

WAHOO CITY COUNCIL AGENDA
Tuesday, June 23, 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

Reports

1. Wahoo Broadband Education report from Daniel Uriguen, resident of Wahoo

Department head reports

Consent Agenda

1. Acceptance of excused absence of Mayor or Council member(s)
2. Approval of the June 9, 2026 minutes of the City Council
3. Approval of a claim from JEO for the amount of \$4,523.40 for the reimbursement of expenses for the Downtown Revitalization Planning Grant and authorize the Mayor to sign drawdown documents.
4. Approval of claims

Public hearing and associated action items

1. Hearing on report from Reviewing Authority regarding a request for a reasonable accommodation to allow for the keeping of poultry within Wahoo Corporate Limits
 - 1.A. Acceptance of report and action on request for reasonable accommodation

Action items not requiring a public hearing

1. Acceptance of new pumper truck and action to authorize final payment
2. Resolution to set a hearing date for the Board of Equalization to consider the levy of special assessments for Wilmer Ridge Subdivision
3. Resolution to set a hearing date for the Board of Equalization to consider the levy of special assessments for North Highlands Phase II Subdivision
4. Approval of the second reading of Ordinance Number 2504 regarding annexation of Krumel Industrial Subdivision

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

AN EDUCATION BRIEFING FOR THE CITY OF WAHOO

Wahoo's Fiber Future: Building It Right the First Time

Resilient broadband, future-proof technology, and the unusual leverage Wahoo already owns.

Prepared by Daniel Uriguen

Resident, Wahoo, Nebraska · 15+ years in telecommunications



Why I'm bringing this to the City

I'm writing as a Wahoo neighbor who has spent his career in this exact field.

15+ years in telecommunications.

Experience spanning communities of every size — from small towns to large metros.

I'm offering this background purely as a resident who would like to see Wahoo's network built right.

Worked side-by-side with:

- **Community associations & city officials** Major HOAs and city leaders in cities of all sizes
- **Site survey & network design teams** How the network is planned and engineered
- **Permitting teams** How right-of-way and approvals actually work
- **Construction & deployment** From the first dig to the last connection
- **Dispatch & technical operations** What happens when the network goes down



How the internet keeps growing — and why headroom matters

Internet demand has only ever gone one direction — up, by roughly 10× each era. Every new wave adds more devices and richer traffic — and the pace is accelerating.

1990s	2000s	2010s	TODAY	WHAT'S NEXT
Dial-up	Broadband	HD streaming	4K · cloud · WFH	Smart home · AI
Email & basic web	Web, photos, music	Netflix, social, mobile	Video calls, backup	17–21+ devices · uploads
~56 kbps	1–10 Mbps	10–50 Mbps	100–500 Mbps	1 Gbps → multi-gig

<h2>17–21</h2> <p>CONNECTED DEVICES</p>	<p>in the average U.S. internet home today — up from about 11 in 2019, and still climbing.</p>	<h2>~25 Mbps</h2> <p>HEADROOM / DEVICE</p>	<p>a common planning rule — multiply across a busy household and demand adds up fast.</p>
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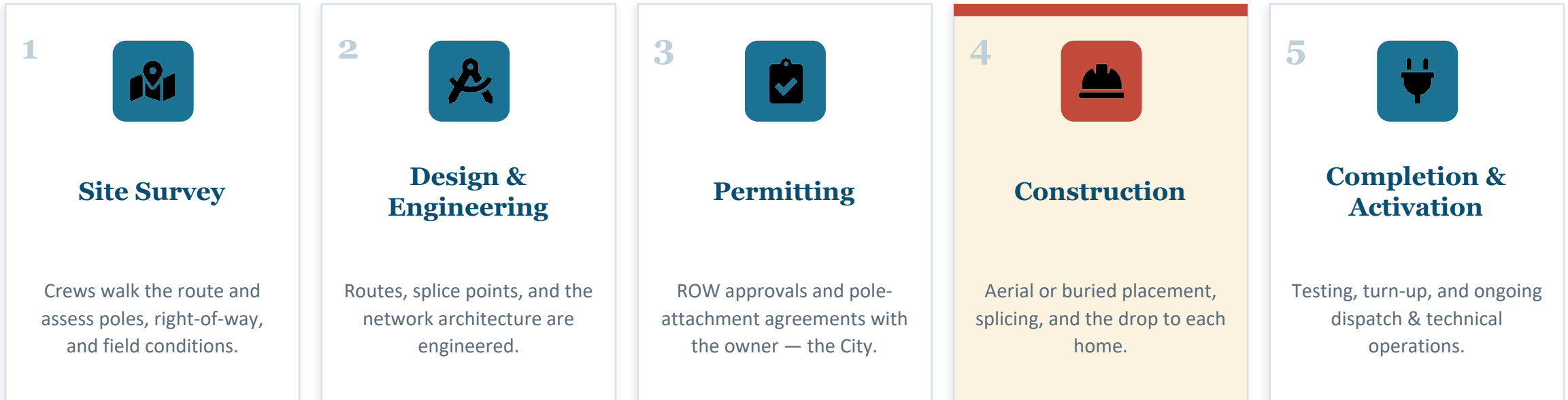
Today's “fast enough” is tomorrow's bottleneck. 4K, video calls, cloud backup, security cameras, gaming, and AI all push download AND upload. Building headroom now — symmetric, future-proof capacity — is how Wahoo avoids re-digging in a few years.



First, the basics: what fiber is — and how a build happens

Fiber-optic cable carries data as pulses of light through hair-thin strands of glass — far more capacity, lower latency, and a longer service life than copper or coax. It's the gold standard, and the right call for Wahoo. The real question is **how it gets built**.

How a fiber build actually happens — and where the lasting decisions get locked in:



Step 4 — Construction — is where aerial-vs-buried gets locked in. That's the window this briefing is about.



THE OPPORTUNITY

Why this matters now — and why I'm a fan of the build

I'm glad Kinetic / Uniti is investing in Wahoo. Fiber is the right technology. The points that follow aren't an objection to the build — they're about HOW it's built, and what the City can still shape while it has leverage.



It's invisible later

The choices made during construction — aerial vs. buried, which architecture, which equipment — are locked in for decades.



Wahoo holds rare leverage

Because the City owns its electric utility, it owns the poles and the right-of-way Kinetic must use.



The window is open now

Standards are easy to set during a build and expensive to retrofit after. Now is the moment.



What is an “aerial drop”?

The “drop” is the final stretch of fiber that connects a home to the network. There are two ways to build it:

AERIAL DROP

the faster, cheaper way

Fiber is strung pole-to-pole and over to the home, hanging in the air alongside existing lines.

- Avoids digging — so it's quicker and cheaper to build.
- Exposed to the weather for its entire life.

UNDERGROUND (BURIED) DROP

Fiber is buried from the pedestal/handhole to the home, protected underground.

- Costs more up front and requires digging.
- Shielded from wind, ice, and falling limbs for decades.



The key myth: “buried = faster.” It isn't.



An aerial drop and a buried drop carry the EXACT same internet speed. The glass transmits the same light either way. Speed is set by the electronics and architecture — not by whether the cable is in the air or the ground.

WHAT'S IDENTICAL

- ✓ Download & upload speeds
- ✓ The fiber strand itself
- ✓ 1G / 2.5G / 10G capability

WHAT'S DIFFERENT

- ✗ Exposure to weather
- ✗ Outage frequency over time
- ✗ Repair trucks & pole damage

So “buried = better fiber” is really a reliability argument wearing a speed costume.



The aerial drop is the network's most weather-exposed part

In a state exposed to high wind, ice storms, derechos, and tornadoes, the hanging final span takes the hit first. Over the life of the network, that statistically means more outages and more repair trucks than a buried drop — and each incident can also damage the City's own poles. This isn't a knock on Kinetic. It's physics.



Wind & sag

Sustained loading stresses and loosens the span



Ice loading

Adds weight until lines and limbs come down



Falling limbs

The most common cause of drop failures



Pole strikes

Storms and vehicles take out the attach point

This weather exposure is the entire basis of the case for more resilient drops.



Your “landline” is probably VoIP — and that matters for 911

Many residents keep a home phone, but a modern “landline” from a fiber or cable provider usually runs over the internet (VoIP). That changes what happens in an outage.

OLD COPPER LANDLINE

- Carried its own power from the phone company's central office.
- Kept working during a blackout.
- Independent of your internet connection.

VoIP “LANDLINE” (TODAY)

- The call travels over your internet connection.
- If the drop goes down — or power is out and the small backup battery dies (often only a few hours) — the phone goes silent.
- **That includes the ability to call 911.**

A weather-prone aerial drop isn't only an internet-convenience issue — for households that rely on a home phone in an emergency, it's a safety consideration.

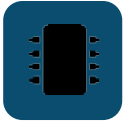


Not all “fiber” is equal: PON architecture 101

The customer can't see the difference — until years later. The architecture sets the ceiling.

Technology	What it is	Download	Upload	Outlook
DOCSIS	Cable internet over coax (e.g., Spectrum)	Fast	Much lower (very asymmetric)	Legacy / coax
GPON	Older but common fiber standard, shared	~2.5 Gbps	~1.2 Gbps	Aging
XGS-PON	Modern fiber standard, symmetric	10 Gbps	10 Gbps	Future-proof ✓
25G PON	The next step beyond XGS-PON	25 Gbps	25 Gbps	Emerging

Symmetric = the same speed up and down, which matters for video calls, cloud backup, and working from home.



Why this matters: future-proofing & the equipment in the home

A provider can advertise “fiber” and “up to 2 Gig” while deploying an architecture that's already near the end of its useful life. And the home-side equipment (the ONT/modem, or “CPE”) sets a hard ceiling — underspec'ed gear can quietly cap a “10-gig-capable” network.

Three simple questions worth asking Kinetic directly:

- 1 What PON architecture are you deploying in Wahoo — GPON or XGS-PON?
- 2 What specific customer equipment (ONT / CPE) will be installed in homes?
- 3 Will the network and the equipment support symmetric multi-gig for the long term?

The goal: a network built on XGS-PON with capable equipment serves Wahoo for decades. One built on older gear may need rebuilding sooner than anyone expects.



EDUCATION · THE LIFECYCLE THAT MATTERS MOST

Build once, live with it for years: why the architecture gets locked in

A fiber build has two layers with very different lifespans — and that's why the architecture chosen during this buildout matters for a decade or more.

THE PASSIVE PLANT — BUILT ONCE

Fiber strands + splitters in the ground or on poles. No electronics.
Lasts 25–30+ years — this is the part that's genuinely “future-proof.”

THE PON ARCHITECTURE — SETS YOUR SPEED

The OLT + ONT electronics and the PON standard (GPON, XGS-PON...). **This is what actually sets your speed** — and it's slow and costly to change.

8–10

YEARS, MINIMUM

is the payback window operators typically plan before a PON generation is even considered for upgrade. **In practice, the architecture a home receives at installation often stays in place for a decade or more** — because upgrading means swapping the central-office OLT and every customer's ONT, so providers amortize the investment and only move when capacity forces it.

Bottom line for Wahoo: if homes are wired on GPON today, that's likely the experience into the late 2030s. Specifying XGS-PON during this build is the difference between future-proof and already-aging — at little extra cost while crews are already in the field.



THE PART THAT MAKES WAHOO UNUSUAL

Wahoo owns its electric utility — so Wahoo owns the leverage

Through Wahoo Utilities / the Board of Public Works, the City owns the poles Kinetic must attach to and controls the right-of-way it must use. Most towns can't say that. That ownership is real, constructive leverage.



City-owned poles

Kinetic's aerial drops must attach to the City's poles.



City right-of-way

The build runs through corridors the City controls.



A seat at the table

That gives the City standing to set reasonable construction standards.

This opens several constructive directions — explored on the next slides.



THE MOST ACHIEVABLE PATH

Direction A: Resilience standards through pole & ROW terms

Because Kinetic needs to attach to City-owned poles and use City right-of-way anyway, the City is well-positioned to ask for reasonable resilience standards as part of those terms.



Target new builds Require buried drops in newly platted subdivisions and defined zones — far more practical than a citywide “bury everything” mandate.



Set construction standards Negotiate resilience standards into the attachment and right-of-way terms to reduce weather exposure.



Lower long-term cost Storm resilience means fewer outages, fewer truck rolls, and less repeated damage to the City's own poles — plus property-value and economic-development upside.



Direction B: City-owned, open-access fiber (a longer-term look)

Because Wahoo already owns poles, conduit, and right-of-way, there may be a path to the City owning fiber infrastructure and leasing it to a private provider — the model Lincoln used successfully with ALLO. The City owns the “dirt and glass”; a private company sells the service.



To confirm with the City Attorney:

The City cannot be the retail ISP.

Nebraska law (Neb. Rev. Stat. §§ 86-575 / 594) bars public power utilities from selling retail broadband to residents.

Dark-fiber leasing is narrow.

The 2024 law (LB61) authorizes leasing unused “dark” fiber mainly to reach unserved areas, at rates at or above a PSC safe-harbor range, with revenue walled off from electric income.



Bring Uniti to the table to define SLAs for Wahoo

Marketing says “99.9% reliability.” Wahoo should turn that slogan into written, accountable commitments — **service-level agreements (SLAs)** — so residents know what to expect, and there's recourse when it slips.



Installation timeframe

New installs completed within a defined window (e.g., 5–7 business days).



Network uptime

A contractual reliability target (e.g., 99.9%) with service credits when missed.



Trouble-call response

Same-day / next-day response for outages and service-affecting issues.



Repair time (MTTR)

A maximum mean-time-to-repair, with committed truck-roll windows.



Outage communication

Proactive notifications and a public outage / status channel.



Reporting & accountability

Regular performance reporting to the City, with credits or penalties.

Illustrative targets — to be negotiated. These commitments are standard in enterprise and municipal agreements; Wahoo residents deserve the same clarity.



What I'd respectfully ask — in a spirit of partnership

1

Set resilience standards

If Uniti keeps building, negotiate to bury fiber rather than run aerial drops going forward — with resilience terms written into the pole-attachment and right-of-way agreement.

2

Lock in SLAs with Uniti

Bring Uniti to the table to commit, in writing, to installation, uptime, trouble-call, and repair standards — with credits when missed.

3

Study City-owned fiber

Commission a feasibility study on the City owning open-access fiber, leased to a private operator (the Lincoln / ALLO model).

4

Pause & re-examine permits

If the above aren't possible, pause further permits to re-look at how it's being built — and potentially renegotiate the terms.



AN OFFER

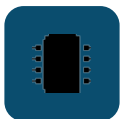
Beyond the ask — how I'd like to help

I'm raising this as a resident, and I'd like to be part of the solution — not just the question. With the City's welcome, I'd be glad to:



Volunteer as a strategic partner / advisor

Advise the City and Board of Public Works on this effort at no cost — purely as a resident with hands-on, cross-functional experience in fiber deployment.



Help the City ask the right questions

Evaluate the architecture, equipment, SLAs, and resilience terms being proposed, and translate vendor answers into plain language for staff and council.

THANK YOU

Wahoo deserves the best.

There's a real window to shape this while the network is still going in. I'd welcome the chance to walk through any of it in person, or to prepare a short briefing for the Board of Public Works and Council.

Daniel Uriguen

Wahoo, Nebraska

Daniel.Uriguen25@outlook.com

Statutory references in this briefing should be confirmed with the City Attorney before being relied upon formally.

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.

