

AGENDA
VALLEY CITY COUNCIL
Tuesday, September 8, 2026
City Hall
203 North Spruce
Valley, NE 68064
7:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Proof of Publication**
5. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so; but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Council to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes.

The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

6. **Approval of Agenda**
7. **Consent Agenda**

All agenda items on the consent agenda and will be acted on in a single motion. Consent agenda items are being forwarded to the Council Members. Any individual item may be removed by a council member for special discussion and consideration.

7.A. Approve Minutes of August 10, 11, 17 and 24, 2026 City Council meetings

7.B. Approve Treasurer's Report

7.C. Approve invoices and additional invoices presented for payment

7.D. Approve August Payroll \$110884.64 and IRA \$3597.76

7.E. Accept August Keno Receipts \$6020.18

7.F. Accept PeopleService Inc., Report

7.G. Accept minutes and/or statistics of the following boards and/or committees:

- August, 2026 Library statistics

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

- July 21, 2026 Planning Commission
- 7.H.Approve SDL Applications from Valley Veteran's Club for fundraisers on January 16, February 20, March 20, April 17, May 17, and June 19, 2027
8. **DC West Student Council consideration and approval of street closures for Homecoming Parade on September 18, 2026**
 9. **LARM consideration and approval of deductible amounts for workers' compensation, general liability, errors & omissions, law enforcement liability, auto liability, auto physical damage, and commercial property.**
 10. **Creative Planning consideration and approval of advisory services for 2026 audit preparation and advisory services for implementation consulting and support for migration to Edmunds GovTech.**
 11. **Bland & Associates consideration and approval of Bland & Associates services for 2026 audit.**
 12. **Ordinance No. 855 adopt Budget Statement/Annual Appropriation Bill**
 13. **Resolution No. 2026-35 approval of setting tax request.**
 14. **Resolution No. 2026-36 consideration and action to ratify the proposed modifications of the office of the Douglas County Election Commission to the question the City Council directed placed on the November 3, 2026 general election ballot.**
 15. **Casey's Retail Company consideration and action on Class D liquor license and manager application:**
 - **Review**
 - **Open Public Hearing**
 - **Close Public Hearing**
 - **Motion to approve**
 16. **Tim Lowndes (TJL Holdings, LLC) consideration and approval of application for change of zoning from C-1 to C-2 for a Bar & Grill**
 - **Review**
 - **Open Public Hearing**
 - **Close Public Hearing**
 - **Motion to approve**

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17. **Howard Kucera, Carol A. Wiggins, Billy Hirschman (Hirschman Holdings, LLC), and Beau Gratton (Giving Ghost, LLC) consideration and approval of applications for change of zoning from C-1 to C-2**
 - **Review**
 - **Open Public Hearing**
 - **Close Public Hearing**
 - **Motion to approve**
18. **Breakwater LLC (Valley Corp) consideration and approval of application for conditional use permit for the purpose of allowing construction of office buildings, warehouse, fleet maintenance, outdoor material storage, concrete, asphalt, soil recycling, and tree/mulch processing**
 - **Review**
 - **Open Public Hearing**
 - **Close Public Hearing**
 - **Motion to approve**
19. **Valley Corporation (MLCT Bevington) consideration and approval of preliminary plat**
 - **Review**
 - **Open Public Hearing**
 - **Close Public Hearing**
 - **Motion to approve**
20. **City Engineer**
 - 20.A. **Water Treatment Plant Expansion** - Eriksen Construction
 - 20.A.1. Consideration and action to approve Certificate of Substantial Completion for the specified portion of the project.
 - 20.B. **FY26 Water Main Replacement** - Vrba Construction
 - 20.B.1. **Resolution No. 2026-37** consideration and action to approve Contractor's Application for Payment No. 3 in the amount of \$163,689.96.
 - 20.C. **Champion Shores** sanitary sewer, storm sewer, and water main improvements
 - 20.C.1. Consideration and action to approve Change Order No. 2 for an adjustment to contract time.

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20.D. **Champion Shores** dewatering - Vrba Construction

20.D.1. **Resolution No. 2026-38** consideration and action to approve Contractor's Application for Payment No. 1 in the amount of \$225,019.50.

20.E. **Other/Miscellaneous**

- FY27 Water Main Replacement
- One and Six Year Street Plan

21. **City Administrator**

22. **PeopleService**

23. **Police Department**

24. **Building and Zoning**

25. **City Attorney**

26. **Mayor's Report**

27. **Upcoming Items**

- **Planning Commission: Sept. 15, 2026 - 4:30 p.m.**
- **DC West Homecoming Parade: Sept. 18, 2026 - 12:45 p.m.**

28. **Executive Session executive session is necessary for the protection of the public interest and pertains to threatened litigation.**

29. **Adjourn**

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NOTICE OF MEETING
CITY OF VALLEY
TUESDAY, SEPTEMBER 8, 2026,
7:00 P.M.
VALLEY CITY HALL
203 N. SPRUCE STREET, VALLEY, NE

Notice is hereby given that a meeting of the City Council of the City of Valley, Nebraska will be held on Tuesday, September 8, 2026, at 7:00 p.m., at Valley City Hall.

Public hearings will be held on the following (submitted concurrently):

1. Tim Lowndes (TJL Holdings, LLC):
 - * Consideration and approval of application for change of zoning from C-1 to C-2 for the purpose of rezoning the property for a Bar & Grill.
2. Howard Kucera, Carol A. Wiggins, Billy Hirschman (Hirschman Holdings, LLC), and Beau Gratton (Giving Ghost, LLC):
 - * Consideration and approval of applications for change of zoning from C-1 to C-2.
3. Breakwater LLC (Valley Corp):
 - * Consideration and approval of application for conditional use permit for the purpose of allowing construction of office buildings, warehousing, fleet maintenance, outdoor material storage, concrete, asphalt, soil recycling, and tree mulch processing.
4. Valley Corporation (MLCT Bevington):
 - * Consideration and approval of application for preliminary plat.

An agenda kept continuously current shall be available for public inspection at Valley City Hall (203 N. Spruce Street).

Christie Donnermeyer, City Clerk

8/28 ZNEZ

The Daily Record

Proof of Publication

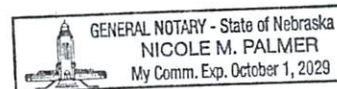
JASON W. HUFF, Publisher

UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha } ss.

JASON W. HUFF, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

8/28/26

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

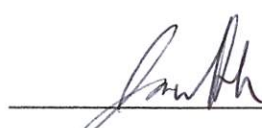


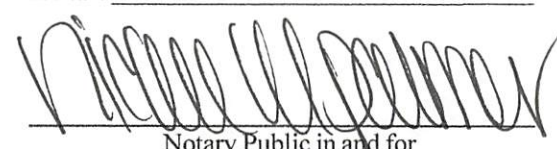
Publisher's Fee \$41.33

Additional Copies \$

Filing Fee \$

Total \$41.33


Subscribed in my presence and sworn to before
me this AUGUST 28 2026


Notary Public in and for
Douglas County, State of Nebraska

Daily Record

Published Daily

James W. Smith, Publisher

1700 West 10th Avenue
Denver, Colorado
Telephone: 333-1234

The Daily Record is a daily newspaper published in Denver, Colorado. It is owned and published by James W. Smith. The newspaper is published every day except on Sundays and public holidays. It is a general news paper and covers a wide range of topics including local, national and international news, sports, entertainment and business. The newspaper is known for its high quality journalism and its commitment to providing accurate and timely information to its readers.

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1700 West 10th Avenue, Denver, Colorado

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1964

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MINUTES
SPECIAL MEETING – WORK SESSION
August 10, 2026

1 and 2. **Roll Call and Call to Order** Mayor L. Lewis called the meeting to order at 7:00 p.m. Present were Mayor L. Lewis; Council Members, Socha, and Dean. Also present: City Attorney Matt Munderloh, City Treasurer Lori Sorensen, City Clerk Christie Donnermeyer, and Deputy Clerk Jon Barnhart. Absent Council Members J. Lewis and Hayden.

Mayor L. Lewis noted the location of the open meetings act and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Pledge of Allegiance** the Pledge of Allegiance was recited.

4. **Proof of Publication** the Proof of Publication was on the table.

5. **Visitors/Correspondence.** No one spoke.

6. **Approval of Agenda** Council member Socha moved to approve the agenda. Dean seconded. YES: L. Lewis, Socha, and Dean. NO: no one. Absent J. Lewis and Hayden. Motion carried.

7. Work Session:

The consent agenda was reviewed and questions answered about the YMCA invoice and Treasurer's report.

City Treasurer Sorensen reviewed the wastewater financial analysis and recommended rate structure of FY2026-2027 based on projected operating costs. There was discussion about the current contract with the City of Fremont and possible renegotiation. Discussions were held regarding base rates between residential, commercial, and industrial. City Attorney Munderloh asked about a timeline in which to address wastewater rates to which City Treasurer Sorensen stated there is time, new rates do not go into effect until April 2027. There was discussion to table this item during Council Meeting for further investigation. There was some discussion on a planned comparison study in the budget for next year regarding a wastewater plant to determine its feasibility.

City Clerk Christie Donnermeyer provided an overview for the mileage reimbursement.

The LARM renewal resolution was discussed and questions regarding deductible amounts discussed. There will be a representative from LARM at the Council meeting to answer any questions.

Ordinance No. 854 was reviewed. No discussion.

Resolution No. 2026-31 was reviewed. No discussion.

Resolution No. 2026-32 was reviewed. Discussions were held regarding the wording for the ballot question regarding the sales tax split to pay for the new pool. The consensus was that the question needed to be clear and transparent. City Attorney Munderloh will make the requested changes to the ballot questions.

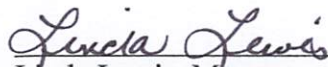
Gibbs Land Development (Falcon Business Park) preliminary and final plat was reviewed. No discussion.

City Engineer. City Clerk Donnermeyer reviewed the water plant change order request and resolution for payment. No discussion. She then reviewed the FY26 watermain replacement resolution for payment. No discussion.

Mayor L. Lewis stated Mike Adair will have items to discuss during the PeopleService report during the Council meeting.

Mayor L. Lewis reviewed the Mayor's Report and upcoming items.

8. **Adjourn** Council member Socha motioned to adjourn. Dean seconded. YES: L. Lewis, Dean, and Socha NO: No one. Motion carried. Absent: J. Lewis and Hayden. Meeting adjourned at 7:39 p.m.


Linda Lewis, Mayor


Christie Donnermeyer, City Clerk

MINUTES
Regular MEETING
August 11, 2026

1 and 2. **Call to Order and Roll Call** Mayor Linda Lewis called the meeting to order at 7:00 p.m. Present were Council Members J. Lewis, Dean, Socha, and Hayden. Also present: City Attorney Matt Munderloh, City Administrator Mike Gorman, Clerk Christie Donnermeyer, and Deputy Clerk Jon Barnhart.

Mayor L. Lewis noted the location of the open meetings act and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Pledge of Allegiance** the Pledge of Allegiance was recited.

4. **Proof of Publication** the Proof of Publication was on the council desk.

5. **Visitors/Correspondence** Marian Perkins, 400 W Megis would like to see continued maintenance in Rogert Park. This matter will be brought to the attention of the Public Works Superintendent.

6. **Approval of Agenda** Council member Hayden moved to approve the agenda. J. Lewis seconded. YES: Socha, Dean, J. Lewis and Hayden. NO: No one. Motion carried.

7. **Consent Agenda** Council Member Hayden moved to approve the consent agenda. J. Lewis seconded. YES: Hayden, Socha, Dean, and J. Lewis. NO: No one. Motion carried. Items on the consent agenda were: July 14, 2026 City Council meeting minutes; Treasurer's Report, July Payroll \$107528.89 & IRA \$3654.16; Keno Receipts \$6600.35; PeopleService Report; Minutes and/or statistics of the following boards and/or committees: July Library Board minutes; July Library statistics; June 16, 2026 Cemetery Board minutes, June 18, 2026 Park advisory Committee minutes, and the following bills: **Services/Utilities/Insurance:** Advanced Heating \$1241.74; Aflac \$222.66; Alternate Rain \$130.00; Bamboo \$431.29; BCBS \$29709.34; Black Hills Energy \$489.82; DataShield \$99.64; DC Environmental Services \$1463.00; Eagle Engineering \$23264.25; FiveNines \$6998.23; FP Finance \$652.95; Fremont Dept Utilities \$68832.52; Getzschman Heating \$463.00; Goosmann Law \$4228.00; Great Plains Comm \$1073.41; Guardian \$1608.61; Kacie in Your Face \$273.00; League of Ne Municipalities \$35787.00; Michael Matzen \$825.00; Morgan White \$1155.70; Neb. Sweeping \$4650.34; OPPD \$21606.87; PeopleService \$36112.00; Southeast Library System \$70.00; Strategic Air Command \$450.00; The Daily Record \$359.99; Three Rivers Clerks Assn \$20.00; Waste Connections \$464.01; Waters Edge Aquatic Design \$7362.00; Workplace Screening \$140.40; Xpress \$1035.10; YMCA \$30.00; **Supplies/Equipment:** Amazon Bus \$2130.01; Big O Bounce \$658.00; Bomgaars \$392.97; Cappel Auto \$39.46; Ciaccio Roofing \$6260.00; Cintas \$376.21; Core & Main \$29525.95; Ditch Witch \$663.85; Eakes \$1171.02; Electric Pump \$8515.66; Everett's Auto \$568.14; FNB Credit Card \$1002.77; Great Plains Uniforms \$392.95; Host Coffee \$160.20; J D Financial \$40.36; Love's \$2885.41; Menards \$153.10; Michael Todd Ind \$361.43; Midwest Tape \$24.99; Nutrien AG Solutions \$430.00; Omaha Childrens Museum \$255.00; Valley Ace Hardware \$344.32; Waterloo Landscape \$200.00; Young's Service Inc. \$285.00; **Bond/Loan/TIF**

Payments: Mallard \$23257.51; Bluewater \$57931.00; **Reimburse/Refund:** Callahan, M \$500.00; Donnermeyer, C \$107.87; Dreamscape Homes \$150.00; Kelly, G \$465.45; Midwest Dwellings \$4000.00.

