended by Ordinance No. 2279, expiring on April 30, 2019; and, Ordinance No. 2306, expiring on April 30, 2020; and, which was extended by Ordinance No. 2351, expiring on April 30, 2021; Ordinance No. 2368 expiring on April 30, 2022; Ordinance No. 2390 expiring on April 30, 2023; Ordinance No. 2432 expiring on April 30, 2024; Ordinance No 2455 expiring April 30, 2025; Ordinance No. 2475 expiring on April 30, 2026.

WHEREAS, Ordinance No. 2351 also provided for a recommendation by a Monitoring Committee as to the renewal of said Conditional Use Permit; and

WHEREAS, based upon annual report information submitted by public safety officials and the public, regarding issues concerning the Conditional Use Permit, the Mayor has determined there is no need for the Monitoring Committee to hold an additional meeting for the current review; and

WHEREAS, the Mayor and Council of the City of Wahoo, Nebraska, deem it in the best interests of the citizens of the City of Wahoo, Nebraska, that the Conditional Use Permit approved by Ordinance No. 2351 be extended subject to terms and conditions as set forth within this Ordinance,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF WAHOO, NEBRASKA, as follows:

Section 1. That the findings here and above made should be and are hereby made a part of this Ordinance as fully as if set out at length herein.

Section 2. That the Official Zoning Map of the City of Wahoo, Nebraska, be amended, as to the following described real estate, to wit:

LOTS 1, 2 AND THE EAST HALF OF THE VACATED OAK STREET ADJACENT TO BLOCK 13, ALL IN BLOCK 13, DICKINSON'S SECOND ADDITION TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, AND LOTS 1 AND 2 BLOCK 1, IN ANDRUS ADDITION OF SUBURBAN LOTS TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA,

the street address of which is 1145 North Laurel Street, Wahoo, Nebraska 68066, to allow as a Conditional Use thereon an Assisted Living Facility, hereinafter called "Facility", subject to the following conditions, to wit:

- a. That no resident in the Facility located upon the above described real estate shall have been:
 - i. Convicted of a felonious offense against a person;
 - ii. Convicted of an offense involving arson;
 - iii. Convicted of a crime listed in Neb. Rev. Stat. §29-4003 and who is required to register as a sex offender pursuant to the Sex Offender Registration Act of the State of Nebraska;
- b. That the Facility located upon the above described real estate shall be licensed by the State of Nebraska, Department of Health and Human Services System, as an Assisted Living Facility;
- c. That said Conditional Use Permit shall continue to be valid for a period to expire on April 30, 2027, subject further to Subsections e. (vii) and f. hereof;
- d. That the Mayor's Monitoring Committee to be comprised of the following individuals, to wit:
 - (i) The Mayor of the City of Wahoo, Nebraska;
 - (ii) Two (2) Council members of the City Council of the City of Wahoo, Nebraska, preferably, the two (2) Council Members whose Ward includes the above described real estate;
 - (iii) The Chief of Police of the City of Wahoo, Nebraska;
 - (iv) The owner or a representative of the owner of the Facility;
 - (v) One or more individuals representing the owners of real estate adjacent to Facility;

Shall meet on an as needed basis as called by the Mayor of the City of Wahoo, Nebraska, to be held prior to the expiration of the Conditional Use Permit. The Monitoring Committee shall establish its own rules and regulations for its governance.
- e. The purposes of the Monitoring Committee shall be, but shall not be limited to, the following:
 - (i) Review the Conditional Use Permit;
 - (ii) Review State of Nebraska, Department of Health and Human Services Inspection Reports reference Facility;
 - (iii) Review the City of Wahoo, Nebraska's Emergency Unit responses to Facility;
 - (iv) Review 911 emergency calls from/to Facility;
 - (v) Review the Standards for a Conditional Use as set forth in the Zoning Ordinance of the City of Wahoo, Nebraska;
 - (vi) Report to the City Council of the Meetings of the Monitoring Committee;
 - (vii) Present an Annual Report to the City Council prior to the expiration of the Conditional Use Permit which Annual Report shall contain a recommendation to

the City Council as to extending the Conditional Use Permit for an additional period of time;

- f. If there is a violation of any of the conditions for the Conditional Use Permit as set forth in subparagraphs a., b., and e. hereof, the Monitoring Committee shall grant to the owner of the Facility a reasonable time in which to correct said violations, but if said violations continue after the owner of the Facility has been given a reasonable length of time, considering the violation, to rectify the violation, the Monitoring Committee shall so inform the City Council of the City of Wahoo, Nebraska, and the City Council may proceed to revoke the Conditional Use Permit and grant the owner of Facility sixty (60) days in which to close the Facility, at which point in time said Conditional Use Permit shall be null and void, or the City Council may determine not to renew the Conditional Use Permit for the Facility.

Section 3. That the Mayor and the appropriate Department, whether one or more, of the City of Wahoo, Nebraska, are hereby authorized and directed to implement this Ordinance.

Section 4. That should any section, paragraph, sentence or word of this Ordinance hereby adopted be declared for any reason to be invalid, it is the intent of the Mayor and Council of the City of Wahoo, Nebraska, that it would have passed all other portions of this Ordinance independent of the elimination here from of any such portion as may be declared invalid.

Section 5. That all Ordinances and parts of Ordinances passed and approved prior to the passage, approval, and publication of this Ordinance, in conflict herewith, are hereby repealed.

Section 6. That this Ordinance shall be published in pamphlet form and shall be in full force and take effect from and after its passage and approval, provided it has been published, as aforementioned, within the first fifteen (15) days after its passage and approval.

Section 7. That this Ordinance shall not be made a part of the Zoning Ordinance of the City of Wahoo, Nebraska.

PASSED AND APPROVED this 28th day of April 2026.

CITY OF WAHOO, NEBRASKA

By: _____
Gerald D. Johnson, Its Mayor

ATTEST:

Christina Fasel, City Clerk

(SEAL)