City Administrator Harrell updated the council on projects throughout the city including the downtown revitalization meeting, and the old city hall open house.

City Council Member Krejci motioned, City Council Member Ideus seconded to approve the consent agenda which included Acceptance of excused absence of Shane Sweet, approval of the May 26, 2026 minutes of the City Council, approval of the Mayor's reappointment of Kal Lausterer to the Library Board for a four-year term ending June 2030, approval of the Mayor's reappointment of Tracy Pfliger and Dylan Egr to the Planning Commission for a three-year term ending July 2029, approval of the Mayor's reappointment of Mark Sutton and Chad Aldrich to the Board of Adjustments for a three-year term ending July 2029, and approval of claims:

BLD - Heartland Office Cleaners \$1,040.00, Jackson Services \$228.40,
CEM – Todd Valley Farms \$881.90,
EDU - Cass County Treasurer \$475.00, League of Nebraska Municipalities \$530.00,
EQU - Hometown Leasing \$83.00, Outdoor Power \$949.06,
LIB – Cengage \$50.96, Ingram \$948.84, Midwest Tape \$491.16,
MED – BoundTree \$571.92, Stryker \$ 116.92,
MEM – IIMC \$195.00,
MISC - Chase NYC \$136,241.25, First Interstate Bank \$1,600.00, Next Generation Properties \$27,841.69, Wahoo Area Econ \$7,500.00, Wahoo Parks and Rec \$60,000.00,
PRO - One Call Concepts \$33.21, Pictometry International \$1,325.00,
PUB - Lincoln Journal Star \$114.75, Wahoo Newspaper \$301.53,
STR - Dave Rood Trucking \$400.00, National Concrete Cutting \$2,115.09, Pavers \$384.10,
SUP – Simons \$192.59,
UTL - Paper Tiger \$38.00, Verizon \$530.59, Wahoo Utilities \$4,818.04, Waste Connections \$262.82,
VEH - O'Reilly \$134.80, Wahoo Auto Parts \$157.03.

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

City Council Member Warford motioned, City Council Member Krejci seconded to approve a request for a Special Designated Liquor License as requested by J&J LLC. Roll call vote Warford, yes; Krejci, yes; Ideus, yes; Sweet, yes; Rappl, yes; Nagle, yes. Motion carried.

City Council Member Krejci motioned, City Council Member Ideus seconded to approve an application for a multi-day event permit as requested by Sue DuBios for the Wahoo Farmer's Market at 5th & Maple. Roll call vote Krejci, yes; Ideus, yes; Sweet, yes; Warford, yes; Rappl, yes; Nagle, yes. Motion carried.

City Council Member Rappl motioned, City Council Member Krejci seconded approve a Resolution No 2026-12 to authorize participation in the Saunders County Mutual Finance Organization for FY 2026-27.

RESOLUTION NO 2026-12

WHEREAS, certain municipalities and fire protection districts located in Saunders County, Nebraska desire to enter into an Interlocal cooperation agreement for the creation of a Mutual Finance Organization pursuant to Legislative Bill 1120, 1998;

WHEREAS, the Interlocal Cooperation Agreement for a Mutual Finance Organization would be in the best interests of all participating members; and

WHEREAS, the members desire to enter into a written Interlocal Cooperation Agreement for a Mutual Finance Organization.

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

Section 1. The Interlocal Cooperation Agreement for a Mutual Finance Organization is hereby approved, ratified and accepted, and the Mayor of the City of Wahoo, Nebraska is hereby authorized, directed and empowered to execute the same;

Section 2. The Interlocal Cooperation Agreement for a Mutual Finance Organization shall not establish a separate legal entity, but rather shall be a joint and cooperative undertaking between the members and that a joint board shall be responsible for administering this joint and cooperative undertaking.

Section 3. All resolutions or parts of resolutions in conflict herewith are repealed.

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

City Council Member Warford motioned, City Council Member Krejci seconded to not accept a grant from the NE Department of Economic Development for the CCCFF Planning Grant to keep other funding opportunities available. Roll call vote Warford, yes; Krejci, yes; Ideus, yes; Sweet, yes; Rappl, yes; Nagle, yes. Motion carried.

City Council Member Warford motioned, City Council Member Rappl seconded approve Resolution No 2026-13 for installation of no parking signs to be placed on the North Side of A Street between South Chestnut and South Walnut.

RESOLUTION NO. 2026-13

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

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

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

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

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

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

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

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

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

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

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

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

Along the North side of “A” Street Between South Chestnut Street and South Walnut Street.

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

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

City Council Member Krejci motioned, City Council Member Ideus seconded approve the first reading of Ordinance No 2504 regarding annexation of Krumel Industrial Subdivision. Roll call vote Krejci, yes; Ideus, yes; Sweet, yes; Warford, yes; Rappl, yes; Nagle, yes. Motion carried.

City Council Member Warford motioned, City Council Member Rappl seconded approve Resolution No 2026-14 declaring property as surplus.

RESOLUTION NO. 2026-14

WHEREAS, the City of Wahoo, Saunders County, Nebraska, is the owner of the following described personal property, to wit:

**Exhibit “A”
To Resolution No. 2026-03**

Items to be declared as surplus:

<u>Description</u>	<u>Estimated Value</u>
Miscellaneous office supplies and furniture all items individually valued at less than \$5,000.00	

and,

WHEREAS, the City of Wahoo, Nebraska, does not have a present need to retain ownership of said above described personal property, and,

WHEREAS, the City of Wahoo, Nebraska, deems it in the best interests of the citizens of the City of Wahoo, Nebraska, that said personal property be disposed of, as set forth herein,

WHEREAS, the City of Wahoo, Nebraska, has determined that the fair market value of the above described personal property is less than \$5,000.00, as stated in the attached Exhibit “A”

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF WAHOO, NEBRASKA, AS FOLLOWS:

1. That the above described personal property be sold by either sealed bid and/or public sale on a date, time, as advertised in a Notice of Sale of Personal Property posted in three public places in the City of Wahoo, Nebraska, immediately after the passage of said Resolution and not later than seven (7) days prior to the sale of said items, as shall be evidenced by a Notice of Posting of the City of Wahoo Clerk, and,

2. That pursuant to Neb. Rev. Stat. §17-503.01, confirmation of the sale of said personal property by an ordinance is not required.

3. That the City of Wahoo, Nebraska, through the Clerk of the City of Wahoo, Nebraska, shall provide a bill of sale and/or certificate of title to the above personal property indicating that said personal property is being sold “as is” without warranty as to fitness or merchantability for any purpose and that buyer thereof assumes all risks from the utilization of said personal property upon buyer’s possession of said items of personal property.

4. That buyer shall receive possession of the above-described items of personal property upon payment in full of the purchase price for each item.

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

City Administrator Harrell spoke to the comparison between the design standards and the zoning regulations in regard to industrial uses within industrial zoned areas. City Council Member Krejci motioned, and City Council Member Ideus seconded to approve an amendment to Transportation Corridor Design Overlay Standards to allow industrially zoned areas to be exempt from the application

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

Mayor Johnson and members of the council spoke to nuisances throughout the city.

The meeting was adjourned at 8:08pm

Approved:

Christina Fasel, City Clerk

Gerald D. Johnson, Mayor



Invoice

June 22, 2026
Project No: R251998.00
Invoice No: 174898
Invoice Amount: 4,523.40

City of Wahoo
608 N Linden, Suite B
PO Box 398
Wahoo, NE 68066

Project Manager Kristen Ohnoutka
Project R251998.00 Wahoo Downtown Revitalization Plan
Professional Services through June 12, 2026

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Project Management	\$7,090.00	15%	\$1,063.50	0.00	\$1,063.50
Discovery & Data Collection	\$9,820.00	5%	\$491.00	0.00	\$491.00
Community & Stakeholder Engagement	\$28,545.00	8%	\$2,283.60	0.00	\$2,283.60
Design Concept Development	\$7,125.00	0%	0.00	0.00	0.00
Downtown Revitalization Plan	\$9,790.00	7%	\$685.30	0.00	\$685.30
Total	\$62,370.00		\$4,523.40	0.00	\$4,523.40
Total Amount Due Upon Receipt :					\$4,523.40