8. Wastewater Rates Council member Dean moved to table the wastewater rate discussion for further review. Socha seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried.

9. Mileage Reimbursement Council member Hayden moved to approve the \$0.76 mileage reimbursement as set by the Internal Revenue Service. J. Lewis seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried.

10. Resolution No. 2026-26 Clint Simmons, LARM representative, addressed Council and discussed the LARM insurance deductible options. He reviewed a \$5,000 deductible on everything except E&O and Law Enforcement liability and the potential savings. He stated that a decision does not need to be made tonight on the deductible. Mayor L. Lewis asked if the deductible can be changed at any time. Mr. Simmons stated the deductible can be changed at any time, but that the decision regarding the deductible needed to be made by October 1, 2026. City Attorney Munderloh asked about submitting deductibles by October 1st if they are locked in, to which Mr. Simmons stated it can be changed anytime. Mayor L. Lewis presented the options to Council for decision. There was discussion on the two options, and it was decided on the 2-year commitment, 4 percent discount. Council member Dean moved to approve LARM property and casualty insurance 2026-2027 renewal term commitment for a 2-year commitment; 4 percent discount. J. Lewis seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

11. Ordinance No. 854 AN ORDINANCE OF THE CITY OF VALLEY, NEBRASKA, AMENDING ORDINANCE NO. 580 (AS CODIFIED IN SECTION 34.02 OF THE MUNICIPAL CODE) PERTAINING TO CONTRACTS, PURCHASES, AND BIDDING AND OTHER REQUIREMENTS; REPEALING CODE SECTIONS, ORDINANCES, AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Member J. Lewis moved to introduce Ordinance No. 854 on the first reading. Hayden seconded. YES: Hayden, J. Lewis, Dean, Socha. NO: No one. Motion carried. Said Ordinance was then read by title and thereafter Council member Hayden moved that the statutory rule requiring reading on three different days be suspended. Socha seconded the motion to suspend the rule and the following council members voted YES: Hayden, J. Lewis, Dean, Socha. NO: No one. The motion to suspend the rule was adopted and the statutory rule was declared suspended for the consideration of said Ordinance. The Mayor then declared the Ordinance adopted. A true, correct, and complete copy of said Ordinance is on file at City Hall.

12. Resolution No. 2026-31 Council Member Hayden moved for passage of Resolution No. 2026-31 approving adoption of policies and procedures to govern procurement transactions conducted by the City. J. Lewis seconded. YES: Hayden, J. Lewis, Socha, Dean. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

13. Resolution No. 2026-32 City Attorney Munderloh provided an overview of the four options for the ballot question. Council member Hayden asked if a decision must be made today for the ballot question to be on the ballot this November and the answer was yes. There was discussion about the ballot question options with option 4 favored. Council member Dean commented on taking out the 4-year timeline regarding the watermain replacement. Mayor L. Lewis asked City Engineer Greg Perry and Mike Adair of PeopleService to comment on if the 4-year plan is feasible to which the City Engineer agreed with Council member Dean to remove the 4-year timeline concerning the watermain replacement in option 4. City Administrator Gorman recommended the 4-year timeline remain. City Attorney Munderloh asked if 4 years is the current plan for watermain replacement and the answer was yes. After much discussion on the language for option 4 it was decided to modify it by adding the word current before the words 4 years. City Attorney Munderloh noted the revisions are in the interest of transparency. Council member Hayden moved for passage of Resolution No. 2026-32, option 4 with the noted revisions. J. Lewis seconded. YES: Hayden, J. Lewis, Socha, Dean. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

14. Gibbs Land Development LLC (Falcon Business Park) – preliminary plat City Engineer Perry addressed Council with an overview of the project and Planning Commissions approval. Discussions were held regarding access points from the circle, the history of the developer with the City, and the platting process. Mayor L. Lewis opened the public hearing. No one spoke. The public hearing was closed. Council member J. Lewis moved to approve Gibbs Land Development, LLC (Falcon Business Park) preliminary plat. Hayden seconded. YES: Hayden, J. Lewis, Socha. Abstain (without conflict): Dean. NO: No one. Motion carried.

15. Gibbs Land Development LLC (Falcon Business Park) – final plat Mayor L. Lewis opened the public hearing. No one spoke. The public hearing was closed. Council member Socha moved to approve Gibbs Land Development, LLC (Falcon Business Park) final plat. J. Lewis seconded. YES: Hayden, J. Lewis, Socha. Abstain (without conflict): Dean. NO: No one. Motion carried.

16. City Engineer

Council member Hayden moved to approve Change Order No. 4 for an increase in the amount of \$27,061.40 from Eriksen Construction for the water treatment plant expansion. J. Lewis seconded. YES: Hayden, J. Lewis, Socha, Dean. NO: No one. Motion carried.

Council member Dean moved for passage of Resolution No. 2026-33 approving contractor's application for payment no. 19 in the amount of \$784,799.36 from Eriksen Construction for the water treatment plant expansion. J. Lewis seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

City Engineer Perry addressed Council regarding the FY26 water main replacement project and the recent water main breaks. Mayor L. Lewis discussed the possibility of replacing one of the six water mains scheduled for this year with the water main behind NP Mart because of the multiple water main breaks over the past couple of days. Council member Dean noted the businesses affected by the water outages and if the breaks took place at the same spot on the water main.

Mike Adair, PeopleService, addressed Council with potential reasons for the water main break. Council member Hayden moved for passage of Resolution No. 2026-34, Contractor's Application for Payment No. 2 in the amount of \$88,982.37 from Vrba Construction for FY26 water main replacement. J. Lewis seconded. YES: Hayden, J. Lewis, Dean, and Socha. NO: No one. Motion carried. A true, correct, and complete copy of said Resolution is on file at City Hall.

City Engineer Perry gave status updates on upcoming projects.

17. PeopleService Mike Adair, PeopleService Inc., addressed Council regarding the watermain break over the weekend. A trainee from a driving school, driving an eighteen-wheeler, hit a fire hydrant at 4:00 a.m. on Saturday. Mr. Adair outlined how the watermain break was repaired without completely shutting down the water supply. Water pressure was reduced for a short period of time while the watermain was capped. If the water supply had to be shut down or water pressure went too low for too long, those things could have caused the issuance of boil water notices. He discussed how businesses were informed during the multiple watermain breaks over the weekend.

18. Police Department Chief Greg Kelly wanted to thank Officer Geoff Willmann for all the work he did as Interim Chief to ensure a smooth transition. He discussed National Night Out and Valley Days. He provided an update on Active Shooter training for the entire Police Department as well as other training planned for October. He is in the process of reviewing operating procedures which will take time to complete. He stated they are in the process of applying for a grant for police department equipment.

19. Building and Zoning Building Inspector Gabe Evans addressed Council and the public regarding the letters sent out concerning the tree ordinance. He wanted to inform residents if they received a letter they could call him and/or the administrative assistant Leah Schmeling with any questions.

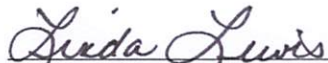
20. City Administrator City Administrator Gorman addressed Council regarding the status of the swimming pool survey results. He discussed what was presented at the town hall meeting held at the YMCA regarding the pool. He discussed next steps, one of which is approving the ballot initiative to split the sales tax. We are waiting for the survey results to be completed by August 21st. The consultant will film the presentation given August 5th so it can be posted on the city website. He noted doing another survey after August 21st to acquire more data at no extra cost. He stated the final report from the consultant should be received October 6th, and working on an educational program explaining the ballot issue.

21. City Attorney City Attorney Munderloh addressed Council and stated he had nothing to report.

22. Mayor's Report Mayor L. Lewis encouraged residents to submit the Cross Connection Survey and Lead Line Reporting and explained the difference between the two. Mike Adair further explained both surveys, and the importance of completing same and the impact of contamination to the City's water supply if it is not completed.

23. Upcoming items Planning Commission August 18, 2026, at 4:30 p.m.; Budget Workshops August 17 and 24, 2026 at 7:00 p.m.

24. **Adjourn** Council member Hayden moved to adjourn. Socha seconded. YES: J. Lewis, Socha, Dean, and Hayden. NO: No one. Motion carried. Meeting adjourned at 8:28 p.m.


Linda Lewis, Mayor


Christie Donnermeyer, City Clerk

MINUTES
SPECIAL MEETING – BUDGET WORKSHOP
August 17, 2026

1. and 2. **Call to Order and Roll Call** Mayor L. Lewis called the meeting to order at 7:00 p.m. Present were Council members Melanie Hayden, Jake Lewis, Bill Socha, and Jimmy Dean. Also Present: City Administrator Mike Gorman, City Clerk Christie Donnermeyer, Public Works Superintendent Tim Sheets, Building Inspector Gabe Evans, Police Chief Greg Kelly, Library Director Sami Stewart, Deputy City Clerk Jon Barnhart, Cemetery Board members Kurt Muhle and Dean Slader.

Mayor L. Lewis noted the location of the open meetings act and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Pledge of Allegiance** the Pledge of Allegiance was recited.

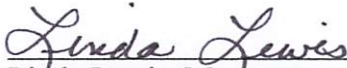
4. **Proof of Publication** the Proof of Publication was on the table.

5. **Visitors/Correspondence.** No one spoke.

6. **Approval of Agenda** Council member Hayden moved to approve the agenda. Dean seconded. YES: J. Lewis, Socha, Hayden, and Dean. NO: no one. Motion carried.

7. **Budget Discussion** Review of the budget and discussions were held on the following: General, Water/Wastewater, Bond, Keno, Nursing Home, Sales Tax, and TIF budgets. Discussions were held regarding requests from multiple departments of the FY2026-2027 budget. The Cemetery Board requested approximately \$30,000.00 for a 48-niche columbarium to be placed in the area of the flagpole in the Valley Cemetery. The request was taken under advisement, and it was recommended they conduct a community survey to determine potential demand. Demonstrated public interest would strengthen the case for City funding.

8. **Adjourn** Council member Hayden motioned to adjourn. Dean seconded. YES: Hayden, J. Lewis, Socha, and Dean. NO: No one. Motion carried. Meeting adjourned at 9:02 pm.


Linda Lewis, Mayor


Christie Donnermeyer, City Clerk

MINUTES
SPECIAL MEETING – BUDGET WORKSHOP
August 24, 2026

1. and 2. **Call to Order and Roll Call** Council President Melanie Hayden called the meeting to order at 7:00 p.m. Present were Council members Melanie Hayden, Jake Lewis, Bill Socha, and Jimmy Dean. Mayor L. Lewis was present via TEAMS. Because of recent surgery; she was unable to physically attend. Also Present: City Administrator Mike Gorman, City Clerk Christie Donnermeyer, Public Works Superintendent Tim Sheets, Building Inspector Gabe Evans, Police Chief Greg Kelly, Library Director Sami Stewart, Deputy City Clerk Jon Barnhart, and Kent Speicher Certified Public Accountant with Erickson & Brooks.

Council President Hayden noted the location of the open meetings act and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Pledge of Allegiance** the Pledge of Allegiance was recited.

4. **Proof of Publication** the Proof of Publication was on the table.

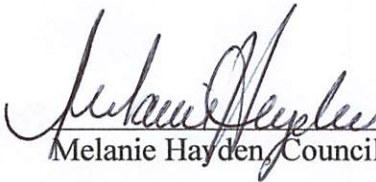
5. **Visitors/Correspondence.** No one spoke.

6. **Approval of Agenda** Council member J. Lewis moved to approve the agenda. Socha seconded. YES: J. Lewis, Socha, Hayden, and Dean. NO: no one. Motion carried.

7. **Budget Discussion** Kent Speicher reviewed the following topics related to the proposed budget numbers; allowable growth, unused budget authority, property tax allocations by department, summary of budgeted/estimated year end and actual. He also provided a summary of long-term debt and utility debt, and bonded indebtedness.

The Budget Hearing and Tax Request Hearing will be scheduled for September 8, 2026, and the Regular Council Meeting will immediately follow the hearings.

8. **Adjourn** Council member Dean motioned to adjourn. Socha seconded. YES: Hayden, J. Lewis, Socha, and Dean. NO: No one. Motion carried. Meeting adjourned at 8:43 pm.