Email Invoice: fasel@wahoo.ne.us

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
GENERAL FUND						
101-01-142.600 DUE FROM OTHER FUNDS						
101-01-142.600 DUE FROM OTHER FUNDS	Wahoo Utilities	Transfer of payment from FEMA on March Storm - 2025	61626	06/16/2026	766,210.17	766,210.17
Total 101-01-142.600 DUE FROM OTHER FUNDS:					766,210.17	766,210.17
101-01-550.320 POSTAGE						
101-01-550.320 POSTAGE	Lincoln Journal Star	minutes 5/26/26	3767CEE7-025	05/28/2026	105.15	.00
Total 101-01-550.320 POSTAGE:					105.15	.00
101-01-550.330 PRINTING & PUBLICATION						
101-01-550.330 PRINTING & PUBLICATION	Lincoln Journal Star	zoning amendment for single Family dwelling - PC	3767CEE7-025	05/22/2026	11.31	.00
Total 101-01-550.330 PRINTING & PUBLICATION:					11.31	.00
101-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
101-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	City Car 16.997 gal gas	37545	06/03/2026	71.39	.00
Total 101-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					71.39	.00
101-01-550.410 EDUCATION & TRAINING EXPENSE						
101-01-550.410 EDUCATION & TRAINING EXPENSE	Wonderful Life Project	training	41	06/19/2026	146.90	.00
101-01-550.410 EDUCATION & TRAINING EXPENSE	Wonderful Life Project	training	42	06/19/2026	83.33	.00
101-01-550.410 EDUCATION & TRAINING EXPENSE	Wonderful Life Project	credit for overpayment on #27 and #28	CREDIT	06/03/2026	120.24-	.00
Total 101-01-550.410 EDUCATION & TRAINING EXPENSE:					109.99	.00
101-01-921.520 ELECTION COSTS						
101-01-921.520 ELECTION COSTS	Saunders County Clerk	Reimbursement of costs for the May 12, 2026 Primary Election	MAY2026	06/03/2026	100.00	.00
Total 101-01-921.520 ELECTION COSTS:					100.00	.00
Total GENERAL FUND:					766,608.01	766,210.17
POLICE FUND						
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	PD fuel May 2026	37550	06/03/2026	1,362.07	.00
Total 102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					1,362.07	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	AT&T Mobility	Department Issued Phones	287360387910	06/03/2026	246.92	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #483732120-00001 Police Hotspot	6145274374	06/04/2026	160.04	.00
Total 102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					406.96	.00
102-01-550.410 EDUCATION & TRAINING EXPENSE						
102-01-550.410 EDUCATION & TRAINING EXPENSE	Benchmark Government S	meals for training - Jonas	23930	05/07/2026	310.85	.00
102-01-550.410 EDUCATION & TRAINING EXPENSE	Benchmark Government S	meals for training - Schaefer	24125	06/05/2026	630.40	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 102-01-550.410 EDUCATION & TRAINING EXPENSE:					941.25	.00
102-01-554.640 CAR/TRUCK MAINTENANCE						
102-01-554.640 CAR/TRUCK MAINTENANCE	Sid Dillon Chevrolet	oil change	9FCS1500302	05/19/2026	97.38	.00
Total 102-01-554.640 CAR/TRUCK MAINTENANCE:					97.38	.00
Total POLICE FUND:					2,807.66	.00
STREET FUND						
103-01-550.310 MATERIALS & SUPPLIES						
103-01-550.310 MATERIALS & SUPPLIES	Bomgaars	cleaning supplies	27404282	04/09/2026	21.97	.00
103-01-550.310 MATERIALS & SUPPLIES	Bomgaars	hitch pins	27425668	05/22/2026	23.97	.00
103-01-550.310 MATERIALS & SUPPLIES	Bomgaars	drinking water x2	27430621	06/01/2026	4.58	.00
103-01-550.310 MATERIALS & SUPPLIES	Bomgaars	grease for equipment	27431495	06/03/2026	4.99	.00
103-01-550.310 MATERIALS & SUPPLIES	Bomgaars	new head for weed eater	27431916	06/04/2026	46.98	.00
103-01-550.310 MATERIALS & SUPPLIES	Bomgaars	hardward for paint trailer	27433891	06/08/2026	1.61	.00
103-01-550.310 MATERIALS & SUPPLIES	Bomgaars	duct tape	27435199	06/11/2026	4.29	.00
Total 103-01-550.310 MATERIALS & SUPPLIES:					108.39	.00
103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Street Department fuel useage May 2026	37567	06/18/2026	2,102.37	.00
Total 103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					2,102.37	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Butler Public Power District	Walking Trail Tunnel Lt	MAY26	06/04/2026	46.19	.00
Total 103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					46.19	.00
103-01-554.650 EQUIPMENT MAINTENANCE						
103-01-554.650 EQUIPMENT MAINTENANCE	Bomgaars	trailer repair	27428852	05/28/2026	29.99	.00
103-01-554.650 EQUIPMENT MAINTENANCE	Bomgaars	trailer repair	27430642	06/01/2026	82.95	.00
103-01-554.650 EQUIPMENT MAINTENANCE	Bomgaars	trailer repair	27431555	06/03/2026	29.99	.00
103-01-554.650 EQUIPMENT MAINTENANCE	John Deere Financial	John Deer Shredder part	5288347	06/01/2026	113.89	.00
103-01-554.650 EQUIPMENT MAINTENANCE	OUTDOOR POWER GRO	shredder bushing	395789	05/11/2026	9.12	.00
103-01-554.650 EQUIPMENT MAINTENANCE	Ryan's Repair	tires for patch machine	14839	06/11/2026	292.04	.00
103-01-554.650 EQUIPMENT MAINTENANCE	Wahoo Auto Parts LLC	u bolts for paint trailer	5398-319855	06/08/2026	19.64	.00
Total 103-01-554.650 EQUIPMENT MAINTENANCE:					577.62	.00
Total STREET FUND:					2,834.57	.00
CEMETERY FUND						
104-01-550.310 MATERIALS & SUPPLIES						
104-01-550.310 MATERIALS & SUPPLIES	Bomgaars	flowers for cemetery	27424270	05/19/2026	115.34	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
104-01-550.310 MATERIALS & SUPPLIES	Bomgaars	landscape fabric	27424273	05/19/2026	19.99	.00
104-01-550.310 MATERIALS & SUPPLIES	Bomgaars	bolt snaps for flag pole	27424781	05/20/2026	7.98	.00
104-01-550.310 MATERIALS & SUPPLIES	Bomgaars	flag pole maint	27425249	05/21/2026	52.95	.00
104-01-550.310 MATERIALS & SUPPLIES	Bomgaars	paint for trash cans	27425709	05/22/2026	29.97	.00
104-01-550.310 MATERIALS & SUPPLIES	Bomgaars	bungy cords	27425926	05/22/2026	24.99	.00
104-01-550.310 MATERIALS & SUPPLIES	Bomgaars	drinking water x 4	27430621	06/01/2026	9.16	.00
104-01-550.310 MATERIALS & SUPPLIES	Bomgaars	potting soil and pots	27431244	06/02/2026	94.14	.00
104-01-550.310 MATERIALS & SUPPLIES	Bomgaars	return	27431911	06/04/2026	8.98-	.00
Total 104-01-550.310 MATERIALS & SUPPLIES:					345.54	.00
104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Cemetery Dept fuel usage May 2026	37567	06/18/2026	502.81	.00
Total 104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					502.81	.00
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Omaha Public Power Distri	Cemetery electrical service charge	JUNE2026	06/11/2026	41.88	.00
Total 104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					41.88	.00
Total CEMETERY FUND:					890.23	.00
FIRE FUND						
106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Fire Department fuel May 2026	37566	06/18/2026	375.46	.00
106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	Virgl, Tyler	fuel expense for trip to MN for inspection of new engine	61826	06/18/2026	168.52	.00
Total 106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					543.98	.00
106-01-550.400 MILEAGE						
106-01-550.400 MILEAGE	Virgl, Tyler	milage reimbursement for trip to MN for inspection of new engine	61826	06/18/2026	651.78	.00
Total 106-01-550.400 MILEAGE:					651.78	.00
106-01-550.410 EDUCATION & TRAINING EXPENSE						
106-01-550.410 EDUCATION & TRAINING EXPENSE	State Fire Marshal Train. Di	Firefighter Certification x5	3497	03/30/2026	250.00	.00
106-01-550.410 EDUCATION & TRAINING EXPENSE	State Fire Marshal Train. Di	Hazmat Operations Certifation x2	3497	03/30/2026	100.00	.00
Total 106-01-550.410 EDUCATION & TRAINING EXPENSE:					350.00	.00
106-01-554.620 LAND MAINTENANCE						
106-01-554.620 LAND MAINTENANCE	Koranda Lawn Care	broadleaf weed control	51426	05/14/2026	40.00	.00
106-01-554.620 LAND MAINTENANCE	Koranda Lawn Care	Fertilizer application	51426	05/14/2026	40.00	.00
106-01-554.620 LAND MAINTENANCE	Koranda Lawn Care	lawn care - fire dept (4/14/26)	51426	05/14/2026	30.00	.00
106-01-554.620 LAND MAINTENANCE	Koranda Lawn Care	lawn care - fire dept (4/28/26)	51426	05/14/2026	30.00	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
106-01-554.620 LAND MAINTENANCE	Koranda Lawn Care	lawn care - fire dept (5/5/26)	51426	05/14/2026	30.00	.00
106-01-554.620 LAND MAINTENANCE	Koranda Snow Removal	snow removal for Fire Dept 2/20/25	42626	04/26/2026	300.00	.00
Total 106-01-554.620 LAND MAINTENANCE:					470.00	.00
106-01-554.630 BUILDING MAINTENANCE						
106-01-554.630 BUILDING MAINTENANCE	Bomgaars	plugs for extension cords	27419432	05/09/2026	37.73	.00
106-01-554.630 BUILDING MAINTENANCE	Hotsy Equipment Co.	service maintenance	363627	04/21/2026	370.95	.00
106-01-554.630 BUILDING MAINTENANCE	Simons Home Store	light bulbs	A336576	04/30/2026	224.91	.00
Total 106-01-554.630 BUILDING MAINTENANCE:					633.59	.00
106-01-554.640 CAR/TRUCK MAINTENANCE						
106-01-554.640 CAR/TRUCK MAINTENANCE	Jerry's Transmission Servic	ladder aerial repair	0046453	04/15/2026	175.00	.00
Total 106-01-554.640 CAR/TRUCK MAINTENANCE:					175.00	.00
106-01-554.650 EQUIPMENT MAINTENANCE						
106-01-554.650 EQUIPMENT MAINTENANCE	First Wireless Inc.	Radio clips	133262	03/24/2026	290.00	.00
106-01-554.650 EQUIPMENT MAINTENANCE	Macqueen Equipment, LLC	Hurst tips for Jaws of Life	P08101	03/27/2026	3,650.00	.00
Total 106-01-554.650 EQUIPMENT MAINTENANCE:					3,940.00	.00
106-01-940.720 OTHER EQUIPMENT						
106-01-940.720 OTHER EQUIPMENT	Macqueen Equipment, LLC	helmet front	P62182	02/09/2026	93.00	.00
106-01-940.720 OTHER EQUIPMENT	Macqueen Equipment, LLC	gloves	P64008	03/12/2026	431.83	.00
Total 106-01-940.720 OTHER EQUIPMENT:					524.83	.00
106-01-940.740 STRUCTURES, BLDG & IMPROV.						
106-01-940.740 STRUCTURES, BLDG & IMPROV.	Schutt Construction and EI	install new cord reels in truck bays	3861	05/12/2026	10,756.40	.00
Total 106-01-940.740 STRUCTURES, BLDG & IMPROV.:					10,756.40	.00
Total FIRE FUND:					18,045.58	.00
LIBRARY FUND						
108-01-550.000 RENTS-LAND/BLDG./EQUIP.						
108-01-550.000 RENTS-LAND/BLDG./EQUIP.	Eakes Office Solutions	Contract Billing 3/9/26-6/8/26	INV779734	06/09/2026	222.02	.00
Total 108-01-550.000 RENTS-LAND/BLDG./EQUIP.:					222.02	.00
108-01-550.310 MATERIALS & SUPPLIES						
108-01-550.310 MATERIALS & SUPPLIES	Eakes Office Solutions	toner	9352589	06/11/2026	140.79	.00
Total 108-01-550.310 MATERIALS & SUPPLIES:					140.79	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Charter Communications	Acct # 116378301 Library Internet	116378301060	06/01/2026	124.98	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					124.98	.00
108-01-550.560 BOOKS						
108-01-550.560 BOOKS	Ingram	books	97088616	06/05/2026	20.39	.00
108-01-550.560 BOOKS	Ingram	books	97214406	06/11/2026	71.92	.00
108-01-550.560 BOOKS	Ingram	books	97214407	06/11/2026	37.00	.00
108-01-550.560 BOOKS	Ingram	books	97309074	06/16/2026	25.04	.00
108-01-550.560 BOOKS	Ingram	books	97309075	06/16/2026	51.49	.00
108-01-550.560 BOOKS	Ingram	books	97309076	06/16/2026	33.18	.00
108-01-550.560 BOOKS	Ingram	books	97348314	06/17/2026	44.75	.00
Total 108-01-550.560 BOOKS:					283.77	.00
108-01-554.630 BUILDING MAINTENANCE						
108-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Library Mats	5839121	06/16/2026	26.39	.00
108-01-554.630 BUILDING MAINTENANCE	Simons Home Store	air filters	A339887	06/08/2026	122.22	.00
Total 108-01-554.630 BUILDING MAINTENANCE:					148.61	.00
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Biblionix LLC	Gabbie enhanced messaging services (7/16/26-7/15/27)	12558	06/18/2026	110.00	.00
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Biblionix LLC	Unbound enhanced (7/16/26-7/15/27)	12558	06/18/2026	550.00	.00
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Biblionix LLC	Apollo software (7/16/26-7/15/27)	12558	06/18/2026	1,710.00	.00
Total 108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					2,370.00	.00
Total LIBRARY FUND:					3,290.17	.00
BUILDING & ZONING FUND						
115-01-546.110 SALARIES & WAGES						
115-01-546.110 SALARIES & WAGES	Wahoo Utilities	Reimbursement of Dave Henke's time	61326-DH	06/13/2026	55.00	.00
Total 115-01-546.110 SALARIES & WAGES:					55.00	.00
115-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
115-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	BZ fuel May 2026	37549	06/03/2026	121.81	.00
Total 115-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					121.81	.00
Total BUILDING & ZONING FUND:					176.81	.00
EMS						
121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	EMS fuel May 2026	37548	06/03/2026	934.78	.00
Total 121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					934.78	.00
121-01-550.355 MEDICAL SUPPLIES						
121-01-550.355 MEDICAL SUPPLIES	Airgas Inc	Oxygen	5524766926	05/31/2026	13.99	.00
121-01-550.355 MEDICAL SUPPLIES	Airgas Inc	Oxygen	9172397390	05/27/2026	162.45	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	86231293	06/04/2026	152.95	.00
121-01-550.355 MEDICAL SUPPLIES	Stryker Sales LLC	3 new lucas CPR device batteries	9212567132	06/12/2026	1,560.00	.00
Total 121-01-550.355 MEDICAL SUPPLIES:					1,889.39	.00
121-01-550.500 UNIFORM EXPENSE						
121-01-550.500 UNIFORM EXPENSE	Witmer Public Safety Grou	shipping for invoice inv792436	792436	12/03/2025	9.10	.00
Total 121-01-550.500 UNIFORM EXPENSE:					9.10	.00
Total EMS:					2,833.27	.00
Grand Totals:					797,486.30	766,210.17

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

**REPORT BY REVIEWING AUTHORITY
REQUEST FOR REASONABLE ACCOMMODATION**

On May 5, 2026 a request for Reasonable Accommodation was received by the City of Wahoo (Attachment "A"). The request was presented by Maggie (Magen) Schacht, who resides at 137 West 3rd Street in Wahoo.

As described in the regulations adopted (Ordinance No. 2336) by the City Council on December 26, 2019, the purpose of this application is to:

"request a reasonable accommodation for persons with disabilities or handicaps seeking equal access to housing under the Rehabilitation Act, the Americans With Disabilities Act, the Federal Fair Housing Amendments Act and the Nebraska Fair Housing Act (the Acts) of the City of Wahoo's building codes, fire or safety codes, zoning laws, other land use and general regulations, and police policies and procedures."

The procedure established by the City requires the Reviewing Authority (the Mayor and City Administrator) to prepare a recommendation on the request for accommodation within 45 days from the date of referral to the Reviewing Authority by the City Council, which was done on May 12, 2026, making a report to the Council for consideration to be completed no later than June 25, 2026. Prior to action by the Council on the recommendation presented, a public hearing will be held before the Council granting the applicant the opportunity to respond to the recommendation made by the Reviewing Authority. This hearing has been scheduled to be on the June 23, 2026 City Council agenda.

The Reviewing Authority believes that the application requirements as described in Section 99.03 of the Wahoo Municipal Code for a request for reasonable accommodation were met by Ms. Schachta's application and have proceeded with their review.

Furthermore, due to past interactions between Ms. Schachta and the City Administrator, who is listed in the Municipal Code as a member of the Reviewing Authority, Ms. Harrell, City Administrator, has recused herself in the review of this application. In replacement, the City Attorney, Jovan Lausterer, and the Mayor, Jerry Johnson will serve as the Reviewing Authority.

The request presented is for reasonable accommodation to the prohibition of poultry within the Wahoo City Limits and specifically Section 96.02 of the Wahoo Municipal Code, and as approved by the Mayor and Council of the City of Wahoo with the adoption of Ordinance No. 2305 passed on April 11, 2019. This section of Municipal Code states the following:

"§ 96.02 PROHIBITED ANIMALS

- (A) *Defined. Prohibited animals shall include all exotic, livestock, unusual and wild animals as more thoroughly described below:*
- (2) *LIVESTOCK shall mean swine, cattle, horses, mules, sheep, chickens, roosters, fowl, goats, llamas, or any other animal which is normally and historically kept and raised on farms in the United States and used or intended for use as food, fiber, or farm work except household pets. Provided, however, that livestock shall be permissible in areas where livestock animal units are permissible under the City of Wahoo's zoning regulations."*

"§ 96.03 HOUSEHOLD PETS LIMITED

It shall be unlawful for any person to keep, maintain or harbor, within the corporate limits and the zoning jurisdiction of the municipality more than three of any single species of animal, or a combination of household pets exceeding eight, which are at least six months of age, unless specifically permitted by zoning regulation. A HOUSEHOLD PET shall mean dogs, cats, birds, guinea pigs, hamsters, mice, snakes, iguana, and turtles. HOUSEHOLD PET shall also include any domesticated animal that a person owns or that is sold or offered for sale generally for the purpose of being kept indoors as household pets, except as described as a prohibited animal. A DOMESTICATED ANIMAL shall mean a tame animal that is subject to the dominion and control of an owner and accustomed to living in or near human habitation without requiring extraordinary restraint or unreasonably disturbing such human habitation."

For the full section of Wahoo Municipal Code relating to animals see Attachment "B".

As Ms. Schachta is the owner (with her husband Gabriel) and one of the occupiers of the property located at 137 W 3rd (Lots 4 and 5 of Block 169, Second County Addition to Wahoo; Parcel ID No. 006341500) the Rehabilitation Act, the Federal Fair Housing Act, and the Nebraska Fair Housing Act provide exemptions for those homes that are owned and occupied by the individual requesting reasonable accommodation.

RELEVANT HISTORY/INFORMATION

On April 20, 2026, a complaint was filed with City Hall on the residents at 137 W 3rd, Wahoo, indicating they had chickens located on their property (Attachment "C"). On April 22, 2026, a letter was sent to the resident at 137 W 3rd indicating they were violating Wahoo Municipal Code and that the chickens needed to be removed from the property within eleven (11) days following the receipt of the notice (Attachment "D"). This letter, which was also personally delivered by the Wahoo Police Department to the resident on April 22, 2026, which is the standard delivery policy for nuisance and code violation notices. Ms. Schachta came to City Hall and verbally complained about the letter from April 22, 2026, stating that she's had chickens for years and that it was only when the Wahoo Police Department moved in across the street from her that having the chickens became an issue. On May 2, 2026, Magen Schachta submitted a request for reasonable accommodation on the form for Saunders County (included in Attachment "A"). She was provided with the City of Wahoo request for reasonable accommodation which was completed and submitted on May 5, 2026.

FINDINGS

The Reviewing Authority is directed in Section 99.05 to consider the following and make their findings with regard to eight separate items of consideration. The Reviewing Authority's findings are stated below:

CONSIDERATION 1: Whether the housing which is the subject of the request will be used by an individual or group of individuals considered disabled or handicapped under the Acts.

FINDING 1: Information was presented by the applicant indicating the applicant had received a breast cancer diagnosis in January 2026 and has undergone intensive medical treatments that have impacted her physical health, emotional well-being, and family dynamic. This was supported by a licensed independent mental health practitioner in their letter dated May 1, 2026. It should be noted that there are references to her household receiving ancillary benefits from the chickens but no supporting diagnosis has been provided sufficient to enable the Reviewing Authority to consider any impacts to the rest of the household.

CONSIDERATION 2: Whether the accommodation requested is financially, therapeutically, or otherwise necessary to make specific housing available to the individual or group of individuals with a disability or handicap under the Acts.

FINDING 2: As Ms. Schachta co-owns her home at 137 West 3rd with her husband, the accommodation is not necessary to make specific housing available to her.

CONSIDERATION 3: Whether there are alternative reasonable accommodations available that would provide an equivalent level of benefit.

FINDING 3: The applicant has presented information as to why farm animals are considered therapeutic in her treatment of breast cancer. Therefore, it is argued by the applicant that farm animals should be allowed to be owned and cared for by the applicant instead of a domestic animal that is specifically allowed by Code. The Reviewing Authority fully understand that animals may provide a therapeutic benefit to the applicant but they do not believe that the materials as provided suggest that a household pet (such as a cat, dog, bird, guinea pig, rabbit, or pot belly pig) could not provide the applicant with similar experiences of stewardship, interaction, and emotional anchors to her.

CONSIDERATION 4: Whether alternative accommodations would be suitable based on the circumstances of this particular case.

FINDING 4: The Reviewing Authority believes alternative solutions (i.e. other household pets) that are compliant with Wahoo Municipal Code would be suitable based on the information provided within the application.

CONSIDERATION 5: If applicable, whether the requested reasonable accommodation would be consistent with the Comprehensive Plan land use designation of the property which is the subject of the reasonable accommodation request, and with the general purpose and intent of the zoning district in which the use is located.

FINDING 5: The requested reasonable accommodation of allowing poultry in Wahoo Corporate Limits and in an area zoned as NRC – Neighborhood Residential Commercial would not be consistent with the Comprehensive Plan, and would be in violation with the terms of the NRC Zoning District.

CONSIDERATION 6: Whether the requested reasonable accommodation substantially affects the physical attributes of the property.

FINDING 6: The Reviewing Authority is concerned that harboring poultry within Corporate Limits of Wahoo would contribute to attraction of pests such as rats, mice and fox, as well as disease transmission, and noise and smell nuisances. This matter was considered extensively by the city council several years ago and a number of citizens expressed health, safety, and nuisance concerns.

CONSIDERATION 7: Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.

- FINDING 7: The City Council has considered amendments to Wahoo Municipal Code to allow poultry within Wahoo Corporate Limits twice in the past six years and on both occasions have determined it is not in the best interests of the community to allow. Allowing a reasonable accommodation in this instance when there are other animal options available that are allowed by Municipal Code would impose an undue administrative burden on the City. The Reviewing Authority also is concerned that the qualifying need relates to a cancer diagnosis to one inhabitant in the subject matter home. The Reviewing Authority hopes the applicant will be in remission in the near future and thus approval would present a situation where the accommodation would be temporary in nature as the chickens would need to be removed after the applicant went into remission. This would therefore require monitoring of the status of Ms. Schachta's health and enforcement at a later date.

CONSIDERATION 8: Whether the requested reasonable accommodation would require a fundamental alteration to the zoning, building, fire, or safety codes of the City.

FINDING 8: The requested reasonable accommodation is contrary to Wahoo Municipal Code which expressly bars the harboring of poultry within the Wahoo Corporate Limits.

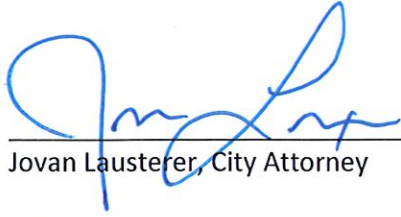
RECOMMENDATION BY REVIEWING AUTHORITY

Based on the findings as described above the Reviewing Authority is recommending to the City Council the following:

A reasonable accommodation should not be granted to Ms. Schachta for the following reasons:

- The City of Wahoo Municipal Code does not prohibit the keeping of all domestic animals within the Corporate Limits. Specifically Section 96.03 defines the animals that Ms. Schachta would be allowed to legally house at her property at 137 West 3rd which could serve as emotional support animals to her in dealing with her disability.
- The Reviewing Authority finds it compelling that Ms. Schachta appears to have been violating the municipal ban on chickens for well over a year prior to her January diagnosis. The timing of the application suggests that the present request for a waiver or exemption from the application of Wahoo Municipal Code is not tied to her need for chickens specifically but rather an effort to avoid losing the chickens.

Dated this 16th day of June, 2026.



Jovan Lausterer, City Attorney

Gerald D. Johnson Mayor

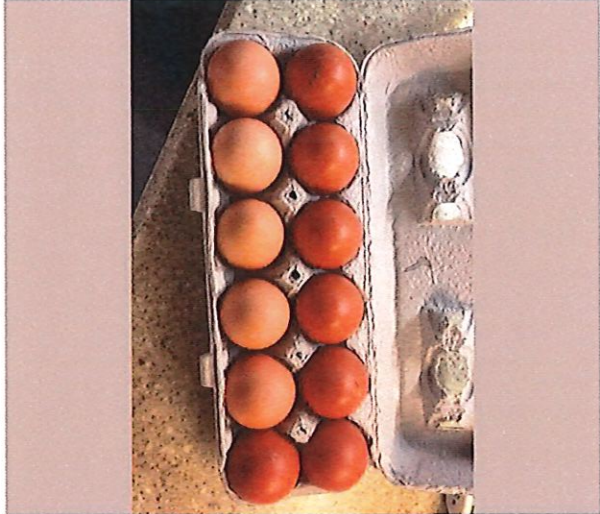
Attachments:

- "A" – Request for Reasonable Accommodation received May 5, 2026
- "B" – Wahoo Municipal Code Chapter 96: Animals
- "C" – City of Wahoo Citizen Contact Form dated April 20, 2026
- "D" – Copy of City of Wahoo Notice of Municipal Code Violation delivered April 22, 2026

Screen shots taken from Magen Schachta's Facebook page on Friday, June 5, 2026. These were posts obtained using the City of Wahoo Facebook account.

Magen Schachta
May 9, 2025 · 🌐

i've got a dozen of Schachta backyard fresh eggs 5 dollar bill for anybody who comes to the house first, let the odds be ever in your favor!!!



👍 4 🔄

Magen Schachta
October 12, 2024 · 🌐

The girls felt like they needed to get all the worms as I planted tulips 🐛💕



👍 6 🔄

Magen Schachta
October 4, 2024 · 🌐

Chicken what.....we have our first egg!!!



👍 7 🔄

Magen Schachta
May 26, 2024 · 🌐

Chickens + Coop!!! 🐔🏠



👍 4 🔄



Re: Request for Reasonable Accommodation

From maggie mcfadden <mmcfadden1988@hotmail.com>

Date Wed 6/17/2026 6:10 AM

To jlaus@wahoolaw.com <jlaus@wahoolaw.com>

Cc Christina Fasel <fasel@wahoo.ne.us>

RE: Response to Recommendation Regarding Request for Reasonable Accommodation

To the Honorable Mayor and Members of the Wahoo City Council:

I am writing in response to the Reviewing Authority's recommendation regarding my request for a reasonable accommodation under the Americans with Disabilities Act, the Fair Housing Amendments Act, the Rehabilitation Act, and the Nebraska Fair Housing Act.

I respectfully and unequivocally disagree with the findings and recommendation to deny my request.

The recommendation applies an incorrect legal standard by focusing on whether the requested accommodation is necessary to make a specific dwelling "available" to me because I co-own my home with my husband. Reasonable accommodation requirements under federal and state fair housing laws extend beyond access to housing itself and include accommodations that afford individuals with disabilities an equal opportunity to use and enjoy their homes.

The relevant legal inquiry is not whether I can continue residing at my address without the accommodation, but whether the requested accommodation is necessary to provide me an equal opportunity to enjoy and benefit from my home in light of my disability.

Additionally, the recommendation improperly substitutes the Reviewing Authority's judgment for that of my treating mental health professional by suggesting that alternative animals could provide a comparable therapeutic benefit. Federal guidance is clear that municipalities should not second-guess the specific accommodation recommended by a qualified healthcare provider absent reliable, objective evidence demonstrating that the requested accommodation is unnecessary or unreasonable.

The determination that a cat, dog, bird, guinea pig, rabbit, or other permitted animal could adequately replace my chickens is speculative and unsupported by any medical or clinical evidence.

I also strongly disagree with the conclusion that granting this accommodation would impose an undue administrative burden or fundamentally alter the City's zoning scheme. My request concerns a small number of existing animals kept responsibly on my private property and does not seek to invalidate or broadly amend the City's ordinance. Reasonable accommodations, by

definition, contemplate individualized exceptions to generally applicable rules when necessary to afford equal housing opportunity to persons with disabilities.

The suggestion that my accommodation request is undermined because I owned chickens prior to my cancer diagnosis is particularly troubling. The fact that an existing activity later became medically necessary due to a disability does not diminish the legitimacy of the accommodation request. Federal disability laws do not require an individual to abandon an established source of therapeutic support simply because it predated the onset of a disabling condition.

Further, the recommendation's discussion of my anticipated remission status improperly relies on speculation regarding the future course of my medical condition. Decisions concerning the duration or continuing necessity of an accommodation should be based upon competent medical evidence and not assumptions regarding prognosis. As the reviewing authority has done.

While I strongly disagree with the Reviewing Authority's findings and reserve all rights available to me under applicable federal, state, and local law, I have nevertheless complied with the City's demands or should I say 3 peoples demands. The city of wahoo is made up of more than 3 people and their opinions. But for some reason those 3 individuals forget that. I have already rehomed my chickens in order to avoid further enforcement action, penalties, and additional stress during an already difficult period of my life.

This compliance should not be construed as agreement with the City's position, nor should it be interpreted as a waiver of any legal rights or remedies available to me.

I sincerely hope the City or the "Reviewing Committee" who again is made up of 3 people is satisfied with the outcome it has achieved.

Although I am heartbroken by the loss of animals that provided me comfort, routine, and emotional support during cancer treatment, my foremost concern is that they are safe, well cared for, and happy in their new homes.

I am undergoing a mastectomy due to my cancer diagnosis on June 18 so because of my recovery, I will not be able to attend this amazing meeting that you intend to have.

I respectfully request that this statement be included in the official record for the June 23, 2026 City Council meeting.

Sincerely,

Maggie Schachta
137 West 3rd Street
Wahoo, Nebraska

Thank You
Maggie Schachta

From: Jovan Lausterer <jlaus@wahoolaw.com>

Sent: Tuesday, 16 June 2026 17:13:36

To: mmcfadden1988@hotmail.com <mmcfadden1988@hotmail.com>

Cc: Christina Fasel <fasel@wahoo.ne.us>

Subject: Request for Reasonable Accommodation

Below is the relevant text from a recommendation made relative to your request for a reasonable accommodation by the reviewing authority. The signed document and package will be sent to your attention, however, I wanted to give you as much advanced notice as possible by sending this via email so that you can consider your response at the upcoming city council meeting where they will analyze the reviewing authorities recommendation and will ultimately make a determination on the issue. I would be happy to chat regarding my analysis of this issue if you (or a legal representative on your behalf) would like to review the matter before the council meeting.

On May 5, 2026 a request for Reasonable Accommodation was received by the City of Wahoo (Attachment "A"). The request was presented by Maggie (Magen) Schacht, who resides at 137 West 3rd Street in Wahoo.

As described in the regulations adopted (Ordinance No. 2336) by the City Council on December 26, 2019, the purpose of this application is to:

"request a reasonable accommodation for persons with disabilities or handicaps seeking equal access to housing under the Rehabilitation Act, the Americans With Disabilities Act, the Federal Fair Housing Amendments Act and the Nebraska Fair Housing Act (the Acts) of the City of Wahoo's building codes, fire or safety codes, zoning laws, other land use and general regulations, and police policies and procedures."

The procedure established by the City requires the Reviewing Authority (the Mayor and City Administrator) to prepare a recommendation on the request for accommodation within 45 days from the date of referral to the Reviewing Authority by the City Council, which was done on May 12, 2026, making a report to the Council for consideration to be completed no later than June 25, 2026. Prior to action by the Council on the recommendation presented, a public hearing will be held before the Council granting the applicant the opportunity to respond to the recommendation made by the Reviewing Authority. This hearing has been scheduled to be on the June 23, 2026 City Council agenda.

The Reviewing Authority believes that the application requirements as described in Section 99.03 of the Wahoo Municipal Code for a request for reasonable accommodation were met by Ms. Schachta's application and have proceeded with their review.

Furthermore, due to past interactions between Ms. Schachta and the City Administrator, who is listed in the Municipal Code as a member of the Reviewing Authority, Ms. Harrell, City Administrator, has recused herself in the review of this application. In replacement, the City Attorney, Jovan Lausterer, and the Mayor, Jerry Johnson will serve as the Reviewing Authority.

The request presented is for reasonable accommodation to the prohibition of poultry within the Wahoo City Limits and specifically Section 96.02 of the Wahoo Municipal Code, and as approved by the Mayor and Council of the City of Wahoo with the adoption of Ordinance No. 2305 passed on April 11, 2019. This section of Municipal Code states the following:

"§ 96.02 PROHIBITED ANIMALS

- 1. Defined. Prohibited animals shall include all exotic, livestock, unusual and wild animals as more thoroughly described below:*

2. *LIVESTOCK shall mean swine, cattle, horses, mules, sheep, chickens, roosters, fowl, goats, llamas, or any other animal which is normally and historically kept and raised on farms in the United States and used or intended for use as food, fiber, or farm work except household pets. Provided, however, that livestock shall be permissible in areas where livestock animal units are permissible under the City of Wahoo's zoning regulations."*

"§ 96.03 HOUSEHOLD PETS LIMITED

It shall be unlawful for any person to keep, maintain or harbor, within the corporate limits and the zoning jurisdiction of the municipality more than three of any single species of animal, or a combination of household pets exceeding eight, which are at least six months of age, unless specifically permitted by zoning regulation. A HOUSEHOLD PET shall mean dogs, cats, birds, guinea pigs, hamsters, mice, snakes, iguana, and turtles. HOUSEHOLD PET shall also include any domesticated animal that a person owns or that is sold or offered for sale generally for the purpose of being kept indoors as household pets, except as described as a prohibited animal. A DOMESTICATED ANIMAL shall mean a tame animal that is subject to the dominion and control of an owner and accustomed to living in or near human habitation without requiring extraordinary restraint or unreasonably disturbing such human habitation."

For the full section of Wahoo Municipal Code relating to animals see Attachment "B".

As Ms. Schachta is the owner (with her husband Gabriel) and one of the occupiers of the property located at 137 W 3rd (Lots 4 and 5 of Block 169, Second County Addition to Wahoo; Parcel ID No. 006341500) the Rehabilitation Act, the Federal Fair Housing Act, and the Nebraska Fair Housing Act provide exemptions for those homes that are owned and occupied by the individual requesting reasonable accommodation.

RELEVANT HISTORY/INFORMATION

On April 20, 2026, a complaint was filed with City Hall on the residents at 137 W 3rd, Wahoo, indicating they had chickens located on their property (Attachment "C"). On April 22, 2026, a letter was sent to the resident at 137 W 3rd indicating they were violating Wahoo Municipal Code and that the chickens needed to be removed from the property within eleven (11) days following the receipt of the notice (Attachment "D"). This letter, which was also personally delivered by the Wahoo Police Department to the resident on April 22, 2026, which is the standard delivery policy for nuisance and code violation notices. Ms. Schachta came to City Hall and verbally complained about the letter from April 22, 2026, stating that she's had chickens for years and that it was only when the Wahoo Police Department moved in across the street from her that having the chickens became an issue. On May 2, 2026, Magen Schachta submitted a request for reasonable accommodation on the form for Saunders County (included in Attachment "A"). She was provided with the City of Wahoo request for reasonable accommodation which was completed and submitted on May 5, 2026.

FINDINGS

The Reviewing Authority is directed in Section 99.05 to consider the following and make their findings with regard to eight separate items of consideration. The Reviewing Authority's findings are stated below:

CONSIDERATION 1: Whether the housing which is the subject of the request will be used by an individual or group of individuals considered disabled or handicapped under the Acts.

FINDING 1: Information was presented by the applicant indicating the applicant had received a breast cancer diagnosis in January 2026 and has undergone intensive medical treatments that have impacted her physical health, emotional well-being, and family dynamic. This was supported by a licensed independent mental health practitioner in their letter dated May 1, 2026. It should be noted that there are references to her household receiving ancillary benefits from the chickens but no supporting diagnosis has been provided sufficient to enable the Reviewing Authority to consider any impacts to the rest of the household

CONSIDERATION 2: Whether the accommodation requested is financially, therapeutically, or otherwise necessary to make specific housing available to the individual or group of individuals with a disability or handicap under the Acts.

FINDING 2: As Ms. Schachta co-owns her home at 137 West 3rd with her husband, the accommodation is not necessary to make specific housing available to her.