Melanie Hayden, Council President



Christie Donnermeyer, City Clerk

Treasurer's Report
August 2026

	Dept	Cash Balance 8/1/2026	Net Income or (Loss)	Inter-fund Transfers	Balance 8/31/2026	Investments 8/31/2026	Outstanding Checks
						\$14,608.85	\$ (5,742.32)
General - Fund 1		\$1,105,534.44	\$ (517,575.67)	\$881,553.94	\$1,469,512.71		
General MM		\$527,763.82	\$214.27	(\$33,497.60)	\$494,480.49		
Pines Assessments		\$317,136.91	\$727.24		\$317,864.15		
Bond - Fund 2	021	\$869,233.69	\$169,052.57		\$1,038,286.26		
C D A	001	\$1,000.00			\$1,000.00		
		\$2,820,668.86	(\$347,581.59)	\$848,056.34	\$3,321,143.61		

City of Valley
Pooled Cash
Proprietary Funds

Funds		Cash Balance 8/1/2026	Net Income or (Loss)	Inter-fund Transfers	Cash Balance 8/31/2026	Investments 8/31/2026
Water/Waste - Fund	024	\$1,359,767.46	\$269,688.36	(\$350,954.16)	\$1,278,501.66	\$10,369.47
Cap. Facility Chg.	024	\$2,458,082.52	\$5,639.24	\$1,200.00	\$2,464,921.76	
		\$3,817,849.98	\$275,327.60	(\$349,754.16)	\$3,743,423.42	
		Cash Balance	Net Income	Inter-fund	Cash Balance	

	<u>Dept</u>	<u>8/1/2026</u>	<u>or (Loss)</u>	<u>Transfers</u>	<u>8/31/2026</u>	
Fund 4						
Nursing Home	050	\$200,140.16	\$416.46	\$0.00	\$200,556.62	
Fund 8						
Keno	056	\$398,949.48	\$6,136.35	\$33,497.60	\$438,583.43	
Fund 10						
Sales Tax	058	\$7,295,080.35	\$191,623.60	(\$482,408.30)	\$7,004,295.65	
ARPA		\$110,440.12	\$198.00	(\$49,391.48)	\$61,246.64	
		<u>\$8,004,610.11</u>	<u>\$198,374.41</u>	<u>(\$498,302.18)</u>	<u>\$7,704,682.34</u>	
Total All Funds		\$14,643,128.95	\$126,120.42	\$0.00	\$14,769,249.37	\$24,978.32

City of Valley
Accounts Payable Status with Accounting Distribution by Vendor

		<u>Amount</u>
[118811] ACE OUTDOOR PARTS LLC		
8/06/2026	9/09/2026 JOHN DEERE BLADE TCU15882 X6 JOHN DEERE BLADE TCU15881 X6	260.16
Total for[118811] ACE OUTDOOR PARTS LLC		260.16
[1932] AFLAC		
8/12/2026	9/09/2026 AUGUST BILLING PERIOD	222.66
Total for[1932] AFLAC		222.66
[035184] AMAZON BUSINESS		
8/11/2026	9/09/2026 BOOKS X5	82.93
8/24/2026	9/09/2026 CLEAR TAPE x16 ROLLS	9.98
8/20/2026	9/09/2026 CD/DVD CASE	28.61
8/17/2026	9/09/2026 BOOKS x3	50.35
8/20/2026	9/09/2026 INK CARTRIDGE	19.83
8/21/2026	9/09/2026 MAILBOX NUMBERS	10.99
8/24/2026	9/09/2026 BOOK	12.51
8/17/2026	9/09/2026 CLEAR SAFETY GLASSES SMOKE LENSES SAFETY GLASSES 12PK LEATHER GARDEN GLOVES 12PK	217.54

8/23/2026	9/09/2026 BOOKS X5	58.46
8/08/2026	9/09/2026 STAPLES	258.04
	BATTERIES	
	BINDER CLIPS	
	POST IT NOTES	
	INK CARTRIDGE	
	ENVELOPES	
8/08/2026	9/09/2026 BOOKS X17	202.39
8/20/2026	9/09/2026 HOT GLUE STICKS	5.97
8/17/2026	9/09/2026 BOOKS X7	78.99
8/10/2026	9/09/2026 PRINTER INK CARTRIDGES	145.89
8/24/2026	9/09/2026 DEWALT NAILER	199.00
8/18/2026	9/09/2026 CHARGING CABLE	9.49
8/18/2026	9/09/2026 WASHI TAPE	85.24
	POTTERY TOOLS	
	CRAYONS	
	CUTTING MAT	
	SPOONS	
8/20/2026	9/09/2026 PRINTER PAPER	39.97
8/16/2026	9/09/2026 BOOKS X7	87.99
8/15/2026	9/09/2026 BOOKS X13	188.54
8/19/2026	9/09/2026 DVD X3	62.86

8/10/2026	9/09/2026 BOOKS X1	18.60
8/22/2026	9/09/2026 BOOKS X7	103.96
8/17/2026	9/09/2026 TODDLER MATCHING GAME	16.14
8/25/2026	9/09/2026 BOOKS X10	132.47
8/22/2026	9/09/2026 DEWALT NAILER KIT WIRE STRIPPER SET FLIPER KIT AIR COMPRESSOR DEWALT BATTERY X2 SCREWDRIVER/NUT KIT WIRE CUTTER/STRIPPER AIR COMPRESSOR KIT TOOL CASE ELECTRICAL TESTER CRIMPER BENCH VISE AC CIRCUIT BREAKER KIT CROWN STAPLER HARD BODY BUCKET	2,135.21
8/05/2026	9/09/2026 BOOKS X18	247.97
8/14/2026	9/09/2026 UTILITY CLERK KEYBOARD/MOUSE	45.09
8/20/2026	9/09/2026 YOTO MINI + DISNEY PIXAR AUDIO PLAYER INDEX CARDS YOTO STORIES X12 PHONE CHARGER X2 CD/DVD CASES	526.74

8/19/2026	9/09/2026 REPLACEMENT TRIMMER BLADES	10.99
Total for[035184] AMAZON BUSINESS		5,092.74
[525] AMERICAN LEGAL PUBLISHING		
8/31/2026	9/09/2026 AUGUST 2026 S-2 EDITING CODE	60.00
Total for[525] AMERICAN LEGAL PUBLISHING		60.00
[250] ARPS		
8/27/2026	9/09/2026 REPAIR ON SPRUCE & CHURCH DUE TO ACCIDENT ON EAST & GARDINER	558.75
Total for[250] ARPS		558.75
[1000606] BERT GURNEY & ASSOCIATES		
8/27/2026	9/09/2026 WATER TREATMENT PLANT NIDEC 125HP 1800RPM MOTOR X2	32,576.70
9/03/2026	9/09/2026 BYERSVILLE LIFT STATION PUMP X2	92,718.30
Total for[1000606] BERT GURNEY & ASSOCIATES		125,295.00
[4126] BISHOP BUSINESS		
8/26/2026	9/09/2026 ANNUAL MUNICIPALITY SITE LICENSE CLOUD CONTRACT BASE RATE CHARGE FOR BILLING PERIOD 08/30/2026 - 08/29/2027	5,408.00
8/26/2026	9/09/2026 SCANNING SERVICE FINANCE RECORDS MAPS & PLATS	11,340.00
Total for[4126] BISHOP BUSINESS		16,748.00

[3239] BISHOP, MATTHEW			
7/29/2026	9/09/2026 CLOTHING REIMBURSEMENT		995.45
Total for[3239] BISHOP, MATTHEW			995.45
[7966] BLACK HILLS ENERGY			
8/25/2026	9/09/2026 NATURAL GAS ALL DEPARTMENTS 07/23/2026 - 08/24/2026		501.02
Total for[7966] BLACK HILLS ENERGY			501.02
[1805] BOMGAARS			
8/15/2026	9/09/2026 A/R DEPARTMENT - STATEMENT FEE		3.00
8/14/2026	9/09/2026 HAMSA: SOCKS PANTS		46.98
8/14/2026	9/09/2026 MUSSON: WORK CLOTHING		189.90
Total for[1805] BOMGAARS			239.88
[1000112] BOUND TO STAY BOUND			
8/04/2026	9/09/2026 BOOK		20.48
8/04/2026	9/09/2026 BOOKS X2		42.36
8/04/2026	9/09/2026 BOOK		20.48
8/04/2026	9/09/2026 BOOKS X10		199.50
Total for[1000112] BOUND TO STAY BOUND			282.82
[3010312] BREASCH, HARVEY			

8/11/2026	9/09/2026 WATER DEPOSIT REFUND THIS CHECK REPLACES OUTSTANDING CHECK FROM 2016 CK#46705	150.00
Total for[3010312] BREASCH, HARVEY		150.00
[1203] CAPPEL AUTO SUPPLY		
8/13/2026	9/09/2026 NORTHSTAR BOOM SPRAYER BULK TRAILER WIRE TOGGLE 2 POSITION	36.98
8/28/2026	9/09/2026 DIESEL EXHAUST FLUID X3	68.97
Total for[1203] CAPPEL AUTO SUPPLY		105.95
[7060500] CHARLES THOMAS HOMES		
8/31/2026	9/09/2026 WATER DEPOSIT REFUND 28574 JESSIE CR	150.00
Total for[7060500] CHARLES THOMAS HOMES		150.00
[631025] CINTAS CORP		
8/20/2026	9/09/2026 CINTAS - CITY OF VALLEY INVOICE: 5354035501 \$34.64 First Aid Kit Police/Office 4279749594 \$199.50 3x5, 4x6 MAT 4x6 LOGO MAT SOAP AIR SVC 4281340846 \$53.59 3x5, 4x6 MAT 4x6 LOGO MAT	287.73
8/20/2026	9/09/2026 CINTAS - VALLEY PUBLIC LIBRARY INVOICES: 4278304956 - \$63.88 3X10 & 4X6 BLACK MAT 4279749613 \$95.58 3X10 & 4X6 BLACK MAT, SOAP, AIR SVC, TP RFL	159.46
Total for[631025] CINTAS CORP		447.19
[66502] COMMUNITY FIRST NATIONAL BANK / CINDY TURNER		

8/14/2026	9/09/2026 OCTOBER 2026 LEASE PAYMENT - 83389 2024 INTERNATOINAL HV513 SFA 6X4 WITH PLOW, SANDER, BOX	85,053.87
Total for[66502] COMMUNITY FIRST NATIONAL BANK / CINDY TURNER		85,053.87
[28330] CORE & MAIN		
8/10/2026	9/09/2026 STENNER S420 SERIES CHEMICAL PUMP WATER TREATMENT PLANT	1,253.58
8/24/2026	9/09/2026 HACH SAMPLE CELL 1" SQUARE GLASS 10LM SET OF 8 SWING SAMPLER 12'	1,012.72
8/11/2026	9/09/2026 FLEXNET M2 ANNUAL SOFTWARE	4,200.00
Total for[28330] CORE & MAIN		6,466.30
[1000156] CREATIVE PLANNING		
8/26/2026	9/09/2026 ASSISTANCE W/FINANCIAL STATEMENT PREP FOR FISCAL YEAR END 09/30/2025 AUDIT	15,000.00
Total for[1000156] CREATIVE PLANNING		15,000.00
[8458] DATASHIELD CORPORATION		
8/20/2026	9/09/2026 CERTIFIED ONSITE DESTRUCTION ROUTINE	49.64
8/20/2026	9/09/2026 ROUTINE ONSITE DESTRUCTION	50.00
Total for[8458] DATASHIELD CORPORATION		99.64
[88623] DEMCO		
7/14/2026	9/09/2026 DIGITAL BARCODE LABELS X2	168.26

8/21/2026	9/09/2026 LABELS BOOKMARKS JACKETS	409.75
Total for[88623] DEMCO		578.01
[15335] DOUGLAS COUNTY ENVIRONMENTAL SERVICES		
9/02/2026	9/09/2026 AUGUST ELECTRICAL INSPECTIONS	1,001.00
Total for[15335] DOUGLAS COUNTY ENVIRONMENTAL SERVICES		1,001.00
[7061280] DREAMSCAPE HOMES		
8/17/2026	9/09/2026 PARTIAL PERMIT REFUND 28624 JESSIE CR - R-053-25	500.00
Total for[7061280] DREAMSCAPE HOMES		500.00
[12100] EAGLE ENGINEERING GROUP LLC		
9/02/2026	9/09/2026 GENERAL ENGINEERING GENERAL STREETS GENERAL BUILDING/ZONING STAFF MEETING PLANNING COMMISSION MEETING CITY MAPS	4,233.65
9/02/2026	9/09/2026 FY27 WATER MAIN REPLACEMENT TOPOGRAPHIC SURVEY PRELIM DESIGN	38,562.95
9/02/2026	9/09/2026 LIFT STATION PUMP REPLACEMENT	18,135.50
9/02/2026	9/09/2026 FY26 WATER MAIN REPLACEMENT	18,237.10
9/02/2026	9/09/2026 N WEST ST ASPHALT RESURFACING	5,160.00

9/02/2026	9/09/2026 WATER TREATMENT PLANT EXPANSION	5,330.94
Total for[12100] EAGLE ENGINEERING GROUP LLC		89,660.14
[12220] ELECTION COMMISSION/DOUGLAS COUNTY TREASURER		
8/28/2026	9/09/2026 ELECTION COST RECOVERY 05/12/2026 PRIMARY ELECTION	100.00
Total for[12220] ELECTION COMMISSION/DOUGLAS COUNTY TREASURER		100.00
[1000511] EMBROIDERY CONNECTION		
8/18/2026	9/09/2026 MUSSON HAT X2 LONG SLEEVE W/LOGO TSHIRT W/LOGO	71.50
8/18/2026	9/09/2026 RYNES POCKET TSHIRT X4 LOG TSHIPRT X2 PULLOVER SWEATSHIRT X2 HOODED SWEATSHIRT X1	270.00
Total for[1000511] EMBROIDERY CONNECTION		341.50
[207702] EVERETT'S AUTO REPAIR		
8/31/2026	9/09/2026 2018 DODGE CHARGER REPAIR WINDSHIELD WASHER HOSE LEFT FRONT HEADLIGHT	158.58
Total for[207702] EVERETT'S AUTO REPAIR		158.58
[619] FIVE NINES TECHNOLOGY GROUP INC		
8/21/2026	9/09/2026 ADOBE PRO SUBSCRIPTION BARNHART	75.97
9/01/2026	9/09/2026 AUGUST BILLING ALL DEPARTMENTS	7,211.78

Total for[619] FIVE NINES TECHNOLOGY GROUP INC		7,287.75
[1000196] FP FINANCE PROGRAM		
9/03/2026	9/09/2026 STANDARD PAYMENT	152.95
Total for[1000196] FP FINANCE PROGRAM		152.95
[635] FREMONT DEPARTMENT OF UTILITES		
9/04/2026	9/09/2026 SERVICE PERIOD 07/28/2026 - 08/28/2026	79,835.74
Total for[635] FREMONT DEPARTMENT OF UTILITES		79,835.74
[2058] GREAT PLAINS COMMUNICATIONS		
9/01/2026	9/09/2026 LIBRARY TELEPHONE/INTERNET	246.03
9/01/2026	9/09/2026 WATER TOWER INTERNET	74.64
9/01/2026	9/09/2026 GENERAL POLICE STREETS WATER TELEPHONE/INTERNET	777.92
Total for[2058] GREAT PLAINS COMMUNICATIONS		1,098.59
[4308] GREAT PLAINS UNIFORMS		
8/26/2026	9/09/2026 KELLEY BLACK PANT X2 BLACK BOOT	374.97
Total for[4308] GREAT PLAINS UNIFORMS		374.97
[0323] HELENA AGRI-ENT LLC		
8/14/2026	9/09/2026 AKRON HERBICIDE	218.00

Total for[0323] HELENA AGRI-ENT LLC	218.00
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[9444] HOST COFFEE SERVICE

8/17/2026	9/09/2026 5 GALLON RO WATER	16.50
8/28/2026	9/09/2026 Columbian Coffee 32/1.5oz	40.14
8/31/2026	9/09/2026 WATER COOLER	29.00

Total for[9444] HOST COFFEE SERVICE	85.64
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[1000603] IN EXTREMIS TACTICAL GROUP LLC

8/16/2026	9/09/2026 BEHAVIOR BASED CQB PATROL/ACTIVE KILLER RESPONSE COURSE 8 OFFICERS 240 ROUNDS TRAINING MUNITIONS	3,040.00
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Total for[1000603] IN EXTREMIS TACTICAL GROUP LLC	3,040.00
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[1000186] INDRA INC

8/26/2026	9/09/2026 2 ASH TREE REMOVAL/STUMP GRIND	3,350.00
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Total for[1000186] INDRA INC	3,350.00
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[1006] JETCO

8/31/2026	9/09/2026 2608C - WTP VT SCADA UPGRADE	46,601.00
9/02/2026	9/09/2026 07/04/2026 LIGHTNING STRIKE	31,023.41

Total for[1006] JETCO	77,624.41
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[152] JOHN DEERE FINANCIAL

7/20/2026	9/09/2026	6110 TRACTOR LOCK NUT BOLT WASHER X2	66.13
Total for[152] JOHN DEERE FINANCIAL			66.13
[3236] KELLEY, AUSTIN			
9/04/2026	9/09/2026	Uniform reimbursement - Micro Trauma Pak Handcuff TACO, Pistol Adapter, Pistol Pouches, AR Pouches, Hand Warmer, Holster Mount, Dump Pouch, Belt.	573.48
Total for[3236] KELLEY, AUSTIN			573.48
[6052100] LANDMARK PERFORMANCE			
8/31/2026	9/09/2026	WATER DEPOSIT REFUND 5915 N 295 ST	150.00
Total for[6052100] LANDMARK PERFORMANCE			150.00
[1000605] LIBRARY FURNITURE INTERNATIONAL			
8/17/2026	9/09/2026	BOOK BINS 2PK X5 COUNTER DISPLAY	1,887.85
Total for[1000605] LIBRARY FURNITURE INTERNATIONAL			1,887.85
[1216] LIEN TERMITE & PEST CONTROL			
8/14/2026	9/09/2026	QUARTERLY PEST CONTROL CITY HALL/LIBRARY	95.00
Total for[1216] LIEN TERMITE & PEST CONTROL			95.00
[842568] LOVE'S TRAVEL STOPS & COUNTRY STORE			
9/02/2026	9/09/2026	LOVE'S ACCT.# 3548803. POLICE/PUBLIC WORKS/VOLT/BLDG. & ZONING INVOICES: 6018628186, 6018702834, 6018784170, 6018862234 08/03/2026 - 08/30/2026	788.87

9/02/2026	9/09/2026 LOVE'S ACCT.# 3573399. POLICE INVOICES: 6018627539, 6018702510, 6018783761, 6018862137 08/03/2026 - 08/30/2026	1,198.81
Total for[842568] LOVE'S TRAVEL STOPS & COUNTRY STORE		1,987.68
[1317] MENARDS - FREMONT		
8/18/2026	9/09/2026 CONTRACT FLAP X15 TRASH BAGS CONTRACTOR BAGS X20 NYL LOCK NUT X5	159.88
Total for[1317] MENARDS - FREMONT		159.88
[1450] NEBRASKA HUMANE SOCIETY		
8/11/2026	9/09/2026 This replaces outstanding check #43673 that was never cashed in 2013.	35.00
Total for[1450] NEBRASKA HUMANE SOCIETY		35.00
[0326] NEBRASKA LIBRARY ASSOCIATION (NLA)		
8/17/2026	9/09/2026 MEMBERSHIP SARAH	75.00
8/13/2026	9/09/2026 NLA CONFERENCE ATTENDANCE SARAH, ANDREW, SAMI	750.00
Total for[0326] NEBRASKA LIBRARY ASSOCIATION (NLA)		825.00
[1457] NEBRASKA SWEEPING INC		
9/04/2026	9/09/2026 STREET SWEEPING 08/25/2026 - 08/28/2026 RESIDENTIAL 188X - \$3850.24 WIDE STREETS 13X - \$416.13 9% FUEL SURCHARGE - \$383.97	4,650.34
Total for[1457] NEBRASKA SWEEPING INC		4,650.34
[1422] NMC - OMAHA HQ		

8/12/2026	9/09/2026 CAT SKID LOADER GP CAMERA	727.70
Total for[1422] NMC - OMAHA HQ		727.70
[3010298] NYCOLE DURHAM & CODY HERTZ		
8/31/2026	9/09/2026 WATER DEPOSIT REFUND 510 S PARK ST	78.69
Total for[3010298] NYCOLE DURHAM & CODY HERTZ		78.69
[1000193] ONE OFFICE SOLUTION		
8/10/2026	9/09/2026 IMPORTANT INFORMATION ENVELOPES	320.00
Total for[1000193] ONE OFFICE SOLUTION		320.00
[3065] OPPD		
8/12/2026	9/09/2026 ALL DEPARTMENTS 07/09/2026 - 08/07/2026	22,521.93
Total for[3065] OPPD		22,521.93
[1617] PEOPLESERVICE INC		
8/15/2026	9/09/2026 WATER/WASTEWATER MONTHLY SERVICE SEPTEMBER	36,112.00
Total for[1617] PEOPLESERVICE INC		36,112.00
[1000602] PREMIER BODY ARMOR		
9/02/2026	9/09/2026 WILLMANN HELMET PAD SYSTEM	697.48
Total for[1000602] PREMIER BODY ARMOR		697.48
[1000601] SECURITY FENCE		

8/11/2026	9/09/2026 WATER TREATMENT PLANT TRANSMITTERS PROGRAMMED DOOR KING PUR SIGN WAVE BATTERY	4,215.00
Total for[1000601] SECURITY FENCE		4,215.00
[7032500] SIERRA HOMES		
8/11/2026	9/09/2026 WATER DEPOSIT REFUND 28503 LAUREL CR	81.29
8/17/2026	9/09/2026 PARTIAL PERMIT REFUND 28503 LAUREL CR - R-037-25	500.00
Total for[7032500] SIERRA HOMES		581.29
[3010186] SOOKRAM, RENEE		
8/31/2026	9/09/2026 WATER DEPOSIT REFUND 29401 IDA ST	123.90
Total for[3010186] SOOKRAM, RENEE		123.90
[3238] SPILINEK, BRYAN		
8/14/2026	9/09/2026 SPILINEK LUNCH DURING TRAINING	18.48
Total for[3238] SPILINEK, BRYAN		18.48
[2019902] THE DAILY RECORD		
8/11/2026	9/09/2026 BUDGET WORKSHOP	24.00
8/17/2026	9/09/2026 NOTICE OF ORDINANCE 854	32.00
8/17/2026	9/09/2026 NOTICE OF SPECIAL MEETING WORK SESSION	24.67
8/11/2026	9/09/2026 NOTICE OF MEETING MINUTES	84.00

8/28/2026	9/09/2026 NOTICE OF CITY COUNCIL MEETING 09/08/2026	41.33
8/28/2026	9/09/2026 NOTICE OF CLASS D LIQ LIC CASEY'S	26.67
8/28/2026	9/09/2026 SPECIAL MEETING WORK SESSION 09/01/2026	28.00
9/02/2026	9/09/2026 NOTICE OF BUDGET HEARING BUDGET SUMMARY	83.33
9/02/2026	9/09/2026 NOTICE OF CITY COUNCIL MEETING	24.00
9/04/2026	9/09/2026 NOTICE OF PLANNING COMISSION MEETING	32.67
Total for[2019902] THE DAILY RECORD		400.67
[7304] VALLEY ACE HARDWARE		
8/04/2026	9/09/2026 MEDICAL BATTERY CITY HALL	5.99
8/08/2026	9/09/2026 SHOE HANDLE WIRE BRUSH	13.99
8/13/2026	9/09/2026 LIGHT FIXTURE REPAIR COUNCIL CHAMBERS	1.63
8/25/2026	9/09/2026 CAPPING SPRINKLERS WATER PLANT	5.37
8/25/2026	9/09/2026 CAPPING SPRINKLERS WATER PLANT	0.74
Total for[7304] VALLEY ACE HARDWARE		27.72
[2233] VERIZON WIRELESS		
8/04/2026	9/09/2026 07/05/2026 - 08/04/2026 GENERAL/POLICE/WATER	926.99
Total for[2233] VERIZON WIRELESS		926.99
[679859] WASTE CONNECTIONS OF NEBRASKA INC		

9/01/2026	9/09/2026 LIBRARY BALLFIELDS CITY HALL PUBLIC WORKS	464.01
Total for[679859] WASTE CONNECTIONS OF NEBRASKA INC		464.01
[1000593] WATERS EDGE AQUATIC DESIGN		
8/19/2026	9/09/2026 SERVICES THROUGH 07/31/2026 PLANNING EVALUATION MASTER PLANNING CONCEPT DEISGN	15,840.00
Total for[1000593] WATERS EDGE AQUATIC DESIGN		15,840.00
[1160509] WEST-E-CON INC		
8/29/2026	9/09/2026 FERN LAKE LIFT STATION SERVICE CALL	2,400.00
8/29/2026	9/09/2026 LIGHTNING STRIKE SERVICE CALL WATER TOWER	2,475.00
Total for[1160509] WEST-E-CON INC		4,875.00
[1143001] WIDHELM, JEFF		
9/01/2026	9/09/2026 REPAIR MEIGS 264 ST DITCH	390.00
Total for[1143001] WIDHELM, JEFF		390.00
[02] WIESE PLUMBING & EXCAVATING INC		
8/04/2026	9/09/2026 310 W CHURCH REPLACE/REPAIR CURB STOP	1,290.00
8/20/2026	9/09/2026 229 E GARDINER FROZE COPPER SERVICE REPLACED CURB STOP	1,643.00

Total for[02] WIESE PLUMBING & EXCAVATING INC			2,933.00
[2342] WINDOW PRO			
8/11/2026	9/09/2026	CITY HALL/LIBRARY WINDOW CLEANING 01/2026 - 06/2026	140.00
8/17/2026	9/09/2026	CITY HALL/LIBRARY OUTSIDE WINDOW CLEANING	20.00
Total for[2342] WINDOW PRO			160.00
[1000133] WOODHOUSE FORD			
8/21/2026	9/09/2026	2020 F250 & PLOW BUMPER MOUNT	1,892.76
Total for[1000133] WOODHOUSE FORD			1,892.76
[4443] WORKPLACE SCREENING INTELLIGENCE LLC			
8/31/2026	9/09/2026	BOOZE PRE EMPLOYMENT SCREEN	70.20
Total for[4443] WORKPLACE SCREENING INTELLIGENCE LLC			70.20
[2175001] YMCA OF GREATER OMAHA			
9/04/2026	9/09/2026	SEPTEMBER MEMBERSHIPS	30.00
Total for[2175001] YMCA OF GREATER OMAHA			30.00
Report Total			626,973.89

EFT:

Guardian - \$3,449.29

Morgan White - \$1,155.70

FP FINANCE - \$500

BOK – \$115,823.75

BOK - \$132,755.00

BLUECROSS BLUESHIELD - \$27540.44

XPRESS - \$1157.17

Additional Bills:

Matzen - \$825

Goosman - \$5750

Vrba - \$5576.50

Vrba - \$1270

Vrba - \$6304

Amazon - \$59.65

Amazon - \$19.96

Amazon - \$33.76

Amazon - \$197.78

Amazon - \$321.80

Amazon - \$135.58

Bauer Built – \$323.35

Pay Group: Payroll Period

City of Valley

Gross Wages**Employee**

Hourly	\$40,060.77
Salary	\$12,992.69
Cell Phone Reimbursement	\$73.88
Other Taxable	\$459.09
Uniform	\$96.25
Total:	\$53,682.68

Net Pay**Uncollected****Collected**

Net Check	\$0.00	
Direct Deposit		\$40,145.87

Deductions (included in gross wages)**Uncollected****Collected**

2026 IRA 457(b)	\$1,581.98	\$0.00
2026 IRA 457(b) - Roth	\$509.51	\$0.00
AFLAC - Short Term Disability 2026	\$23.76	\$0.00
AFLAC - SPEVNT	\$15.84	\$0.00
AFLAC Accidental 2026	\$32.62	\$0.00
AFLAC Cancer 2026	\$30.54	\$0.00
Dental	\$83.46	\$0.00
Guardian - Accident 2026-2027	\$42.24	\$0.00
Guardian - Basic Life & AD&D 2026-2027	\$0.00	\$0.00
Guardian - Child Critical Illness 2026-2027	\$0.00	\$0.00
Guardian - Employee Critical Illness 2026-2027	\$13.52	\$0.00
Guardian - Hospital 2026-2027	\$34.14	\$0.00
Guardian - LTD 2026-2027	\$0.00	\$0.00
Guardian - Spouse Critical Illness 2026-2027	\$9.18	\$0.00
Guardian - STD 2026-2027	\$0.00	\$0.00
Guardian - Vol Child Life & AD & D 2026-2027	\$2.18	\$0.00
Guardian - Vol Spouse Life & AD&D 2026-2027	\$6.83	\$0.00
Guardian Voluntary Employee Life &	\$101.12	\$0.00

Pay Group: Payroll Period

City of Valley

AD&D 2026-2027

Medical \$1,279.03 \$0.00

MWG - Gap Insurance 2026 \$7.23 \$0.00

Vision \$9.31 \$0.00

YMCA Membership (In-Network) \$0.00 \$0.00

Deduction Total: \$4,253.08 \$0.00

Employee Taxes (included in gross wages)

Uncollected**Collected**

Federal \$0.00 \$3,679.08

Medicare \$0.00 \$754.79

Social Security \$0.00 \$3,227.38

State (NE) \$0.00 \$1,622.48

Employee Tax Total: \$0.00 \$9,283.73

Employer Taxes

Uncollected**Collected**

Medicare \$0.00 \$754.79

NE-UI \$0.00 \$9.22

Social Security \$0.00 \$3,227.38

Employer Tax Total: \$0.00 \$3,991.39

Grand Totals

Uncollected

Checks To Print: \$0.00

Employee Taxes: \$0.00

Employer Taxes: \$0.00

Deductions: \$4,253.08

Collected

Direct Deposits: \$40,145.87

Employee Taxes: \$9,283.73

Employer Taxes: \$3,991.39

Deductions: \$0.00

Fees: \$190.00

Other Collections: \$0.00

Bank Transfer to BambooHR: \$53,610.99

Pay Group: Payroll Period

City of Valley

Gross Wages**Employee**

Hourly	\$41,346.84
Salary	\$15,684.99
Cell Phone Reimbursement	\$73.88
Uniform	\$96.25
Total:	\$57,201.96