CONSIDERATION 3: Whether there are alternative reasonable accommodations available that would provide an equivalent level of benefit.

FINDING 3: The applicant has presented information as to why farm animals are considered therapeutic in her treatment of breast cancer. Therefore, it is argued by the applicant that farm animals should be allowed to be owned and cared for by the applicant instead of a domestic animal that is specifically allowed by Code. The Reviewing Authority fully understand that animals may provide a therapeutic benefit to the applicant but they do not believe that the materials as provided suggest that a household pet (such as a cat, dog, bird, guinea pig, rabbit, or pot belly pig) could not provide the applicant with similar experiences of stewardship, interaction, and emotional anchors to her.

CONSIDERATION 4: Whether alternative accommodations would be suitable based on the circumstances of this particular case.

FINDING 4: The Reviewing Authority believes alternative solutions (i.e. other household pets) that are compliant with Wahoo Municipal Code would be suitable based on the information provided within the application.

CONSIDERATION 5: If applicable, whether the requested reasonable accommodation would be consistent with the Comprehensive Plan land use designation of the property which is the subject of the reasonable accommodation request, and with the general purpose and intent of the zoning district in which the use is located.

FINDING 5: The requested reasonable accommodation of allowing poultry in Wahoo Corporate Limits and in an area zoned as NRC – Neighborhood Residential Commercial would not be consistent with the Comprehensive Plan, and would be in violation with the terms of the NRC Zoning District.

CONSIDERATION 6: Whether the requested reasonable accommodation substantially affects the physical attributes of the property.

FINDING 6: The Reviewing Authority is concerned that harboring poultry within Corporate Limits of Wahoo would contribute to attraction of pests such as rats, mice and fox, as well as disease transmission, and noise and smell nuisances. This matter was considered extensively by the city council several years ago and a number of citizens expressed health, safety, and nuisance concerns.

CONSIDERATION 7: Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.

- **FINDING 7:** The City Council has considered amendments to Wahoo Municipal Code to allow poultry within Wahoo Corporate Limits twice in the past six years and on both occasions have determined it is not in the best interests of the community to allow. Allowing a reasonable accommodation in this instance when there are other animal options available that are allowed by Municipal Code would impose an undue administrative burden on the City. The Reviewing Authority also is concerned that the qualifying need relates to a cancer diagnosis to one inhabitant in the subject matter home. The Reviewing Authority hopes the applicant will be in remission in the near future and thus approval would present a situation where the accommodation would be temporary in nature as the chickens would need to be removed after the applicant went into remission. This would therefore require monitoring of the status of Ms. Schachta's health and enforcement at a later date.

CONSIDERATION 8: Whether the requested reasonable accommodation would require a fundamental alteration to the zoning, building, fire, or safety codes of the City.

FINDING 8: The requested reasonable accommodation is contrary to Wahoo Municipal Code which expressly bars the harboring of poultry within the Wahoo Corporate Limits.

RECOMMENDATION BY REVIEWING AUTHORITY

Based on the findings as described above the Reviewing Authority is recommending to the City Council the following:

A reasonable accommodation should not be granted to Ms. Schachta for the following reasons:

- The City of Wahoo Municipal Code does not prohibit the keeping of all domestic animals within the Corporate Limits. Specifically Section 96.03 defines the animals that Ms. Schachta would be allowed to legally house at her property at 137 West 3rd which could serve as emotional support animals to her in dealing with her disability.
- The Reviewing Authority finds it compelling that Ms. Schachta appears to have been violating the municipal ban on chickens for well over a year prior to her January diagnosis. The timing of the application suggests that the present request for a waiver or exemption from the application of Wahoo Municipal Code is not tied to her need for chickens specifically but rather an effort to avoid losing the chickens.

Jovan W. Lausterer

Jovan Wayne Lausterer, #23081
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Cellular Phone: (402) 770-2283
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Website: <http://www.wahoolaw.com>

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RESOLUTION NO. 2026-___

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAHOO, NEBRASKA, AS FOLLOWS:

Section 1. That the Mayor and City Council will meet as a Board of Equalization at 7:00 o'clock p.m., on the 14th day of July, 2026, at the Wahoo Public Library in Wahoo, Nebraska to consider the levy of special assessments in Street Improvement District No. 2022-01, Water Improvement District 2022-01, Sanitary Sewer District No. 2022-01, and Storm Sewer District No. 2022-01, including the Wilmer Ridge Subdivision improvements constructed therewith, and

Section 2. That the above notice of said meeting be provided by personal service to the property owner as allowed per Nebraska Revised Statutes §17-524, and

Section 3. That at said time and place, the Mayor and City Council of said City will grant a hearing to all persons interested and will pass a resolution making said special assessments as provided by law.

Passed this 23rd day of June, 2026.

ATTEST:

Mayor

City Clerk

[SEAL]

SPECIAL ASSESSMENT SCHEDULE
FOR
WILMER RIDGE SUBDIVISION
LOTS 1-72, 73R & 74R

Street Improvement District No. 2022-01
Water Improvement District No. 2022-01
Storm Water Improvement District No. 2022-01
Sanitary Sewer Improvement District No. 2022-01



Schedule of Special Assessments - Wilmer Ridge Subdivision

Assessed by the City Council on: July 14, 2026

First payment (1/10th of principal) due by September 2, 2026

Second and subsequent payments: Due annually on July 14 - 1/10th principal assessent + interest on unpaid principal.

Lot	Parcel ID	Owner	Paving	Water	Sanitary Sewer	Paving	Total	Payment	Principal Balance
			Street Improvement District No. 2022-01	Water Improvement District No. 2022-01	Storm Water District No. 2022-01	Sanitary Sewer District No. 2022-01			
1	002003101	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
2	002003102	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
3	002003103	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
4	002003104	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
5	002003105	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
6	002003106	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
7	002003107	Nicholas & Paula Sexton 2125 N Broadway Wahoo, NE 68066-1096 SOLD 5/13/2026	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
8	002003108	Michael Murphy PO Box 20193 Lincoln, NE 68529-0191 SOLD 11/13/2025	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
9	002003109	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
10	002003110	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
11	002003111	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
12	002003112	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
13	002003113	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11

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Lot	Parcel ID	Owner	Paving	Water	Sanitary Sewer	Paving	Total	Payment	Principal Balance
			Street Improvement District No. 2022-01	Water Improvement District No. 2022-01	Storm Water District No. 2022-01	Sanitary Sewer District No. 2022-01			
14	002003114	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
15	002003115	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
16	002003116	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
17	002003117	Guy and Brenda Boden 1917 N Broadway Wahoo, NE 68066 SOLD 4/9/2024	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
18	002003118	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
19	002003119	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
20	002003120	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
21	002003121	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
22	002003122	Taryn Nick & Shane Miller 181 E 190th Wahoo, NE 68066-5594 SOLD 8/26/2025	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
23	002003123	David & Beth Wirka 446 E 190th Wahoo, NE 68066 SOLD 6/13/2024	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
24	002003124	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
25	002003125	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
26	002003126	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11

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Lot	Parcel ID	Owner	Paving	Water	Sanitary Sewer	Paving	Total	Payment	Principal Balance
			Street Improvement District No. 2022-01	Water Improvement District No. 2022-01	Storm Water District No. 2022-01	Sanitary Sewer District No. 2022-01			
27	002003127	James Ullman & Jacki Trujillo 2004 N 19th St Wahoo, NE 68066 SOLD 3/20/2024	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
28	002003128	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
29	002003129	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
30	002003130	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
31	002003131	Don Johnson Homes II, Inc. 3030 W 26th St Lincoln, NE 68522-2814 SOLD 8/26/2025	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
32	002003132	Randy & Linda McMullin 2186 N 19th St Wahoo, NE 68066 SOLD 6/25/2025	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
33	002003133	Quentin & Lynne Aldana 2228 N 19th St Wahoo, NE 68066-1158 SOLD 4/9/2024	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
34	002003134	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
35	002003135	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
36	002003136	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
37	002003137	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
38	002003138	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
39	002003139	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11

Schedule of Special Assessments - Wilmer Ridge Subdivision

Assessed by the City Council on: July 14, 2026

First payment (1/10th of principal) due by September 2, 2026

Second and subsequent payments: Due annually on July 14 - 1/10th principal assessent + interest on unpaid principal.

Lot	Parcel ID	Owner	Paving	Water	Sanitary Sewer	Paving	Total	Payment	Principal Balance
			Street Improvement District No. 2022-01	Water Improvement District No. 2022-01	Storm Water District No. 2022-01	Sanitary Sewer District No. 2022-01			
40	002003140	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
41	002003141	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
42	002003142	OnCenter Construction, Inc. 3130 N 9th St Lincoln, NE 68507-3221 9th St 2/27/2026	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
43	002003143	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
44	002003144	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
45	002003145	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
46	002003146	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
47	002003147	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
48	002003148	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
49	002003149	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
50	002003150	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
51	002003151	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
52	002003152	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11

Schedule of Special Assessments - Wilmer Ridge Subdivision

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Lot	Parcel ID	Owner	Paving	Water	Sanitary Sewer	Paving	Total	Payment	Principal Balance
			Street Improvement District No. 2022-01	Water Improvement District No. 2022-01	Storm Water District No. 2022-01	Sanitary Sewer District No. 2022-01			
53	002003153	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
54	002003154	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
55	002003155	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
56	002003156	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
57	002003157	Jaed & Christine Glinn 127 E 9th St Wahoo, NE 68066-5592	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
58	002003158	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
59	002003159	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1096	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
60	002003160	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1097	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
61	002003161	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1098	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
62	002003162	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1099	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
63	002003163	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1100	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
64	002003164	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1101	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
65	002003165	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1102	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11

Schedule of Special Assessments - Wilmer Ridge Subdivision

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Lot	Parcel ID	Owner	Paving	Water	Sanitary Sewer	Paving	Total	Payment	Principal Balance
			Street Improvement District No. 2022-01	Water Improvement District No. 2022-01	Storm Water District No. 2022-01	Sanitary Sewer District No. 2022-01			
66	002003166	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1103	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
67	002003167	Keating & Paula Dyas 948 County Road Mead, NE 68041-4005 SOLD 4/18/2025	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
68	002003168	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1105	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
69	002003169	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1106	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
70	002003170	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1107	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
71	002003171	Sharon Brisson 132 E 24th St Wahoo, NE 68066-5592 SOLD 8/5/2024	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
72	002003172	Gregory & Debra Schmidt 114 E 24th St Wahoo, NE 68066-5592 SOLD 4/11/2025	\$ 10,032.56	\$ 6,253.60	\$ 5,503.40	\$ 4,094.55	\$ 25,884.11		\$25,884.11
73R	002003173	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1110 SOLD 4/3/2025	\$ 15,715.34	\$ 9,795.85	\$ 8,620.71	\$ 6,413.84	\$ 40,545.74		\$40,545.74
74R	002003174	JEO Investments, Inc. 1937 N Chestnut St Wahoo, NE 68066-1110	\$ 44,480.02	\$ 27,725.75	\$ 24,399.69	\$ 18,153.19	\$ 114,758.65		\$114,758.65

\$2,018,960.31

REPORT OF TOTAL COSTS

**WAHOO, NEBRASKA
2024 WILMER RIDGE ADDITION**

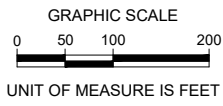
	Group A Paving - Internal	Group B.1 Water - Internal	Group B.2 Water - Fire	Group C Sanitary Sewer	Group D Storm Sewer	Group E Erosion Control	Change Orders	Total
Construction	\$912,086.50	\$360,600.60	\$72,000.00	\$380,507.00	\$360,161.50	\$1,680.00	\$40,539.30	\$2,127,574.90
Inspection	\$65,419.96	\$25,864.30	\$5,164.24	\$27,292.10	\$25,832.80	\$120.50	\$2,907.71	\$152,601.60
Publication	\$243.12	\$22.81	\$4.56	\$247.67	\$246.39	\$0.11	\$2.56	\$767.22
Legal	\$285.73	\$112.96	\$22.56	\$119.20	\$112.83	\$0.53	\$12.70	\$666.50
Fiscal	\$50,575.61	\$19,995.47	\$3,992.43	\$21,099.29	\$19,971.12	\$93.15	\$2,247.93	\$117,975.00
Total Cost	\$1,028,610.92	\$406,596.14	\$81,183.79	\$429,265.25	\$406,324.64	\$1,894.29	\$45,710.20	\$2,399,585.22
Assessable Construction Costs	\$693,891.25	\$360,600.60	\$72,000.00	\$380,507.00	\$283,090.50	\$0.00	\$0.00	\$1,790,089.35
Assessable Soft Costs	\$88,648.69	\$45,995.54	\$9,183.79	\$48,758.25	\$36,284.68	\$0.00	\$0.00	\$228,870.96
Total Assessable Costs	\$782,539.94	\$406,596.14	\$81,183.79	\$429,265.25	\$319,375.18	\$0.00	\$0.00	\$2,018,960.31
General Obligation Costs	\$218,195.25	\$0.00	\$0.00	\$0.00	\$77,071.00	\$0.00	\$350.00	\$295,616.25
General Obligation Soft Costs	\$27,875.73	\$0.00	\$0.00	\$0.00	\$9,878.46	\$0.00	\$44.64	\$37,798.83
Developer Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,680.00	\$40,189.30	\$41,869.30
Developer Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$214.29	\$5,126.25	\$5,340.54
Total Non-Assessable Costs	\$246,070.98	\$0.00	\$0.00	\$0.00	\$86,949.46	\$1,894.29	\$45,710.20	\$380,624.92
TOTAL COSTS	\$1,028,610.92	\$406,596.14	\$81,183.79	\$429,265.25	\$406,324.64	\$1,894.29	\$45,710.20	\$2,399,585.22
Assessable Costs Per Lot	\$10,032.56	\$5,212.77	\$1,040.82	\$5,503.40	\$4,094.55	\$0.00	\$0.00	\$25,884.11

Residential Lots = 72
 Commercial Lots = 1
TOTAL = 78

The amount of residential lots that could fit with 70' min width in this lot = 6
 <---This is used for Assessable Costs Per Lot

Note: Lots 73R & 74R to be assessed on sq footage of lots due to lot split.