Net Pay	Uncollected	Collected
Net Check	\$0.00	
Direct Deposit		\$42,491.87
Deductions (included in gross wages)	Uncollected	Collected
2026 IRA 457(b)	\$2,097.90	\$0.00
2026 IRA 457(b) - Roth	\$475.66	\$0.00
AFLAC - Short Term Disability 2026	\$23.76	\$0.00
AFLAC - SPEVNT	\$15.84	\$0.00
AFLAC Accidental 2026	\$32.62	\$0.00
AFLAC Cancer 2026	\$30.54	\$0.00
Dental	\$83.46	\$0.00
Guardian - Accident 2026-2027	\$42.24	\$0.00
Guardian - Basic Life & AD&D 2026-2027	\$0.00	\$0.00
Guardian - Child Critical Illness 2026-2027	\$0.00	\$0.00
Guardian - Employee Critical Illness 2026-2027	\$13.52	\$0.00
Guardian - Hospital 2026-2027	\$34.14	\$0.00
Guardian - LTD 2026-2027	\$0.00	\$0.00
Guardian - Spouse Critical Illness 2026-2027	\$9.18	\$0.00
Guardian - STD 2026-2027	\$0.00	\$0.00
Guardian - Vol Child Life & AD & D 2026-2027	\$2.18	\$0.00
Guardian - Vol Spouse Life & AD&D 2026-2027	\$6.83	\$0.00
Guardian Voluntary Employee Life & AD&D 2026-2027	\$66.69	\$0.00

Pay Code: 7796-26870-2241181

Pay Date: 08/21/2026

08/02/2026 through 08/15/2026

Pay Group: Payroll Period

City of Valley

Medical	\$1,279.03	\$0.00
MWG - Gap Insurance 2026	\$7.23	\$0.00
Vision	\$9.31	\$0.00
YMCA Membership (In-Network)	\$0.00	\$0.00
Deduction Total:	\$4,700.72	\$0.00

Employee Taxes (included in gross wages)	Uncollected	Collected
Federal	\$0.00	\$4,130.66
Medicare	\$0.00	\$805.82
Social Security	\$0.00	\$3,445.59
State (NE)	\$0.00	\$1,627.30
Employee Tax Total:	\$0.00	\$10,009.37

Employer Taxes	Uncollected	Collected
Medicare	\$0.00	\$805.82
NE-UI	\$0.00	\$23.54
Social Security	\$0.00	\$3,445.59
Employer Tax Total:	\$0.00	\$4,274.95

Grand Totals

Uncollected		Collected	
Checks To Print:	\$0.00	Direct Deposits:	\$42,491.87
Employee Taxes:	\$0.00	Employee Taxes:	\$10,009.37
Employer Taxes:	\$0.00	Employer Taxes:	\$4,274.95
Deductions:	\$4,700.72	Deductions:	\$0.00
		Fees:	\$0.00
		Other Collections:	\$0.00
		Bank Transfer to BambooHR:	\$56,776.19

City of Valley

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
2026 IRA 457(b)					
Adams, Brandon	80.00	\$174.82	\$2,889.45	\$174.82	\$2,889.45
Barnhart, Jonathan	80.05	\$125.54	\$2,034.75	\$125.54	\$2,034.75
Cassell, Andrew	81.07	\$0.00	\$0.00	\$92.71	\$1,447.65
Donnermeyer, Christie	80.00	\$278.65	\$4,458.40	\$167.19	\$2,675.04
Loutzenhiser, Michael	80.38	\$197.52	\$844.99	\$169.30	\$724.28
Musson, James	80.98	\$155.95	\$2,303.67	\$155.95	\$2,303.67
Rynes, John	81.07	\$127.27	\$2,010.42	\$127.27	\$2,010.42
Sheets, Tim	80.00	\$201.60	\$3,225.60	\$201.60	\$3,225.60
Sorensen, Lori	63.88	\$0.00	\$0.00	\$105.14	\$1,738.89
Spilinek, Bryan	85.57	\$191.21	\$2,923.19	\$191.21	\$2,923.19
Stewart, Samantha	80.00	\$0.00	\$0.00	\$156.92	\$2,510.72
Willmann, Geoffrey	83.02	\$129.42	\$1,971.21	\$129.42	\$1,971.21
Grand Total					
Total Count: 12	Grand Total: 956.02	\$1,581.98	\$22,661.68	\$1,797.07	\$26,454.87

* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

City of Valley

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
2026 IRA 457(b) - Roth					
Cassell, Andrew	81.07	\$92.71	\$1,447.65	\$0.00	\$0.00
Loutzenhiser, Michael	80.38	\$84.65	\$362.14	\$0.00	\$0.00
Sorensen, Lori	63.88	\$175.23	\$2,898.15	\$0.00	\$0.00
Stewart, Samantha	80.00	\$156.92	\$2,510.72	\$0.00	\$0.00
Grand Total					
Total Count: 4	Grand Total: 305.33	\$509.51	\$7,218.66	\$0.00	\$0.00

* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

City of Valley

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
2026 IRA 457(b)					
Adams, Brandon	80.00	\$174.82	\$3,064.27	\$174.82	\$3,064.27
Barnhart, Jonathan	82.28	\$130.79	\$2,165.54	\$130.79	\$2,165.54
Cassell, Andrew	80.95	\$0.00	\$0.00	\$92.60	\$1,540.25
Clark, Caleb	20.08	\$561.78	\$4,429.48	\$36.50	\$287.79
Donnermeyer, Christie	80.00	\$278.65	\$4,737.05	\$167.19	\$2,842.23
Loutzenhiser, Michael	46.58	\$114.19	\$959.18	\$97.88	\$822.16
Musson, James	87.10	\$174.05	\$2,477.72	\$174.05	\$2,477.72
Rynes, John	83.47	\$133.72	\$2,144.14	\$133.72	\$2,144.14
Sheets, Tim	80.00	\$201.60	\$3,427.20	\$201.60	\$3,427.20
Sorensen, Lori	64.60	\$0.00	\$0.00	\$106.32	\$1,845.21
Spilinek, Bryan	84.63	\$187.78	\$3,110.97	\$187.78	\$3,110.97
Stewart, Samantha	80.00	\$0.00	\$0.00	\$156.92	\$2,667.64
Willmann, Geoffrey	90.37	\$140.52	\$2,111.73	\$140.52	\$2,111.73
Grand Total					
Total Count: 13	Grand Total: 960.07	\$2,097.90	\$28,627.28	\$1,800.69	\$28,506.85

* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.

City of Valley

Employee	Hours	Deduction Amount	YTD Total	Employer Amount	Employer YTD Total
2026 IRA 457(b) - Roth					
Cassell, Andrew	80.95	\$92.60	\$1,540.25	\$0.00	\$0.00
Loutzenhiser, Michael	46.58	\$48.94	\$411.08	\$0.00	\$0.00
Sorensen, Lori	64.60	\$177.20	\$3,075.35	\$0.00	\$0.00
Stewart, Samantha	80.00	\$156.92	\$2,667.64	\$0.00	\$0.00
Grand Total					
Total Count: 4	Grand Total: 272.13	\$475.66	\$7,694.32	\$0.00	\$0.00

* The YTD total does not include employees that did not have a deduction this payroll – please refer to the Payroll Register for a full employee YTD list.



Commission Summary

Date 8/19/2026

Paid to
City of Valley

For Period
8/1-8/15/2026

Description	Amount
Commission	2,257.59

Amount \$2,257.59



Commission Summary

Date 9/3/2026

Paid to
City of Valley

For Period
8/16-8/31/2026

Description	Amount
Commission	3,762.59

Amount \$3,762.59

Date: September 3, 2026

To: City of Valley

Report by: Jeremy Beam, Lead Operator

O & M Report: August 2026

Water Operation & Maintenance

- We had 406 locates for the month
- There was 6 discolored water reports
- Meter/MXU fixes – 29
- Meter Reading: 1557/1658 – 93.9% - Best yet
- Total Water Consumption: 27,152,000
- We posted shutoff notices, then shut customers off for nonpayment

- The water plant had a SCADA malfunction on the 22nd, We left at 5pm on the 21st with the water plant running like normal with no problems, we had been watching it all day. Being a completely new SCADA system and intergrading everything something happened with the settings and alarms that did not allow the wells and high service pumps. This has all been corrected and fail safes have been installed. We have installed a cell-based alarm on the tower, if the water tower drops below 60psi we will be notified by the SCADA and an offsite alarm. This tower alarm was installed on the 28th of this month as we had to order the pressure switch. Please see the attached report from Jetco for more detailed information.

- At 4 am on August 8th we received a call for a fire hydrant being hit. We responded and found the fire hydrant on the corner of Gardiner St and East St was leaking as it was run over by a truck and trailer. We attempted to isolate this leak without success. This water main has buried or no valves to isolate the main. After several hours of trying to isolate we had to reduce the pressure to the city to 30 to 40 psi so the repair could be made. The truck and trailer were stopped by the Police, and they are being held accountable for all costs of the repairs.

- A Boil Water Advisory was issued after the loss of water on the 22nd. DWEE and EPA require this advisory once a water system falls below 20 PSI. This is due to possible back siphonage in the system. On the 23 we took the required 15 samples across Valley and on the 24th we took another 15 samples across Valley. All showed negative for Coliform and Ecoli. The Boil Water Advisory was lifted on Tuesday the 26th.

- We have found more issues from the lighting strike, most of them have been fixed, when the new water plant goes online, we will be doing repairs to the old water plant that we cannot do while the plant is running.

- Kevin is still plugging away at the meters, the list is getting smaller every month. We are at the point where appointments need to be made which mostly are evenings and weekends.

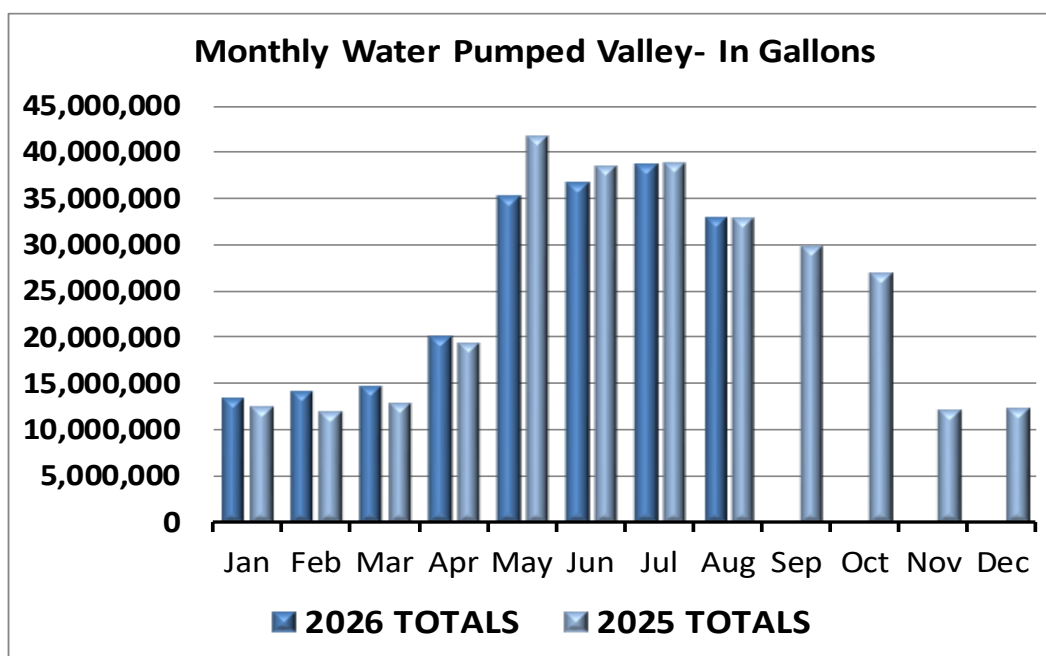


- On the 27th we repaired a small water leak on Gardner, we did not want to do this while we were in a boil water notice as we did not want to disturb the system when testing.
- On the 28th we got a report of a posable water leak on Wittingham, this ended up being a water puddle.
- We used the water usage from last year for reporting as the SCADA upgrade interrupted our ability to track flows this month.

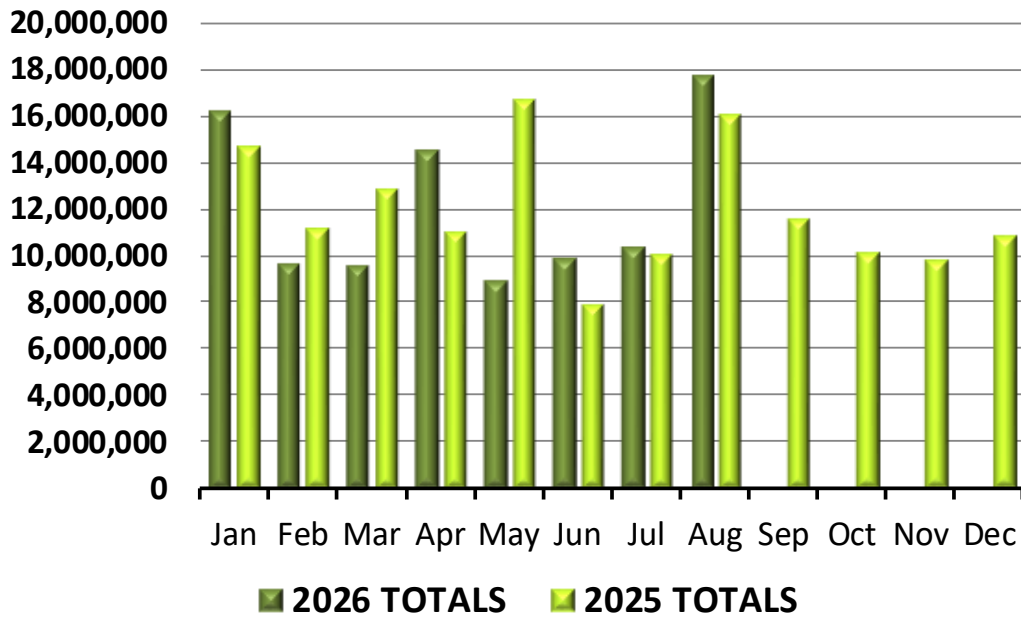
Wastewater Operation & Maintenance

- Work orders were done for the month.
- We attempted to install the new pump into Dairy Queen lift station but is missing some parts. Once we get those the pump will be installed.
- The new equipment for Meig street lift station is here. Hope to start installing the new pumps by the end of next month if all the parts show up.

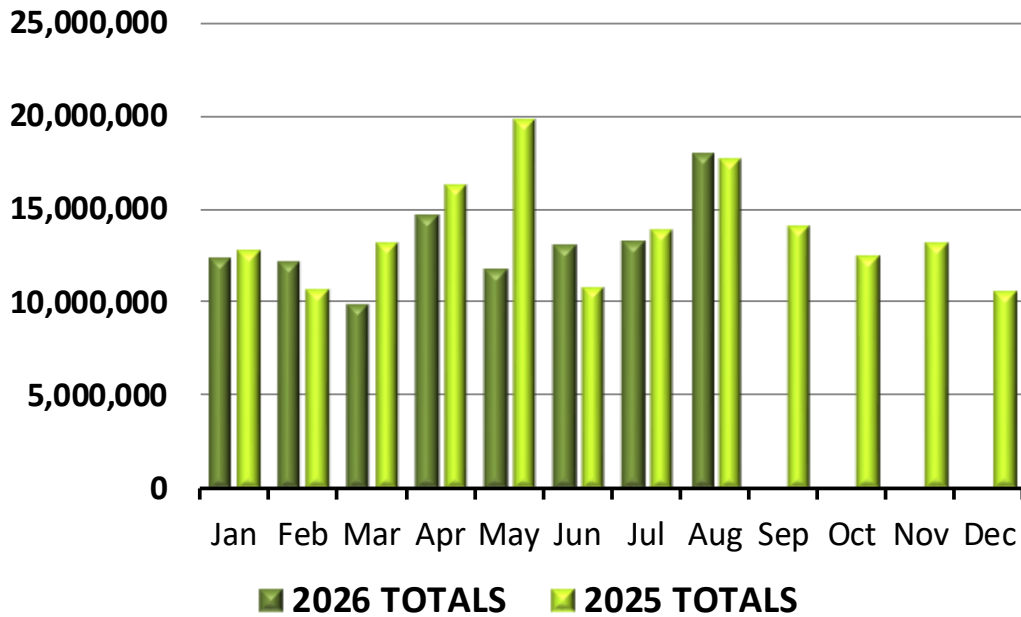
Water	Units	August-26	June-26	August-25
			July-26	
Total Monthly Pumped Valley	gallons	32,886,000	36,690,000	32,886,000
Daily Average Pumped Valley	gallons	1,060,000	1,223,000	1,060,000
Average Fluoride Residual	mg/L	0.00	0.00	0.00
Fluoride used	lbs	0.00	270.20	139.40
Average Chlorine Residual	mg/L	0.40	0.74	0.39
Chlorine used	lbs	2,960.00	3,760.00	3,261.00
Potassium Permanganate	lbs	1,181.00	1,265.00	1,074.00
Wastewater				
Effluent Flow				
Total Flow Meigs Street	gallons	17,744,000	9,925,000	16,096,000
Avg Daily Flow Meigs Street	gallons	572,400	331,000	519,000
Total Flow Byersville	gallons	18,028,000	13,062,000	17,727,000
Avg Daily Flow Byersville	gallons	581,500	435,000	572,000
Total Flow Valmont	gallons	739,000	349,000	428,780
Avg Daily Flow Valmont	gallons	23,800	11,600	13,831

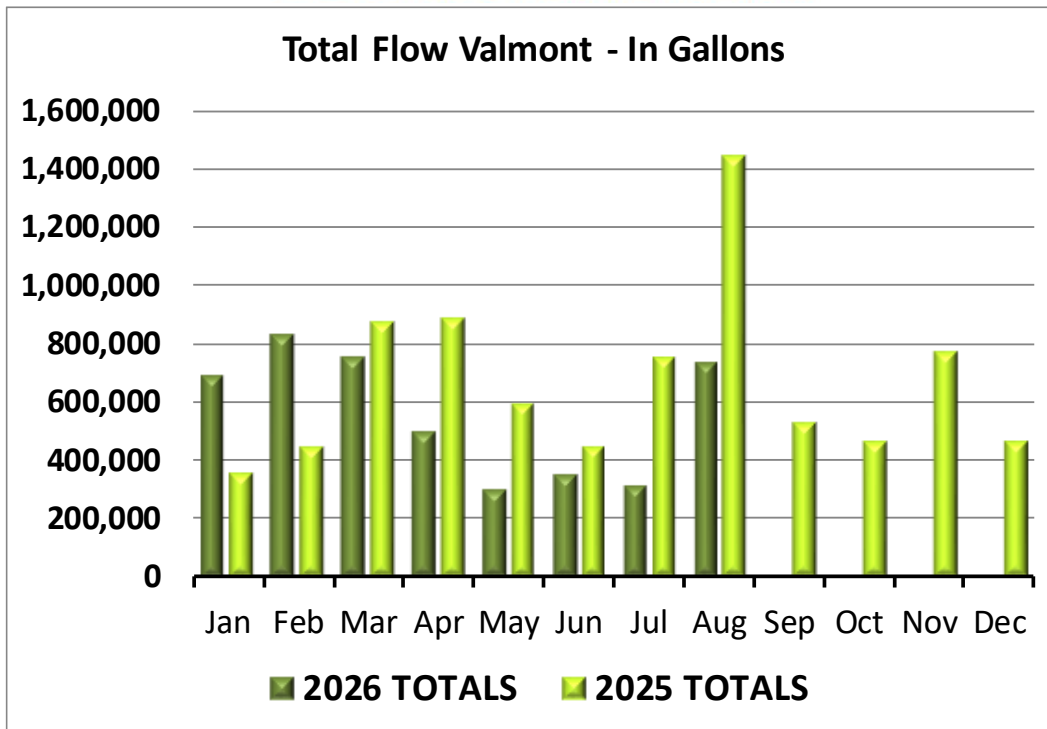


Total Flow Meigs - In Gallons



Total Flow Byarsville - In Gallons





Contract True-Ups - Current Contract Year				
Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Maintenance Budget	\$33,352.00	\$22,366.85	67%	83%
Total	\$33,352.00	\$22,366.85	67%	100%

August Work Orders Completed:

Date completed	Equipment	Location	Task
8/13/2026	BYERSVILLE LS EMERGENCY GENERATOR	30029 WW Valley, NE	LS Monthly PM
8/13/2026	COUNTRY AIRE LIFTSTATION	30029 WW Valley, NE	LS Monthly PM
8/13/2026	DAIRY QUEEN LIFTSTATION	30029 WW Valley, NE	LS Monthly PM
8/13/2026	MALLARD LANDING LIFT STATION 1	30029 WW Valley, NE	LS Monthly PM
8/13/2026	MALLARD LANDING LIFT STATION 2	30029 WW Valley, NE	LS Monthly PM
8/13/2026	MALLARD LANDING LIFT STATION 3	30029 WW Valley, NE	LS Monthly PM
8/13/2026	MALLARD LANDING LIFT STATION 4	30029 WW Valley, NE	LS Monthly PM
8/13/2026	MEIGS LS EMERGENCY GENERATOR	30029 WW Valley, NE	LS Monthly PM

8/13/2026	REGIONAL LS EMERGENCY GENERATOR	30029 WW Valley, NE	LS Monthly PM
8/13/2026	VALHAVEN LIFTSTATION	30029 WW Valley, NE	LS Monthly PM
8/13/2026	BLUEWATER LIFTSTATION 1	30029 WW Valley, NE	LS Monthly PM
8/13/2026	BLUEWATER LIFTSTATION 2	30029 WW Valley, NE	LS Monthly PM
8/13/2026	BLUEWATER LIFTSTATION 3	30029 WW Valley, NE	LS Monthly PM
8/13/2026	BLUEWATER LIFTSTATION 4	30029 WW Valley, NE	LS Monthly PM
8/13/2026	BLUEWATER LIFTSTATION 5	30029 WW Valley, NE	LS Monthly PM
8/13/2026	BLUEWATER LIFTSTATION 6	30029 WW Valley, NE	LS Monthly PM
8/13/2026	BLUEWATER LIFTSTATION 7	30029 WW Valley, NE	LS Monthly PM
8/12/2026	GINGER COVE LIFT STATION #1	30029 WW Valley, NE	LS Monthly PM
8/12/2026	GINGER COVE LIFT STATION #2	30029 WW Valley, NE	LS Monthly PM
8/12/2026	GINGER WOODS LIFT STATION #1	30029 WW Valley, NE	LS Monthly PM
8/12/2026	GINGER WOODS LIFT STATION #2	30029 WW Valley, NE	LS Monthly PM
8/12/2026	GINGER WOODS LIFT STATION #3	30029 WW Valley, NE	LS Monthly PM
8/12/2026	LIFT STATION #1-VALLEY,NE SYST	30029 WW Valley, NE	LS Monthly PM
8/12/2026	VALLEY SHORES LIFT STATION 1	30029 WW Valley, NE	LS Monthly PM
8/12/2026	VALLEY SHORES LIFT STATION 2	30029 WW Valley, NE	LS Monthly PM
8/12/2026	VALLEY SHORES LIFT STATION 3	30029 WW Valley, NE	LS Monthly PM
8/12/2026	AIR COMPRESSOR	30029 WT Valley, NE	Inspection
8/12/2026	PORTABLE GAS MONITOR	30029 WT Valley, NE	Calibrate Equipment
8/12/2026	FIRE EXTINGUISHERS	30029 WT Valley, NE	Inspection

Jetco Report

Valley, NE WTP – Loss of Pressure Event 8/22/26

Timeline

Friday, August 21st 2026

- o 10:00 AM - Started testing North Plant, South Plant is put online.
- o ~1:20 PM - South Plant put back into service.
- o 2:01 PM - South Plant Clearwell High Level Float reached. (**Wells Lockout 1st time**)
- o 2:02 PM - Alarm Acknowledged. (**Wells Restored**)
- o 2:41 PM - Jetco signs out for the day, plant is operational.
- o 3:05 PM - South Plant Clearwell High Level Float reached. (**Wells Lockout**)
- o 3:05 PM - Call out succeeded and was answered but alarms were not acknowledged.
- o 3:06 PM - Alarm was shelved. (**Wells Remain Locked Out**)
- o 5:10 PM - Clearwell low level, south plant is stuck waiting for Wells to be unlocked out. (**Clearwell High Level to be unshelved and acknowledged**)
(**Tower Level 36ft**)

· Saturday, August 22nd 2026

- o ~10:00 AM – **Tower level reaches 0ft**
- o 10:45 AM – PeopleService manually turns wells on
- o 11:02 AM – Jeremy with PeopleService attempts to call Andrew with Jetco
- o 11:04 AM - HSPs failed to run alarms (PLC tried to start wells but they weren't in auto)
- o 11:15 AM - Andrew with Jetco was notified via Dustin with Jetco
- o 11:45 AM - Andrew makes contact with Jeremy – Resets alarm
- o 11:53 AM - Plant is running in auto

Valley, NE WTP – Loss of Pressure Event 8/22/26

Findings

Issue #1 – Plant stopped producing water.

Clearwell High Level Float locks out the Wells from running until alarm has been acknowledged. Alarm was shelved instead of being acknowledged so wells remained in a lock out state. Alarm Dial out service was working.

Remedy

Jetco has yet to provide full training on the new SCADA software package. Jetco can train on VTSCADA's alarm management

Jetco can program an automatic High Level Float reset so that



when the clearwell level returns to a user adjustable level the alarm is cleared automatically and Well operation is restored.

Issue #2 – Low Tower Alarm was never received by PeopleService. New SCADA PC and Old SCADA PC replacement is still in progress. Tower Level was being passed through the old SCADA PC with alarms configured. Jetco had to re IP address Water Tower PLC to work with new system being installed. New SCADA system did not have Tower alarms enabled.

Remedy

Finish New SCADA PC installation and enable tower alarms.

DAILY RECORDS**August 2026**

		This month	Last month	Last year
LIBRARY VISITS:				
	Adults	605	547	581
	Children	714	1140	858
Computers	Adults	51	32	46
	Children	72	52	70
Fax/Copies		53	34	39
REFERENCE TRANSACTIONS				
Locating Library Materials		38	95	67
Readers' Advisory		15	53	32
Account info and renewals		8	28	46
Technology Assistance		90	43	92
Local Info		47	68	86
General Info		373	509	503
	Total	571	796	826
TOTAL NUMBER OF LIBRARY PROGRAMS:				
	Adults	7	3	5
	Teens	5	4	7
	Children	7	25	9
	Pre-K	3	4	1
	Total	22	36	22
TOTAL PROGRAM ATTENDANCE:				
	Adults	115	14	80
	Teens	25	27	32
	Children	298	651	457
	Pre-K	30	29	6
	Total	468	721	575
NEW PATRONS				
Valley		14	11	17
Douglas County		8	1	7
Non-Douglas County		2	0	3
Total		24	12	27
Volunteers/hours		0/0	1/10	1/1
MATERIALS CHECKED OUT:				
Adult		1481	1530	829
Children		2542	2860	1867
Overdrive		477	457	391

CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
July 21, 2026

1 and 2. **Call to Order and Roll Call:** Larry Bottger called the meeting to order at 4:30 pm. Larry Bottger, Chairman, Kyle Anderson, Scott Burke, Brian Foutch, Greg Sunde, and Jim Tomanek. Absent: Mark Conrey, Danielle Lowry, and Jeremy Mayer. Also present: City Administrator Mike Gorman, Deputy Clerk Jon Barnhart, City Attorney Matthew Munderloh, City Engineer Greg Perry, and Building Inspector Gabe Evans.