Summary of Distribution of Expenses	
Developer - paid directly to the City of Wahoo, 30 days after invoiced	\$47,209.84
City of Wahoo - general obligation expenses	\$333,415.08
Assessable to lots specially benefiting from the improvements	\$2,018,960.31
TOTAL	\$2,399,585.22



7" PAVEMENT AREAS



WAHOO AREA = 3,865 SY
 (OUTSIDE 25' TYPICAL WIDTH)



ASSESSED AREA = 10,275 SY
 (INSIDE 25' TYPICAL WIDTH)

LOT 73

TOTAL 7" PAVEMENT AREA = 14,140 SY



REPORT OF SOFT COSTS

	TOTAL	Paving	Water - Internal	Water - Fire	Sanitary Sewer	Storm Sewer	Erosion Control	Change Order
		42.87%	16.95%	3.38%	17.88%	16.93%	0.08%	1.91%
Construction Inspection and Oversight								
Project & Construction Management	\$39,028.75	\$16,731.54	\$6,614.94	\$1,320.79	\$6,980.11	\$6,606.89	\$30.82	\$743.66
Construction Inspection & Testing	\$80,071.25	\$34,326.36	\$13,571.20	\$2,709.72	\$14,320.38	\$13,554.67	\$63.23	\$1,525.70
Project Closeout	\$11,316.25	\$4,851.25	\$1,917.98	\$382.96	\$2,023.86	\$1,915.64	\$8.94	\$215.62
Reimbursable Expenses	\$15,360.35	\$6,584.95	\$2,603.41	\$519.81	\$2,747.13	\$2,600.24	\$12.13	\$292.68
Stormwater Compliance inspections	\$6,825.00	\$2,925.86	\$1,156.76	\$230.97	\$1,220.62	\$1,155.35	\$5.39	\$130.05
Total Construction Inspection and Oversight	<u>\$152,601.60</u>	\$65,419.96	\$25,864.30	\$5,164.24	\$27,292.10	\$25,832.80	\$120.50	\$2,907.71
Publication								
Notice of hearing on Resolution of Necessity 2022-22	\$198.84	\$0.00	\$0.00	\$0.00	\$99.42	\$99.42	\$0.00	\$0.00
Hearing on Resolution of Necessity for storm sewer district 2023-01	\$248.36	\$0.00	\$0.00	\$0.00	\$124.18	\$124.18	\$0.00	\$0.00
Ordinance to create street improvement district	\$185.41	\$185.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Notice to bidders	\$134.61	\$57.71	\$22.81	\$4.56	\$24.07	\$22.79	\$0.11	\$2.56
A & D Technical Supply Co - plan room for bidders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Publication	<u>\$767.22</u>	\$243.12	\$22.81	\$4.56	\$247.67	\$246.39	\$0.11	\$2.56
Legal								
Development of Subdivision Agreement, Reimbursement/Financing Agreement and creation of districts	\$666.50	\$285.73	\$112.96	\$22.56	\$119.20	\$112.83	\$0.53	\$12.70
Total Legal	<u>\$666.50</u>	\$285.73	\$112.96	\$22.56	\$119.20	\$112.83	\$0.53	\$12.70
Fiscal Costs - Costs of issuing Bond Anticipation Notes								
Bond Counsel	\$3,630.00	\$1,556.17	\$615.25	\$122.84	\$649.21	\$614.50	\$2.87	\$69.17
DTC Fee	\$400.00	\$171.48	\$67.80	\$13.54	\$71.54	\$67.71	\$0.32	\$7.62
CUSIP Fee	\$205.00	\$87.88	\$34.75	\$6.94	\$36.66	\$34.70	\$0.16	\$3.91
Underwriting Fees	\$24,200.00	\$10,374.48	\$4,101.63	\$818.96	\$4,328.06	\$4,096.64	\$19.11	\$461.11
Total Costs for issuing Bond Anticipation Notes	<u>\$28,435.00</u>	\$12,190.02	\$4,819.42	\$962.28	\$5,085.47	\$4,813.55	\$22.45	\$541.81
Fiscal Costs - Interest								
7/12/2023-12/15/2023	\$41,140.00	\$17,636.62	\$6,972.78	\$1,392.23	\$7,357.70	\$6,964.29	\$32.49	\$783.89
12/15/2023-6/15/2024	\$48,400.00	\$20,748.97	\$8,203.27	\$1,637.92	\$8,656.12	\$8,193.28	\$38.22	\$922.22
Total Fiscal	<u>\$89,540.00</u>	\$38,385.59	\$15,176.05	\$3,030.15	\$16,013.82	\$15,157.57	\$70.70	\$1,706.12
Total Soft Costs	<u>\$272,010.32</u>	\$116,524.41	\$45,995.54	\$9,183.79	\$48,758.26	\$46,163.14	\$214.29	\$5,170.89

Costs not included in this soft cost report include all costs incurred leading up to the award of construction contract, except legal fees for negotiation on Subdivision Agreement and Reimbursement Agreement. All costs included on Total Costs Report.

REPORT OF TOTAL COSTS
WAHOO, NEBRASKA
2024 Wilmer Ridge Subdivision

Construction Costs - K2 Construction

Group A - Paving - Internal	\$912,086.50
Group B.1 - Water - Internal	\$360,600.60
Group B.2 - Water - Fire Hydrants	\$72,000.00
Group C - Sanitary Sewer	\$380,507.00
Group D - Storm Sewer	\$360,161.50
Group E - Erosion Control	\$1,680.00
Change Orders	\$40,539.30
<u>Total Constuction Costs</u>	<u>\$2,127,574.90</u>

Soft Costs

Construction Inspection Costs	\$152,601.60
Publication Costs	\$767.22
Legal Costs	\$666.50
Fiscal Costs	\$117,975.00
<u>Total Soft Costs</u>	<u>\$272,010.32</u>

Total Project Costs

\$2,399,585.22

Assessable Costs

Paving - Assessable Costs	\$782,539.94
Water - Assessable Costs	\$406,596.14
Water - Fire Hydrant	\$81,183.79
Sanitary Sewer - Assessable Costs	\$429,265.25
Storm Sewer - Assessable Costs	\$319,375.18
<u>Total Assessable Costs</u>	<u>\$2,018,960.31</u>

Developer Expense Costs

Group E - Erosion Control	\$1,680.00
Group E - Erosion Control Soft Costs	\$214.29
Change Orders	\$40,189.30
Change Orders Soft Costs	\$5,126.25
<u>Total Developer Costs</u>	<u>\$47,209.84</u>

General Obligation and Soft Costs

Group A - Paving - Internal	\$246,070.98
Group D - Storm Sewer	\$86,949.46
Group E - Erosion Control	\$0.00
Change Orders	\$394.64
<u>Total General Obligation and Soft Costs</u>	<u>\$333,415.08</u>

Total Check

\$2,399,585.22

WILMER RIDGE SUBDIVISION - PROJECT CONSTRUCTION EXPENSES

Item		Contract Information				General Obligation Quantity	General Obligation Value	Assessed Quantity	Assessment Value
Bid Item No.	Description	Actual Quantity	Units	Unit Price	Bid Price				
GROUP A - PAVING - INTERNAL									
1	Mobilization	1	LS	\$40,000.00	\$40,000.00	0	\$0.00	1	\$40,000.00
2	Bonding and Insurance	1	LS	\$16,500.00	\$16,500.00	0	\$0.00	1	\$16,500.00
3	Remove Pavement	731	SY	\$10.00	\$7,310.00	731	\$7,310.00	0	\$0.00
4	Subgrade Preparation	14,140	SY	\$2.00	\$28,280.00	3215	\$6,430.00	10,925	\$21,850.00
5	7" Concrete Pavement	14,225	SY	\$53.60	\$762,460.00	3150	\$168,840.00	11,075	\$593,620.00
6	6" Concrete Pavement	65	SY	\$78.00	\$5,070.00	65	\$5,070.00	0	\$0.00
7	Construct Concrete Header	0	LF	\$25.00	\$0.00	0	\$0.00	0	\$0.00
8	5" Concrete Sidewalk	6,745	SF	\$6.50	\$43,842.50	3372.5	\$21,921.25	3,373	\$21,921.25
9	ADA Dome Panels	144	SF	\$46.00	\$6,624.00	144	\$6,624.00	0	\$0.00
10	Crushed Rock Surface Course (Trail, 5" Thick)	0	TONS	\$80.00	\$0.00	0	\$0.00	0	\$0.00
11	Supply and Construct Street Sign and Post	5	EA	\$400.00	\$2,000.00	5	\$2,000.00	0	\$0.00

GROUP A TOTALS = \$912,086.50 \$218,195.25 \$693,891.25

Item		Contract Information				General Obligation Quantity	General Obligation Value	Assessed Quantity	Assessment Value
Bid Item No.	Description	Actual Quantity	Units	Unit Price	Bid Price				
GROUP B.1 - WATER - INTERNAL									
1	Mobilization	1	LS	\$12,000.00	\$12,000.00	0	\$0.00	1	\$12,000.00
2	Bonding and Insurance	1	LS	\$1,000.00	\$1,000.00	0	\$0.00	1	\$1,000.00
3	6" PVC C-900 DR-18 Water Main	4,643	LF	\$62.20	\$288,794.60	0	\$0.00	4,643	\$288,794.60
4	Install 6" x 6" Tapping Tee with 6" FL x MJ Gate Valve and Box (Materials and Installation)	1	EA	\$6,200.00	\$6,200.00	0	\$0.00	1	\$6,200.00
5	Install 16" x 6" Tapping Tee with 6" FL x MJ Gate Valve and Box (Materials and Installation)	1	EA	\$7,400.00	\$7,400.00	0	\$0.00	1	\$7,400.00
6	6" Gate Valve and Box, MJ	12	EA	\$2,000.00	\$24,000.00	0	\$0.00	12	\$24,000.00
7	6" 11.25° Bend, MJ	2	EA	\$445.00	\$890.00	0	\$0.00	2	\$890.00
8	6" 45° Bend, MJ	16	EA	\$500.00	\$8,000.00	0	\$0.00	16	\$8,000.00
9	6" 90° Bend, MJ	2	EA	\$520.00	\$1,040.00	0	\$0.00	2	\$1,040.00
10	6" x 6" x 6" Tee, MJ	12	EA	\$650.00	\$7,800.00	0	\$0.00	12	\$7,800.00
11	6" Cross, MJ	1	EA	\$960.00	\$960.00	0	\$0.00	1	\$960.00
12	6" Plug, MJ	2	EA	\$158.00	\$316.00	0	\$0.00	2	\$316.00
13	Remove and Relocate Fire Hydrant 10' South	1	EA	\$2,200.00	\$2,200.00	0	\$0.00	1	\$2,200.00

GROUP B.1 TOTALS = \$360,600.60 \$0.00 \$360,600.60

Item		Contract Information				General Obligation Quantity	General Obligation Value	Assessed Quantity	Assessment Value
Bid Item No.	Description	Actual Quantity	Units	Unit Price	Bid Price				
GROUP B.2 - WATER - FIRE HYDRANTS									
1	6" Fire Hydrant Assembly	8	EA	\$9,000.00	\$72,000.00	0	\$0.00	8	\$72,000.00
GROUP B.2 TOTALS =					\$72,000.00		\$0.00		\$72,000.00

Item		Contract Information				General Obligation Quantity	General Obligation Value	Assessed Quantity	Assessment Value
Bid Item No.	Description	Actual Quantity	Units	Unit Price	Bid Price				
GROUP C - SANITARY SEWER									
1	Mobilization	1	LS	\$11,000.00	\$11,000.00	0	\$0.00	1	\$11,000.00
2	Bonding & Insurance	1	LS	\$1,000.00	\$1,000.00	0	\$0.00	1	\$1,000.00
3	8" PVC Sanitary Sewer Main, SDR 35	3,906	LF	\$48.00	\$187,488.00	0	\$0.00	3,906	\$187,488.00
4	8" x 4" Wye, PVC	70	EA	\$145.00	\$10,150.00	0	\$0.00	70	\$10,150.00
5	4" PVC Sanitary Sewer Service, SDR 26	2,149	LF	\$41.00	\$88,109.00	0	\$0.00	2,149	\$88,109.00
6	48" Dia. Concrete Manhole	124	VF	\$650.00	\$80,600.00	0	\$0.00	124	\$80,600.00
7	Connect to Existing Sanitary Sewer Main	1	EA	\$2,000.00	\$2,000.00	0	\$0.00	1	\$2,000.00
8	8" PVC Sanitary Sewer Plug	2	EA	\$80.00	\$160.00	0	\$0.00	2	\$160.00
GROUP C TOTALS =					\$380,507.00		\$0.00		\$380,507.00

Item		Contract Information				General Obligation Quantity	General Obligation Value	Assessed Quantity	Assessment Value
Bid Item No.	Description	Actual Quantity	Units	Unit Price	Bid Price				
GROUP D - STORM SEWER									
1	Mobilization	1	EA	\$12,000.00	\$12,000.00	0	\$0.00	1	\$12,000.00
2	Bonding and Insurance	1	EA	\$1,000.00	\$1,000.00	0	\$0.00	1	\$1,000.00
3	15" RCP, Class III	17	LF	\$73.00	\$1,241.00	0	\$0.00	17	\$1,241.00
4	18" RCP, Class III	735	LF	\$86.50	\$63,577.50	0	\$0.00	735	\$63,577.50
5	24" RCP, Class III	321	LF	\$112.00	\$35,952.00	0	\$0.00	321	\$35,952.00
6	30" RCP, Class III	657	LF	\$125.00	\$82,125.00	438	\$54,750.00	219	\$27,375.00
7	15" RCP Flared End Section	2	EA	\$1,000.00	\$2,000.00	0	\$0.00	2	\$2,000.00
8	18" RCP Flared End Section	2	EA	\$1,125.00	\$2,250.00	0	\$0.00	2	\$2,250.00
9	24" RCP Flared End Section	3	EA	\$1,355.00	\$4,065.00	0	\$0.00	3	\$4,065.00
10	30" RCP Flared End Section	2	EA	\$1,400.00	\$2,800.00	0.5	\$700.00	2	\$2,100.00
11	48" Dia. Storm Sewer Manhole	1	EA	\$3,500.00	\$3,500.00	0	\$0.00	1	\$3,500.00
12	60" Dia. Storm Sewer Manhole	2	EA	\$5,500.00	\$11,000.00	1	\$5,500.00	1	\$5,500.00

13	Curb Inlet (y=10')	5	EA	\$6,200.00	\$31,000.00	0	\$0.00	5	\$31,000.00
14	Curb Inlet (y=18')	7	EA	\$7,890.00	\$55,230.00	0	\$0.00	7	\$55,230.00
15	Remove RCP Storm Sewer Pipe	658	LF	\$24.50	\$16,121.00	658	\$16,121.00	0	\$0.00
16	Rip Rap Type "B"	15	TON	\$120.00	\$1,800.00	0	\$0.00	15	\$1,800.00
17	Area Inlet at Outlet Structure	2.5	EA	\$6,700.00	\$16,750.00	0	\$0.00	2.5	\$16,750.00
18	Curb Inlet (y=10') (Depth Greater than 7'6")	1	EA	\$7,750.00	\$7,750.00	0	\$0.00	1	\$7,750.00
19	Curb Inlet (y=18') (Depth Greater than 7'6")	1	EA	\$10,000.00	\$10,000.00	0	\$0.00	1	\$10,000.00

GROUP D TOTALS = \$360,161.50 \$77,071.00 \$283,090.50

Item		Contract Information				Developer Expense Quantity	Developer Expense Value	Assessed Quantity	Assessment Value
Bid Item No.	Description	Actual Quantity	Units	Unit Price	Bid Price				
GROUP E - EROSION CONTROL									
1	Curb Inlet Sediment Filter	14	EA	\$120.00	\$1,680.00	14	\$1,680.00	0	\$0.00
2	Area Inlet Sediment Filter	0	EA	\$265.00	\$0.00	0	\$0.00	0	\$0.00
3	Erosion Control Mat with Seed	0	SY	\$1.90	\$0.00	0	\$0.00	0	\$0.00

GROUP E TOTALS = \$1,680.00 \$1,680.00 \$0.00

Item		Contract Information				Developer/ Expense Quantity	Developer/ Expense Value	Assessed Quantity	Assessment Value
Bid Item No.	Description	Actual Quantity	Units	Unit Price	Bid Price				
Change Order									
1	Roadway Cross Stitching	1	LS	\$0.00	\$0.00	1	\$0.00	0	\$0.00
2	Rock Trail - Adjusted Bid Item	261	TONS	\$35.00	\$9,149.00	261.4	\$9,149.00	0	\$0.00
2	Signs - Adjusted Bid Item	7	EA	\$50.00	\$350.00	7	\$350.00	0	\$0.00
3	Work Order #1	1	LS	\$9,687.15	\$9,687.15	1	\$9,687.15	0	\$0.00
4	Site Wide SWPPP work	1	LS	\$12,969.15	\$12,969.15	1	\$12,969.15	0	\$0.00
5	Seeding Only Pricing - Adjusted Bid Item	10,480	SY	\$0.80	\$8,384.00	10480	\$8,384.00	0	\$0.00

CHANGE ORDER TOTALS = \$40,539.30 \$40,539.30 \$0.00

RESOLUTION NO. 2026-___

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAHOO, NEBRASKA, AS FOLLOWS:

Section 1. That the Mayor and City Council will meet as a Board of Equalization at 7:00 o'clock p.m., on the 14th day of July, 2026, at the Wahoo Public Library in Wahoo, Nebraska to consider the levy of special assessments in Street Improvement District No. 2023-01, Sanitary Sewer District No. 2023-01, and Storm Sewer District No. 2023-01, including the North Highlands – Phase II Subdivision improvements constructed therewith, and

Section 2. That the above notice of said meeting be provided by personal service to the property owner as allowed per Nebraska Revised Statutes §17-524, and

Section 3. That at said time and place, the Mayor and City Council of said City will grant a hearing to all persons interested and will pass a resolution making said special assessments as provided by law.