Member Foutch noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Pledge of Allegiance:** The Pledge of Allegiance was recited.

4. **Proof of Publication:** The Proof of Publication was on the desk.

5. **Visitors/Correspondence:** No one spoke.

6. **Approval of Agenda:** Member Foutch moved to approve the agenda. Anderson seconded. YES: Anderson, Bottger, Burke, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Conrey, Lowry, and Mayer. Motion carried.

7. **Consent Agenda:** Member Burke motioned to approve the consent agenda. Anderson seconded. YES: Anderson, Bottger, Burke, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Conrey, Lowry, and Mayer. Motion carried. Items on the consent agenda: June 16, 2026 meeting minutes.

8. **Public Hearings**

Public Hearing for consideration and approval of the Falcon Business Park II application for a preliminary plat.

Chairman Bottger opened the public hearing.

City Engineer Greg Perry addressed the Planning Commission and noted that the preliminary and final plats are being done concurrently for the proposed development. He provided an overview of the project regarding no zoning change, architectural design, the development accessing public water and sewer, the reason for the preliminary and final plats being done concurrently, and the phases of development.

Member Burke asked where the water was being pushed to and City Engineer Perry clarified.

Damian Willey, 5721 N 198th St., Elkhorn, NE 68022, addressed the Planning Commission and discussed the proposed development. He showed the public a rendering of the project to give a visual of what it would look like. He discussed landscaping and their goal of providing aesthetic village type commercial development. He stated they want to offer ownership of the bays and still

create an entity to lease the bays individually. He discussed the size of the bays they are aiming for but noted the first set of buildings would dictate what market takes over for the second phase of development. Chairman Bottger asked about landscaping to which Mr. Willey answered with combination of pine trees, aspen trees, cypress trees, berms and rocks. He showed renderings of the development to the public while explaining the design and materials used for the front and back of the buildings. He also showed and explained 2-D plans for elevation and foundation of the bays.

Greg Harr, 7614 N 281st Ave, Valley, NE 68064 addressed the Planning Commission and commented that the development appears to be flex space. He referenced Waterloo building flex space and his concern about aesthetics. He stated there needs to be more commercial buildings versus flex space. He questioned the demand for 27 units of flex space with units being built in Waterloo. Member Bottger stated that is the developer's risk. Mr. Harr noted his concern about the city being an industrial park. Member Bottger clarified that it is commercial and not industrial. Mr. Harr asked if the area is rated C-3 to which the answer was yes. There was more discussion on what would be allowed in the development.

Derek O'Brien, 28026 Sunrise Cir, Valley, NE 68064, addressed the Planning Commission asking if this will be all commercial units, not any retail units for salons or pet stores but commercial space for construction. There was some discussion on whether it is limited to just commercial or retail for the development. Member Foutch asked if it would be beneficial for the front 3rd of the project or if the buildings along the streets are reserved for retail businesses, so it is easier to find. Mr. Willey discussed the difficulty in building for one thing due to there being hundreds of uses for the bays. He discussed the balanced look of the development due to the design and noted the bays will be addressed, lit up with plenty of signage. Member Bottger commented retail businesses would want to be up front. Member Foutch stated that if the front has been taken, there is no one with a business that would want to be in the back. Mr. Willey reiterated the difficulty because of the wide range of uses for the bays.

Brian Gibbs, 12142 N 177th Cir, Bennington, NE 68007, addressed the Planning Commission and commented more on the demand, range of potential uses for the bays and provided examples from areas such as Elkhorn and Waterloo. He spoke on what uses are not allowed such as mechanics and body shops. He discussed more about the aesthetics, expense of the architecture of the buildings in the development, and a variety of uses because of the design of the buildings. He discussed the popularity of storage units. There was some discussion on the number of stalls in each bay. Member Bottger asked about the starting price the developer is suggesting they sell for to which Mr. Willey answered \$400,000.00. He provided reasons such as ownership as opposed to leasing and making them affordable. He also noted the appreciation of value as time progresses. Mr. Gibbs spoke on their intent to upkeep the property weekly.

Member Sunde asked about snow removal, mowing and if there will be an owners' association to which Mr. Willey stated an association and it will be professionally managed. Mr. Willey provided more details on the need for a snow removal plan. Member Foutch asked City Engineer Perry if there is sufficient space for trucks and trailers to which Mr. Willey provided more clarification.

Member Tomanek asked about designated areas for trash to which Mr. Willey asked what Planning

Commission would prefer. Member Tomanek provided some options. There was more discussion on trash collection options.

Member Anderson asked about the design of the individual lots and access. He noticed a complication because people will be using the shared access easement on the pavement. He asked the City Engineer and City Administrator if there was a better option instead of having to provide a connection to a city street to just develop the shared easement. City Engineer Perry stated this will be addressed later in the meeting.

Mr. Gibbs discussed construction of phase 1 of 3 buildings to start phase 1 and more will be built based on demand. There was more discussion on the pricing and affordability of the bays.

Member Foutch brought up the issue of security with more discussion addressing it.

Mr. O'Brien asked about the lighting for the buildings farthest to the west and where the entrances are located. His concern is the impact the lighting would have on residents. Mr. Willey provided more clarification on the lighting. Mr. O'Brien asked about the entrance off Highway 64 and traffic concerns with more discussion addressing it.

Chairman Bottger closed public hearing.

City Engineer Perry provided more clarification on flag lots that Member Anderson inquired about. He addressed traffic and lighting concerns. He spoke on the land use matrix in the C-3 district regarding retail and the off-street parking requirements.

Member Foutch moved to recommend approval of the Falcon Business Park II application for preliminary plat to Council. Sunde seconded. YES: Anderson, Bottger, Burke, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Conrey, Lowry, and Mayer. Motion carried.

Public Hearing for consideration and approval of the Falcon Business Park II application for a final plat.

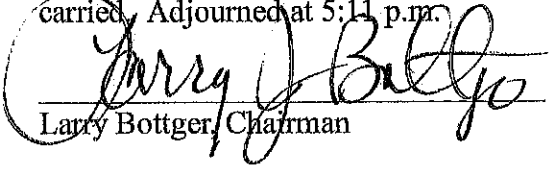
Chairman Bottger opened public hearing. No one spoke. Chairman Bottger closed public hearing.

Member Sunde asked if the developers would be selective on what goes in the development. Mr. Willey answered yes and specified no mechanics or anything that would cause lots of noise, traffic, and dust. He stated there will be covenants drawn up for the association that limit the noise and use when units are bought.

Member Bottger moved to recommend approval of the Falcon Business Park II application for final plat to Council. Tomanek seconded. YES: Anderson, Bottger, Burke, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Conrey, Lowry, and Mayer. Motion carried.

Member Bottger asked Building Inspector Gabe Evans about anything coming up for next meeting to which he answered there is a possibility for Valley Corp but are waiting for an item to be submitted before it can move forward in the process.

10. **Adjourn:** Member Sunde moved to adjourn. Tomanek seconded. YES: Anderson, Bottger, Burke, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Conrey, Lowry, and Mayer. Motion carried. Adjourned at 5:11 p.m.


Larry Bottger, Chairman


Jonathan Barnhart, Deputy City Clerk

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

153341

Claude H. Montgomery Post 58 The American Legion

License #

Licensee Name/Non-Profit Organization

Event location name: Valley Veterans Club

Event address/location: 111 E Front Street, Valley, Nebraska 68064

Event Type: Fundraiser

Event date(s): 01/16/2027

Event start time(s): 12:00 p.m.

Event end time(s): 12:00 a.m.

Indoor area to be licensed in length & width: 120 X 150

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: 150

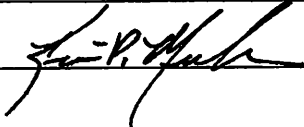
Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer XX Wine XX Distilled Spirits XX

Event contact name: Kurt Muhle Event contact phone number: 402-505-1731

Event contact Email: kurt.p.muhle@gmail.com

*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of Valley OR
County of _____ approves the issuance of a Special Designated License as
requested above.

09/08/2026

Local Governing Body Authorized Signature

Date

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License #

Licensee Name/Non-Profit Organization

Event location name: Valley Veterans Club

Event address/location: 111 E Front Street, Valley, Nebraska 68064

Event Type: Fundraiser

Event date(s): 02/20/2027

Event start time(s): 12:00 p.m.

Event end time(s): 12:00 a.m.

Indoor area to be licensed in length & width: 120 X 150

Outdoor area to be licensed in length & width: X (Must submit a diagram)

Estimated number of attendees: 150

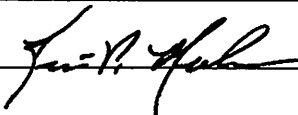
Alternate dates/times:

Alternate location name/location:

Type of alcohol to be served: Beer XX Wine XX Distilled Spirits XX

Event contact name: Kurt Muhle Event contact phone number: 402-505-1731

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License #

Licensee Name/Non-Profit Organization

Event location name: **Valley Veterans Club**

Event address/location: **111 E Front Street, Valley, Nebraska 68064**

Event Type: **Fundraiser**

Event date(s): **03/20/2027**

Event start time(s): **12:00 p.m.**

Event end time(s): **12:00 a.m.**

Indoor area to be licensed in length & width: **120** X **150**

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: **150**

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer **XX** Wine **XX** Distilled Spirits **XX**

Event contact name: **Kurt Muhle** Event contact phone number: **402-505-1731**

Event contact Email: **kurt.p.muhle@gmail.com**

*Signature Authorized Representative: 

Local Governing Body completes below:

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09/08/2026

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Date

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License #

Licensee Name/Non-Profit Organization

Event location name: **Valley Veterans Club**

Event address/location: **111 E Front Street, Valley, Nebraska 68064**

Event Type: **Fundraiser**

Event date(s): **04/17/2027**

Event start time(s): **12:00 p.m.**

Event end time(s): **12:00 a.m.**

Indoor area to be licensed in length & width: **120** X **150**

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: **150**

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer **XX** Wine **XX** Distilled Spirits **XX**

Event contact name: **Kurt Muhle** Event contact phone number: **402-505-1731**

Event contact Email: **kurt.p.muhle@gmail.com**

*Signature Authorized Representative: _____

Local Governing Body completes below:

The local governing body for the City of **Valley**

OR

County of _____ approves the issuance of a Special Designated License as requested above.

09/08/2026

Local Governing Body Authorized Signature

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License #

Licensee Name/Non-Profit Organization

Event location name: **Valley Veterans Club**

Event address/location: **111 E Front Street, Valley, Nebraska 68064**

Event Type: **Fundraiser**

Event date(s): **05/17/2027**

Event start time(s): **12:00 p.m.**

Event end time(s): **12:00 a.m.**

Indoor area to be licensed in length & width: **120** x **150**

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: **150**

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer **XX** Wine **XX** Distilled Spirits **XX**

Event contact name: **Kurt Muhle** Event contact phone number: **402-505-1731**

Event contact Email: **kurt.p.muhle@gmail.com**

*Signature Authorized Representative: _____

Local Governing Body completes below:

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OR

County of _____ approves the issuance of a Special Designated License as requested above.

09/08/2026

Local Governing Body Authorized Signature

Date

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Claude H. Montgomery Post 58 The American Legion

License #

Licensee Name/Non-Profit Organization

Event location name: **Valley Veterans Club**

Event address/location: **111 E Front Street, Valley, Nebraska 68064**

Event Type: **Fundraiser**

Event date(s): **06/19/2027**

Event start time(s): **12:00 p.m.**

Event end time(s): **12:00 a.m.**

Indoor area to be licensed in length & width: **120** X **150**

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: **150**

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer **XX** Wine **XX** Distilled Spirits **XX**

Event contact name: **Kurt Muhle** Event contact phone number: **402-505-1731**

Event contact Email: **kurt.p.muhle@gmail.com**

*Signature Authorized Representative: _____

Local Governing Body completes below:

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OR

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09/08/2026

Local Governing Body Authorized Signature

Date

Christie Donnermeyer

From: Valley City Office
Sent: Tuesday, September 1, 2026 12:58 PM
To: Christie Donnermeyer; Christie Donnermeyer; Administrator; Deputy Clerk
Subject: Council Agenda Request Heather Cox & Jim Knott

Name: Heather Cox & Jim Knott

Phone: 402-659-3310

Email Address: hcox@dcwest.org; jimknott@dcwest.org

Address: 123 E Hudspith St, Valley, NE 68064

Agenda Item Description: Homecoming Parade Street Closures on 9/18/2026.

Requested Action: Street Closures for the parade - map was sent to city office and mayor

Does this require an expenditure of funds: No

[View in List](#)

DC West High School
401 S. Pine St.
Valley, NE 68064
September 1, 2026

Mayor Linda Lewis
203 N. Spruce St.
PO Box 682
Valley, NE 68064

Dear Mayor Grove:

The DC West Student Council has planned dates for the 2026 Homecoming to be the week of September 14th through September 18th.

With the city's permission, we would like to have our annual parade on Friday, September 18th, 2026 at 12:45 p.m. We would also like you to be a guest of honor in our parade.

The parade will start facing north on East Street. See the enclosed map for the parade route. We would appreciate it if you would reply to Ms. Heather Cox in the high school at hcox@dcwest.org or 402-359-2121.