Passed this 23rd day of June, 2026.

ATTEST:

Mayor

City Clerk

[SEAL]

**SPECIAL ASSESSMENT SCHEDULE
FOR
NORTH HIGHLANDS SUBDIVISION
LOTS 61-92**

Street Improvement District No. 2023-1
Storm Water Improvement District No. 2023-1
Sanitary Sewer Improvement District No. 2023-1



Schedule of Special Assessments - North Highlands Subdivision - Phase II

Assessed by the City Council on: July 14, 2026

First payment (1/10th of principal) due by September 2, 2026

Second and subsequent payments: Due annually on July 14 - 1/10th principal assesment + interest on unpaid principal.

Lot	Parcel ID	Owner	Sanitary Sewer Sanitary Sewer District No. 2023-1	Storm Sewer Storm Water District No. 2023-1	Paving Street Improvement District No. 2023-1	Total	Payment	Principal Balance
61	001997562	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
62	001997563	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
63	001997564	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
64	001997565	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
65	001997566	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
66	001997567	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
67	001997568	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
68	001997569	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
69	001997570	Rodney & Tamara Bennet 1854 Gladstone St Wahoo, NE 68066-1098 SOLD 10/21/25	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85	Pd 11/5/2025	\$0.00
70	001997571	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
71	001997572	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
72	001997573	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85

Schedule of Special Assessments - North Highlands Subdivision - Phase II

Assessed by the City Council on: July 14, 2026

First payment (1/10th of principal) due by September 2, 2026

Second and subsequent payments: Due annually on July 14 - 1/10th principal assessment + interest on unpaid principal.

Lot	Parcel ID	Owner	Sanitary Sewer Sanitary Sewer District No. 2023-1	Storm Sewer Storm Water District No. 2023-1	Paving Street Improvement District No. 2023-1	Total	Payment	Principal Balance
73	001997574	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
74	001997575	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
75	001997576	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
76	001997577	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
77	001997578	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
78	001997579	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
79	001997580	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
80	001997581	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
81	001997582	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109 SOLD 5/5/26	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85	Pd 5/5/2026	\$0.00
82	001997583	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
83	001997584	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
84	001997585	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85

Schedule of Special Assessments - North Highlands Subdivision - Phase II

Assessed by the City Council on: July 14, 2026

First payment (1/10th of principal) due by September 2, 2026

Second and subsequent payments: Due annually on July 14 - 1/10th principal assessment + interest on unpaid principal.

Lot	Parcel ID	Owner	Sanitary Sewer Sanitary Sewer District No. 2023-1	Storm Sewer Storm Water District No. 2023-1	Paving Street Improvement District No. 2023-1	Total	Payment	Principal Balance
85	001997586	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
86	001997587	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
87	001997588	Water Tower Place, LLC 21008 Cumberland Dr., Ste 110 Elkhorn, NE 68022-4109	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85
88	001997589	Tyler Todd 2689 S. 13 th St Wahoo, NE 68066 SOLD 6/18/25	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85	Pd 8/7/2025	\$0.00
89R	001997590	Rodney & Tamara Bennett 1854 N. Stanley St Wahoo, NE 68066-1098 SOLD 4/28/25	\$ 12,295.74	\$ 6,549.14	\$ 19,982.40	\$ 38,827.28	Pd 8/7/2025	\$0.00
91R	001997591	Rodney & Tamara Bennett 1854 N. Stanley St Wahoo, NE 68066-1098 SOLD 4/28/25	\$ 12,295.74	\$ 6,549.14	\$ 19,982.40	\$ 38,827.28	Pd 8/7/2025	\$0.00
92	001997592	City of Wahoo 605 N Broadway Wahoo, NE 68066	\$ 8,197.16	\$ 4,366.09	\$ 13,321.60	\$ 25,884.85		\$25,884.85

REPORT OF TOTAL COSTS
WAHOO, NEBRASKA
2024 NORTH HIGHLANDS PHASE II

	Group A Sanitary Sewer	Group B Storm Sewer	Group B Paving	Group C Water Main (Install Only)	Total
Construction Costs	\$244,737.00	\$132,119.75	\$425,773.15	\$70,641.20	\$873,271.10
Soft Costs					
Inspection					\$24,845.75
Geotechnical					\$8,079.00
Publication					\$655.95
Legal					\$0.00
Fiscal					\$26,064.77
Total Soft Costs	\$17,572.00	\$7,595.10	\$30,790.23	\$3,688.14	\$59,645.47
TOTAL COSTS	\$262,309.00	\$139,714.85	\$456,563.38	\$74,329.34	\$932,916.57
Assessable Costs	\$262,309.00	\$139,714.85	\$426,291.31	\$0.00	\$828,315.16
Assessable - Cul-de-sacs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Wahoo Utilities Costs	\$0.00	\$0.00	\$0.00	\$74,329.34	\$74,329.34
General Obligation	\$0.00	\$0.00	\$30,272.07	\$0.00	\$30,272.07
Assessable Costs Per Lot	\$8,197.16	\$4,366.09	\$13,321.60	\$0.00	\$25,884.85

REPORT OF TOTAL COSTS
WAHOO, NEBRASKA
2024 North Highlands Subdivision - Phase II

Construction Costs - M.E. Collins Contracting

Group A - Sanitary Sewer	\$244,737.00
Group B - Storm Sewer and Paving	\$557,892.90
Group C - Water Main (Installation Only)	\$70,641.20
<u>Total Constuction Costs</u>	<u>\$873,271.10</u>

Soft Costs

Construction Inspection Costs	\$24,845.75
Geotechnical Costs	\$8,079.00
Publication Costs	\$655.95
Legal Costs	\$0.00
Fiscal Costs	\$26,064.77
<u>Total Soft Costs</u>	<u>\$59,645.47</u>

Total Project Costs **\$932,916.57**

	Construction	Soft Costs	TOTAL
Assessable Costs			
Sanitary Sewer Assessable Costs, SID 2021-01	\$244,737.00	\$17,572.00	\$262,309.00
Storm Sewer Assessable Costs, SID 2021-01	\$132,119.75	\$7,595.10	\$139,714.85
Paving Assessable Costs, SID 2021-01	\$400,369.15	\$25,922.16	\$426,291.31
<u>Total Assessable Costs</u>	<u>\$777,225.90</u>	<u>\$51,089.26</u>	<u>\$828,315.16</u>

Assesable Costs - Cul-de-sac areas (Developer)

Group B - Paving	\$0.00	\$0.00	\$0.00
<u>Total Developer Costs</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

Wahoo Utilities Expense Costs

Group C - Water Main (Installation Only)	\$70,641.20	\$3,688.14	\$74,329.34
<u>Total Wahoo Utilities Costs</u>	<u>\$70,641.20</u>	<u>\$3,688.14</u>	<u>\$74,329.34</u>

General Obligation

Group B - Paving (Park Parking Lot)	\$25,404.00	\$4,868.07	\$30,272.07
<u>Total General Obligation</u>	<u>\$25,404.00</u>	<u>\$4,868.07</u>	<u>\$30,272.07</u>

Total Check **\$873,271.10** **\$59,645.47** **\$932,916.57**

REPORT OF SOFT COSTS

	TOTAL	Sanitary	Storm	Paving	Water
		28.03%	15.13%	48.76%	8.09%
Construction Inspection and Oversight					
Prep of Specs	\$7,500.00	\$2,101.90	\$1,134.70	\$3,656.71	\$606.69
Parking Design	\$1,660.00	\$0.00	\$0.00	\$1,660.00	\$0.00
E & A - As builts for sewer and water	\$3,693.25	\$1,846.63	\$0.00	\$0.00	\$1,846.63
Construction Oversight (Henke)	\$4,080.00	\$1,143.43	\$617.28	\$1,989.25	\$330.04
Total Construction Inspection and Oversight	<u>\$16,933.25</u>	\$5,091.96	\$1,751.97	\$7,305.96	\$2,783.36
Staking					
Construction Staking - paving, sanitary, storm, water	\$7,625.00	\$2,136.93	\$1,153.61	\$3,717.65	\$616.81
Parking	\$287.50	\$0.00	\$0.00	\$287.50	\$0.00
Total Construction Inspection and Oversight	<u>\$7,912.50</u>	\$2,136.93	\$1,153.61	\$4,005.15	\$616.81
Materials Testing					
Sanitary Sewer	\$2,193.00	\$2,193.00	\$0.00	\$0.00	\$0.00
Water	\$270.00	\$0.00	\$0.00	\$0.00	\$270.00
Paving	\$4,366.00	\$0.00	\$0.00	\$4,366.00	\$0.00
Parking	\$960.00	\$0.00	\$0.00	\$960.00	\$0.00
Storm Water	\$290.00	\$0.00	\$290.00	\$0.00	\$0.00
Total Materials Testing	<u>\$8,079.00</u>	\$2,193.00	\$290.00	\$5,326.00	\$270.00
Publication					
Notice of Hearing on resolution of necessity (storm and sanitary sewer only)	\$248.36	\$124.18	\$124.18	\$0.00	\$0.00
Notice of Creation of Street Improvement District (street only)	\$185.41	\$0.00	\$0.00	\$185.41	\$0.00
Notice to bidders	\$111.74	\$31.32	\$16.91	\$54.48	\$9.04
A & D Technical Supply Co - plan room for bidders	\$110.44	\$30.95	\$16.71	\$53.85	\$8.93
Total Publication	<u>\$655.95</u>	\$186.45	\$157.79	\$293.74	\$17.97
Legal					
Development of Subdivision Agreement, Reimbursement/Financing Agreement and creation of districts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Legal	<u>\$0.00</u>	\$0.00	\$0.00	\$0.00	\$0.00
Fiscal Costs					
Cost of interest from interal borrowing		30.55%	16.27%	53.17%	0.00%
Payment to the City of Wahoo through 7/1/2025	\$26,064.77	\$7,963.67	\$4,241.72	\$13,859.38	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Fiscal	<u>\$26,064.77</u>	\$7,963.67	\$4,241.72	\$13,859.38	\$0.00
Total Soft Costs	\$59,645.47	\$17,572.00	\$7,595.10	\$30,790.23	\$3,688.14

Costs not included in this soft cost report include all costs incurred leading up to the award of construction contract, except legal fees for negotiation on Subdivision Agreement and Reimbursement Agreement. All costs included on Total Costs Report.

Wahoo North Highlands Assessments - Phase II

Bid Item No.	Item Description	Contract Information				Estimated Quantity Installed	General Obligation Quantity	Wahoo Utilities Quantity	Developer Expense Quantity	Installed Work Value	General Obligation Value	Wahoo Utilities Expense Value	Developer Expense Value	Assessment Value
		Plan Quantity	Units	Unit Price	Bid Price									
GROUP A - SANITARY SEWER														
1	Construct 8" SDR26 PVC Sanitary Sewer Pipe	1,374	LF	\$66.00	\$90,684.00	1,374	0	0	0	\$90,684.00	\$0.00	\$0.00	\$0.00	\$90,684.00
2	Construct 4" SDR26 PVC Sanitary Sewer Service	1,112	LF	\$54.00	\$60,048.00	1,138	0	0	0	\$61,452.00	\$0.00	\$0.00	\$0.00	\$61,452.00
3	Connect to Existing Sanitary Sewer	3	EA	\$726.00	\$2,178.00	3	0	0	0	\$2,178.00	\$0.00	\$0.00	\$0.00	\$2,178.00
4	Construct Concrete Collar	2	EA	\$838.00	\$1,676.00	1	0	0	0	\$838.00	\$0.00	\$0.00	\$0.00	\$838.00
5	Construct 48" I.D. Sanitary Manhole	111	VF	\$760.00	\$84,360.00	111	0	0	0	\$84,360.00	\$0.00	\$0.00	\$0.00	\$84,360.00
6	Install External Frame Seal	9	EA	\$754.00	\$6,786.00	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	Install Silt Fence	300	LF	\$4.50	\$1,350.00	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	Construct 8" Pipe Plug	1	EA	\$196.00	\$196.00	1	0	0	0	\$196.00	\$0.00	\$0.00	\$0.00	\$196.00
9	Construct Geotextile Fabric for Trench Stabilization (as needed)	150	SF	\$2.20	\$330.00	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	Construct Foundation Rock (3" Clean) for Trench Stabilization (as needed)	40	TN	\$65.00	\$2,600.00	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	Mobilization, Bonding, and Insurance	1	LS		\$5,029.00	1	0	0	0	\$5,029.00	\$0.00	\$0.00	\$0.00	\$5,029.00
Group A Totals =										\$244,737.00	\$0.00	\$0.00	\$0.00	\$244,737.00

Bid Item No.	Item Description	Contract Information				Estimated Quantity Installed	General Obligation Quantity	Wahoo Utilities Quantity	Developer Expense Quantity	Installed Work Value	General Obligation Value	Wahoo Utilities Expense Value	Developer Expense Value	Assessment Value
		Plan Quantity	Units	Unit Price	Bid Price									
GROUP B - STORM SEWER														
9	Construct 18" RCP, Class III	788	LF	\$67.00	\$52,796.00	793	0	0	0	\$53,131.00	\$0.00	\$0.00	\$0.00	\$53,131.00
10	Remove 18" Pipe Plug	3	EA	\$559.00	\$1,677.00	3	0	0	0	\$1,677.00	\$0.00	\$0.00	\$0.00	\$1,677.00
11	Construct Curb Inlet, Type I	6	EA	\$5,614.00	\$33,684.00	6	0	0	0	\$33,684.00	\$0.00	\$0.00	\$0.00	\$33,684.00
12	Construct Curb Inlet, Type III	1	EA	\$5,824.00	\$5,824.00	1	0	0	0	\$5,824.00	\$0.00	\$0.00	\$0.00	\$5,824.00
13	Construct 54" I.D. Storm Manhole	11	VF	\$1,229.00	\$13,519.00	11	0	0	0	\$13,519.00	\$0.00	\$0.00	\$0.00	\$13,519.00
14	Construct 18" Concrete Collar	3	EA	\$1,006.00	\$3,018.00	3	0	0	0	\$3,018.00	\$0.00	\$0.00	\$0.00	\$3,018.00
15	Construct Curb Inlet Type II	1	EA	\$5,719.00	\$5,719.00	1	0	0	0	\$5,719.00	\$0.00	\$0.00	\$0.00	\$5,719.00
17	Jet Existing Sanitary & Storm Sewer	2153	LF	\$2.90	\$6,243.70	2162	0	0	0	\$6,269.80	\$0.00	\$0.00	\$0.00	\$6,269.80
18	Mobilization, Bonding, and Insurance	1	LS		\$6,947.95	1	0	0	0	\$6,947.95	\$0.00	\$0.00	\$0.00	\$6,947.95
CO2	Additional Inlet C1 Work	1	LS	\$2,330.00	\$2,330.00	1	0	0	0	\$2,330.00	\$0.00	\$0.00	\$0.00	\$2,330.00
Group B Storm Totals =										\$132,119.75	\$0.00	\$0.00	\$0.00	\$132,119.75

Bid Item No.	Item Description	Contract Information				Estimated Quantity Installed	General Obligation Quantity	Wahoo Utilities Quantity	Culdesac Expense Quantity	Installed Work Value	General Obligation Value	Wahoo Utilities Expense Value	Culdesac Expense Value	Assessment Value
		Plan Quantity	Units	Unit Price	Bid Price									
GROUP B - PAVING														
1	Subgrade Preparation	1,641	CY	\$12.60	\$20,676.60	1,641	0	0	0	\$20,676.60	\$0.00	\$0.00	\$0.00	\$20,676.60
2	Construct 7" Concrete Pavement with Integral Curb	4,923	SY	\$70.90	\$349,040.70	4,923	0	0	0	\$349,040.70	\$0.00	\$0.00	\$0.00	\$349,040.70
3	Remove Concrete Header	87	LF	\$4.20	\$365.40	87	0	0	0	\$365.40	\$0.00	\$0.00	\$0.00	\$365.40
4	Drill & Grout Tie Bars #5 x 18" @ 48" Centers	22	EA	\$11.80	\$259.60	22	0	0	0	\$259.60	\$0.00	\$0.00	\$0.00	\$259.60
5	Construct Concrete Header	31	LF	\$12.80	\$396.80	31	0	0	0	\$396.80	\$0.00	\$0.00	\$0.00	\$396.80
6	Construct End of Road Marker	3	EA	\$955.00	\$2,865.00	3	0	0	0	\$2,865.00	\$0.00	\$0.00	\$0.00	\$2,865.00
7	Remove End of Road Markers	9	EA	\$105.00	\$945.00	9	0	0	0	\$945.00	\$0.00	\$0.00	\$0.00	\$945.00
8	Adjust Manhole to Grade	9	EA	\$322.00	\$2,898.00	9	0	0	0	\$2,898.00	\$0.00	\$0.00	\$0.00	\$2,898.00
16	Install Stop Sign and Post	1	EA	\$470.00	\$470.00	1	0	0	0	\$470.00	\$0.00	\$0.00	\$0.00	\$470.00
18	Mobilization, Bonding, and Insurance	1	LS		\$22,452.05	1	0	0	0	\$22,452.05	\$0.00	\$0.00	\$0.00	\$22,452.05
CO1	Subgrade Preparation (Parking Area)	292	SY	\$5.90	\$1,722.80	292	292	0	0	\$1,722.80	\$1,722.80	\$0.00	\$0.00	\$0.00
CO1	6" Concrete Paving (Parking Area)	292	SY	\$81.10	\$23,681.20	292	292	0	0	\$23,681.20	\$23,681.20	\$0.00	\$0.00	\$0.00
Group B Paving Totals =										\$425,773.15	\$25,404.00	\$0.00	\$0.00	\$400,369.15

Wahoo North Highlands Assessments - Phase II

Item		Contract Information				Estimated Quantity Installed	General Obligation Quantity	Wahoo Utilities Quantity	Developer Expense Quantity	Installed Work Value	General Obligation Value	Wahoo Utilities Expense Value	Developer Expense Value	Assessment Value
Bid Item No.	Description	Plan Quantity	Units	Unit Price	Bid Price									
ALTERNATE NO. 1 = GROUP C - WATER (INSTALLATION ONLY)														
1	Install 6" PVC C-900 DR-18 Water Main	774	LF	\$24.60	\$19,040.40	785	0	785	0	\$19,311.00	\$0.00	\$19,311.00	\$0.00	\$0.00
2	Install 12" PVC C-900 DR-18 Water Main	778	LF	\$30.20	\$23,495.60	796	0	796	0	\$24,039.20	\$0.00	\$24,039.20	\$0.00	\$0.00
3	Install 12" Gate Valve and Box	2	EA	\$838.00	\$1,676.00	2	0	2	0	\$1,676.00	\$0.00	\$1,676.00	\$0.00	\$0.00
4	Install 6" Gate Valve and Box	2	EA	\$726.00	\$1,452.00	2	0	2	0	\$1,452.00	\$0.00	\$1,452.00	\$0.00	\$0.00
5	Install 12" 45 Deg. Bend	8	EA	\$559.00	\$4,472.00	8	0	8	0	\$4,472.00	\$0.00	\$4,472.00	\$0.00	\$0.00
6	Install 6" 45 Deg. Bend	8	EA	\$279.00	\$2,232.00	8	0	8	0	\$2,232.00	\$0.00	\$2,232.00	\$0.00	\$0.00
7	Install 6" 11.25 Deg. Bend	4	EA	\$279.00	\$1,116.00	4	0	4	0	\$1,116.00	\$0.00	\$1,116.00	\$0.00	\$0.00
8	Install 6" 22.5 Deg. Bend	6	EA	\$279.00	\$1,674.00	2	0	2	0	\$558.00	\$0.00	\$558.00	\$0.00	\$0.00
9	Install 12" 11.25 Deg. Bend	3	EA	\$559.00	\$1,677.00	3	0	3	0	\$1,677.00	\$0.00	\$1,677.00	\$0.00	\$0.00
10	Install Fire Hydrant Assembly	3	EA	\$1,285.00	\$3,855.00	5	0	5	0	\$6,425.00	\$0.00	\$6,425.00	\$0.00	\$0.00
11	Install End of Main Hydrant	3	EA	\$1,285.00	\$3,855.00	1	0	1	0	\$1,285.00	\$0.00	\$1,285.00	\$0.00	\$0.00
12	Connection to Existing 16" Water Main	1	EA	\$1,369.00	\$1,369.00	1	0	1	0	\$1,369.00	\$0.00	\$1,369.00	\$0.00	\$0.00
13	Mobilization, Bonding, and Insurance	1	LS		\$5,029.00	1	0	1	0	\$5,029.00	\$0.00	\$5,029.00	\$0.00	\$0.00
Group C Totals =										\$70,641.20	\$0.00	\$70,641.20	\$0.00	\$0.00

ORDINANCE NO. 2504

AN ORDINANCE OF THE CITY OF WAHOO, NEBRASKA, TO ANNEX THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, KRUMEL INDUSTRIAL SUBDIVISION; THENCE S04°14'09"E (ASSUMED BEARING) O THE EAST LINE OF SAID KRUMEL INDUSTRIAL SUBDIVISION, A DISTANCE OF 1777.24 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN GENERAL BOOK 413, PAGE 880; THENCE N88°15'57"E ON SAID SOUTH LINE, A DISTANCE OF 400.38 FEET; THENCE S04°14'09"E, A DISTANCE OF 537.87 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S88°17'27"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1063.24 FEET TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ON SAID NORTH RIGHT OF WAY LINE, ON A 2095.80 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 217.89 FEET, THE CHORD OF SAID CURVE BEARS S85°25'54"W, A DISTANCE OF 217.79 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER, THENCE S85°45'51"W, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 16; THENCE N04°14'09"W ON SAID WEST RIGHT OF WAY LINE, PARALLEL WITH AND 33.00 FEET DISTANT FROM SAID WEST LINE, A DISTANCE OF 765.15 FEET; THENCE N85°45'51"E, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 33.00 FEET TO SAID WEST LINE; THENCE NORTHERLY ON THE EASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 77, THE FOLLOWING 5 COURSES: N85°45'51"E, 33.00 FEET; N01°01'23"E, 72.27 FEET; N00°23'23"W, 452.92 FEET; N04°14'09"W, 500.00 FEET; N01°36'05"E, 417.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AND NEBRASKA HIGHWAY 92 AS DESCRIBED IN INSTRUMENT NO. 2023-07188; THENCE N62°52'08"E ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 157.00 FEET; THENCE N67°08'02"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 187.45 FEET; THENCE N89°14'03"E ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 494, PAGE 425, A DISTANCE OF 354.93 FEET; THENCE SOUTHWESTERLY CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE ON A 1055.22 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.19 FEET, THE CHORD OF SAID CURVE BEARS S65°10'24"W, A DISTANCE OF 46.19 FEET; THENCE N86°05'31"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 297, PAGE 317, A DISTANCE OF 134.22 FEET TO THE POINT OF BEGINNING, CONTAINING 49.47 ACRES, MORE OR LESS

TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, AND BY SAID ANNEXATION, TO MAKE SAID ABOVE-DESCRIBED REAL ESTATE A PART OF THE CORPORATE LIMITS OF THE CITY OF WAHOO, NEBRASKA; THAT AN ACCURATE MAP OR PLAT OF THE ABOVE DESCRIBED REAL ESTATE BE RECORDED IN THE OFFICES OF THE SAUNDERS COUNTY REGISTER OF DEEDS AND SAUNDERS COUNTY ASSESSOR; THAT THE INHABITANTS OF THE ABOVE-DESCRIBED REAL ESTATE RECEIVE SUBSTANTIALLY THE SAME BENEFITS AS OTHER INHABITANTS OF THE CITY OF WAHOO, NEBRASKA, AND THAT GOVERNMENTAL AND PROPRIETARY PLANS FOR THE FURNISHING OF SAID BENEFITS BE ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF WAHOO, NEBRASKA, NOT LATER THAN ONE YEAR AFTER THE DATE OF ANNEXATION OF THE ABOVE DESCRIBED REAL ESTATE; THAT ALL INHABITANTS OF THE ABOVE DESCRIBED REAL ESTATE SHALL BE SUBJECT TO THE ORDINANCES AND REGULATIONS OF THE CITY OF WAHOO, NEBRASKA, UPON THE EFFECTIVE DATE OF THIS ORDINANCE; 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, PROVISION OR PORTION FOUND UNCONSTITUTIONAL OR

INVALID; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED AND SHALL BE IN FULL FORCE AND TAKE EFFECT FROM AND AFTER ITS PASSAGE AND APPROVAL, AS PROVIDED BY LAW AND AS PROVIDED HEREIN; AND TO PROVIDE THAT THIS ORDINANCE SHALL NOT BE MADE A PART OF THE WAHOO MUNICIPAL CODE.

WHEREAS, the aforementioned real estate is contiguous or adjacent to the City of Wahoo, Nebraska, as defined by Neb. Rev. Stat. §17-405.02, and,

WHEREAS, said above-described real estate is suburban in character, and,

WHEREAS, the Mayor and Council did receive a Petition for Annexation by the owner of the entire above described property, namely JEO Investments, Inc., who has waived all statutory hearing requirements, and,

WHEREAS, the Mayor and Council of the City of Wahoo, Nebraska, do find the Petition for Annexation to be in order for said annexation to proceed, and,

WHEREAS, it is in the best interests of the residents of the City of Wahoo, Nebraska, that said above described real estate be annexed to the City of Wahoo, Nebraska,

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

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

Section 2. That the following-described real estate be annexed to the City of Wahoo, Nebraska, and included within the corporate limits of the City of Wahoo, Nebraska, to wit:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, KRUMEL INDUSTRIAL SUBDIVISION; THENCE S04°14'09"E (ASSUMED BEARING) O THE EAST LINE OF SAID KRUMEL INDUSTRIAL SUBDIVISION, A DISTANCE OF 1777.24 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN GENERAL BOOK 413, PAGE 880; THENCE N88°15'57"E ON SAID SOUTH LINE, A DISTANCE OF 400.38 FEET; THENCE S04°14'09"E, A DISTANCE OF 537.87 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S88°17'27"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1063.24 FEET TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ON SAID NORTH RIGHT OF WAY LINE, ON A 2095.80 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 217.89 FEET, THE CHORD OF SAID CURVE BEARS S85°25'54"W, A DISTANCE OF 217.79 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER, THENCE S85°45'51"W, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 16; THENCE N04°14'09"W ON SAID WEST RIGHT OF WAY LINE, PARALLEL WITH AND 33.00 FEET DISTANT FROM SAID WEST LINE, A DISTANCE OF 765.15 FEET; THENCE N85°45'51"E, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 33.00 FEET TO SAID WEST LINE; THENCE NORTHERLY ON THE EASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 77, THE FOLLOWING 5 COURSES: N85°45'51"E, 33.00 FEET; N01°01'23"E, 72.27 FEET; N00°23'23"W, 452.92 FEET; N04°14'09"W, 500.00 FEET; N01°36'05"E, 417.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AND NEBRASKA HIGHWAY 92 AS DESCRIBED IN INSTRUMENT NO. 2023-07188; THENCE N62°52'08"E ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 157.00 FEET; THENCE N67°08'02"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 187.45 FEET; THENCE N89°14'03"E ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 494, PAGE 425, A DISTANCE OF 354.93

FEET; THENCE SOUTHWESTERLY CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE ON A 1055.22 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.19 FEET, THE CHORD OF SAID CURVE BEARS S65°10'24"W, A DISTANCE OF 46.19 FEET; THENCE N86°05'31"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 297, PAGE 317, A DISTANCE OF 134.22 FEET TO THE POINT OF BEGINNING, CONTAINING 49.47 ACRES, MORE OR LESS

Section 3. That an accurate map or plat of the above described real estate, certified by a duly licensed survey, and acknowledged as provided by law, shall at once be filed and recorded in the office of the Saunders County Register of Deeds and the office of the Saunders County Assessor, together with a certified copy of this Ordinance, declaring such annexation, under the seal of the City of Wahoo, Nebraska.

Section 4. That all inhabitants of the above described real estate shall receive substantially the benefits of the other inhabitants of the City of Wahoo, Nebraska, as soon as practical, and adequate plans and necessary City of Wahoo, Nebraska, action to furnish such benefits as police, fire protection, snow removal, and utility services shall be adopted not later than one year after the date of annexation of the above described real estate.

Section 5. That the inhabitants of the above-described real estate shall be subject to the ordinances and regulations of the City of Wahoo, Nebraska, upon the effective date of this Ordinance.

Section 6. 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 that it would have passed all other portions of this Ordinance independent of the elimination herefrom of any such portion as may be declared invalid.

Section 7. 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 8. That this Ordinance shall be published in pamphlet form and shall be effective on the fifteenth day from and after its passage and approval, provided it has been published, as aforesaid, within the first fifteen days after its passage and approval.

Section 9. That this Ordinance shall not be made a part of the Wahoo Municipal Code.

PASSED AND APPROVED this ___ day of July, 2026.

CITY OF WAHOO, NEBRASKA

By: _____
Gerald D. Johnson, Its Mayor

ATTEST:

Christina Fasel, City Clerk

(SEAL)

1st Reading – June 9, 2026

2nd Reading – June 23, 2026

3rd Reading – July 14, 2026