Sincerely,



Noelle Beyl
Student Council President





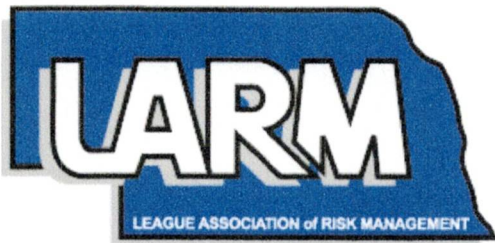
Proposal For: City of Valley

Effective Date: 10/1/2026

COVERAGE	LIMITS AND APPLICABLE DEDUCTIBLES	CONTRIBUTION
Worker's Compensation	Statutory Limits \$500,000 Employer Liability	\$35,233
General Liability	\$5,000,000/\$5,000,000 Per Occurrence/Aggregate \$0 Deductible	\$39,372
Errors & Omissions	\$5,000,000/\$5,000,000 Per Occurrence/Aggregate \$5,000 Deductible	\$8,865
Law Enforcement Liability	\$5,000,000/\$5,000,000 Per Occurrence/Aggregate \$5,000 Deductible	\$8,578
Auto Liability	\$5,000,000 Combined Single Limit \$0 Deductible	\$4,183
Auto Physical Damage	15 x Vehicles \$ Varies on Deductible	\$13,408
Commercial Property	\$22,028,045 \$2,500 Deductible	\$85,589
TOTAL ANNUAL CONTRIBUTION:		\$195,228

Contribution Credit Options

	180 Day Notice, 3 Year Commitment	180 Day Notice, 2 Year Commitment	180 Day Notice Only	90 Day Notice, 3 Year Commitment	90 Day Notice, 2 Year Commitment	90 Day Notice Only
Commitment Discount:	5%	4%	2%	2%	1%	0%
Property & Liability:	\$151,994	\$153,594	\$156,794	\$156,794	\$158,394	\$159,994
Workers' Compensation:	\$33,471	\$33,824	\$34,528	\$34,528	\$34,881	\$35,233
Total Contribution:	\$185,466	\$187,418	\$191,322	\$191,322	\$193,275	\$195,227



1335 L Street, Suite 200
Lincoln, NE 68508
Phone: (402) 742-2601
Fax: (402) 476-4089
www.larmpool.org

City of Valley Deductible Options and Saving Amounts

Current Deductible for Property: \$2,500

** Increasing Deductible to \$5,000: **Savings \$5,075**

Current Deductible for Contractor's Equipment: \$1,000

** Increasing Deductible to \$2,500: **Savings \$923**

Current Deductible for Auto Comp and Collision: \$500/\$500

** Increasing Deductible to \$1,000/\$1000: **Savings \$4,291**

Current Deductible for Auto Comp and Collision: \$500/\$500

** Increasing Deductible to \$2,500/\$2,500: **Savings \$7,374**

Current Deductible for E&O and EPLI: \$5,000

** Increasing Deductible to \$10,000: **Savings \$1,766**

Current Deductible for Law Enforcement Liability: \$5,000

** Increasing Deductible to \$10,000: **Savings \$1,514**



vCFO Advisory Services

Prepared for: Linda Lewis, City Valley

creativeplanning.com | 09-02-2026

Schedule

Client	City Valley		
Service Provider	Creative Planning Business Accounting Services, LLC		
Agreement Number	OAP_001		
Start Date			
Terms	Per PSA – 12 month term on commitment (with 90-day termination option)		
Description of Services	Creative Planning Business Accounting Services, LLC shall provide the following services (collectively, the "Services"):		
Services		Frequency	Investment
Virtual CFO Advisory Services - 2026 Audit Preparation			
Summary: - Assist the Treasurer with preparing audit work papers for FY26 - Prepare and create the adjusting entries necessary for the GAAP and GASB reports - Review all balance sheet accounts and direct Treasure best method of reconciliation		Ongoing	\$12,000
Virtual CFO Advisory Services - Implementation Consulting & Support			
Consulting and Support during GovTech Implementation: - Ensure that the approximately \$109k balance between the General and Utility funds is properly resolved - Verify all accounts are established and mapped correctly in the new system		As needed, not to exceed; billed as used	\$15,000

Deliverables:	Deployment Services: • Preparation of annual financial statements (Sept. 30, 2026 Fiscal Year End) • January estimated completion date for GASB audit financial report • Partner review (Included)
Service Notes:	Creative Planning Business Accounting Services, LLC Responsibilities: • Consulting, Advisory and workpaper deliverable for audit preparation Client Responsibilities Include: • Provide Remote access to data and systems with user and log-in credentials. • Provide Creative Planning Business Accounting Services, LLC with all documentation requested. • Providing Creative Planning Business Accounting Services, LLC access to bank and/or financing accounts. • 24-hour response to Creative Planning Business Accounting Services, LLC requests for information. Other Notes: • This agreement assumes City of Valley personnel will assist (as requested) with various related tasks to keep the costs down. • Should hours exceed the amount noted above, prior approval from client will be needed in writing before any additional work is performed. • Every effort will be made to meet existing audit schedules, but alterations may be made due to timelines in place. • Progress Billing will be completed periodically and as the work is completed. • Fees will be invoiced on a monthly basis per the above.

This Schedule A shall remain confidential between City Valley and Creative Planning Business Accounting Services, LLC.

The parties agree that this Service Schedule Agreement incorporates the [Professional Services Terms & Conditions](#) (the "Terms") (collectively, the "Agreement"), all of which shall remain confidential between Client and Creative Planning Business Accounting Services, LLC (or related affiliate/s identified herein). By signing this Service Schedule Agreement, Client acknowledges and agrees that Client has had an ample opportunity to review the terms contained in the Agreement. Client further agrees that Client has had the opportunity to obtain legal counsel and through Client's own determination, with or without counsel, accepts this Agreement.

The undersigned represent and warrant they are authorized signers for their respective organizations.

For and on behalf of Creative Planning Business Accounting Services, LLC	For and on behalf of City Valley
Signature _____	Signature _____
Contact Name <u>Kim Austin</u>	Contact Name <u>Linda Lewis</u>
Title <u>Solution Leader</u>	Title <u>Mayor</u>
Date _____	Date _____
	Address <u>203 North Spruce Street</u> <u>Valley, NE 68064</u>
	Phone _____
	EIN _____
	State ID# _____
	FY Ending Month: _____
	Entity Type: _____

Creative Planning Professional Services Terms and Conditions:
<https://creativeplanning.com/wp-content/uploads/CreativePlanningBusinessServices-ProfessionalServicesTermsConditions.pdf>

Direct Payment Plan Authorization Form

1. Mark the box before type of account to indicate whether your payment will be deducted from your checking or savings account.
2. Fill in your name, financial institution name and location and date.
3. Scan a voided check for verification of all financial institution information. If you are unable to attach the voided check, please fill in your account number and routing number.
4. If you use positive pay, please contact your bank to have them add Creative Planning as an authorized vendor. The US Bank positive pay number is 1923802489.

NOTE: Be sure to sign the form!

AUTHORIZATION FOR DIRECT PAYMENT

I authorize Creative Planning Business Accounting Services, LLC to initiate electronic debit entries to my: ☐ checking account or ☐ savings account for payment of my Accounting Fees. I acknowledge that the origination of the ACH transactions to my account must comply with the provisions of U.S. law. This authority will remain in effect until I have cancelled it in writing.

Date _____

Company Name City Valley _____

Financial Institution Name (Please Print) _____

Account Number at Financial Institution _____

Financial Institution Routing/Transit Number _____

Financial Institution City and State _____

Signature _____

Billing Email Address: _____

PLEASE KEEP A COPY OF THE AUTHORIZATION FOR YOUR RECORDS



August 24, 2026

Mayor and City Council
City of Valley, Nebraska
203 N. Spruce Street
Valley, NE 68064

Dear Mayor and City Council Members,

Objective and Scope of the Audit

You have requested that we audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, and each major fund of the City of Valley, Nebraska (the City), as of and for the year ended September 30, 2026, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and Government Auditing Standards issued by the Comptroller General of the United States (GAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

You have also requested that Bland & Associates, P.C. (Bland) perform the audit of the City as of September 30, 2026 to satisfy the audit requirements imposed by the Single Audit Act and Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).



Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and Government Auditing Standards. As part of an audit in accordance with GAAS and Government Auditing Standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit. We will also inform you of any other matters involving internal control, if any, as required by Government Auditing Standards and the Uniform Guidance.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

The objective of a financial statement audit is the expression of an opinion on the financial statements. The objective also includes reporting on:

- Internal control related to the financial statements and compliance with laws, regulations and the provisions of contracts or grant agreements, noncompliance with which could have a direct and material effect on the consolidated financial statements in accordance with Government Auditing Standards.
- Internal control related to major federal programs and an opinion (or disclaimer of opinion) on compliance with laws, regulations, and the provisions of contracts or grant agreements that could have a direct and material effect on each major federal program in accordance with the Single Audit Act Amendments of 1996 and Title 2 Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance).

The Government Auditing Standards report on internal control over financial reporting and on compliance and other matters will include a paragraph that states (i) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance, and (ii) that the report is an integral



part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We will be responsible for performing the audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards for financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, the Single Audit Act Amendments of 1996, and the Uniform Guidance, and will include tests of accounting records and other procedures we consider necessary to enable us to express such opinions and to render the required reports.

We also will provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with laws, regulations and the provisions of grant agreements, noncompliance with which could have a material effect on the consolidated financial statements, as required by Government Auditing Standards.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards. Because the determination of waste and abuse is subjective, Government Auditing Standards do not expect auditors to provide reasonable assurance of detecting waste or abuse. Our audit will include examining, on a test basis, evidence supporting the amounts and disclosures in the consolidated financial statements, assessing accounting principles used and significant estimates made by management, and evaluating the overall financial statements presentation. Our audit does not relieve management or those charged with governance of their responsibilities. Our audit is limited to the period covered by our audit and does not extend to any later periods during which we are not engaged as auditor.

Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility

- for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
- for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and



- to provide us with
 - access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
 - additional information that we may request from management for the purpose of the audit; and
 - unrestricted access to persons within the City from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

Management is responsible for identifying and ensuring that the City complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations contracts or grant agreements, or abuse that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to follow up and take corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan. The summary schedule of prior audit findings should be available for our review before we begin fieldwork.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed above. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits or studies. You are also responsible for providing management's views on our current findings, conclusions and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

You are also responsible for preparation of the schedule of federal awards (including notes and noncash assistance received) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon. Your responsibilities include acknowledging to us in a written representation letter that (a) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance and the (b) that you believe the schedule of expenditures of federal awards including its form and content, is fairly presented in accordance with the Uniform Guidance and the (c) that the methods of measurement or presentation have not changed from those used in the prior year (or, if they have changed, the reasons for such changes); and (d) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of federal awards.

Other Information and Services

We will provide the following nonattest services based on the information you provide:

- Financial statement preparation
- SEFA preparation assistance

You agree to assume all management responsibilities for the services; designate an employee, preferably within senior management, with suitable skill, knowledge, and/or experience to oversee the services; evaluate the adequacy and results of the services; and accept responsibility for the results of the services performed.

Reporting

We will issue a written report upon completion of our audit of the City's financial statements. Our report will be addressed to the City Council of the City of Valley, Nebraska. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report, or if necessary, withdraw from the engagement.

In addition to our report on the City's financial statements, we will also issue the following reports:

- A report on the fairness of the presentation of the City's schedule of expenditures of federal awards for the year ending September 30, 2026;
- Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
- Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance;
- An accompanying schedule of findings and questioned costs.

Fees, Costs, and Access to Workpapers

Our fees for these services will be \$35,000 for the audit, and \$6,500 per major program, for the single audit plus out-of-pocket costs (such as report production, bank confirmation fees, postage, travel, copies, telephone, etc.). Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to the engagement.

A technology fee of three percent (3%) shall be applied to all invoices to cover processing and administrative expenses.



However, additional out of scope charges will be billed separately based on our standard rates. Additional billings can be avoided if:

- All items on the prepared by client list are ready by the first day of fieldwork;
- The items provided to us from the prepared by client list are complete and accurate;
- Detailed supporting information on our selections is pulled in a timely manner;
- Employees are available to answer our questions and respond in a timely manner; and
- There are no significant misstatements/adjustments which cause a delay in our fieldwork being completed.

Our fee estimate and completion of our work is based upon the following criteria:

- Anticipated cooperation from City personnel
- Timely responses to our inquiries
- Timely completion and delivery of client assistance requests
- Timely communication of all significant accounting and financial reporting matters
- The assumption that unexpected circumstances will not be encountered during the engagement
- We understand that your employees will prepare all cash, accounts receivable, and other confirmations we request and will locate any documents selected by us for testing.

If any of the aforementioned criteria are not met, then fees may increase.

Our invoices for these services will be rendered based upon the following engagement milestones:

- 25% upon receipt of the signed engagement letter, but no later than November 2026
- 35% when interim/planning audit work commences (anticipated to occur in November 2026)
- 40% at fieldwork commences (anticipated to occur in December 2026)

All invoices are due and payable upon presentation, and we will not release any deliverables until the account is settled in full. In accordance with firm policies, work may be suspended if your account becomes 30 days or more overdue and will not resume until your account is paid in full. Amounts not paid within 30 days from the invoice date will be subject to late payment charges of 1.5% per month (18% per year). If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Additional Terms of the Engagement

The following additional terms are incorporated into and form part of this engagement letter.



Management Responsibilities – Fraud and Compliance

Management is responsible for the design, implementation, and maintenance of internal control to prevent and detect fraud, and for ensuring that the City complies with applicable laws and regulations. Management is also responsible for identifying and assessing the risks of material misstatement due to fraud and for informing us of any known or suspected fraud or noncompliance with laws and regulations.

Related Parties

Management is responsible for identifying the City's related parties and ensuring that all related-party relationships and transactions are properly accounted for and disclosed in accordance with the applicable financial reporting framework.

Subsequent Events

Management is responsible for identifying and ensuring that all events occurring subsequent to the date of the financial statements and through the date of our auditor's report that require adjustment or disclosure are appropriately reflected in the financial statements.

Use of Electronic Communications

In connection with this engagement, we may communicate with you or others via email or other electronic means. Such communications may include confidential information. While we take reasonable measures to protect the security of electronic communications, we cannot guarantee that such communications will be secure or free from unauthorized access. By accepting this engagement, you acknowledge and accept the inherent risks associated with electronic communications.

Independence

We are independent with respect to the City in accordance with the AICPA Code of Professional Conduct and will maintain our independence throughout the engagement.

Portal for Information Exchange - Suralink

As an attest client, we cannot store your documents, data, or records on your behalf because doing so will impair our independence. This is in accordance with the "Hosting Services" interpretation (see ET sec. 1.295.143). The City is solely responsible for maintaining its own data and records.

Bland & Associates, P.C. does not host any of the City's information. Suralink is used solely as a method of transferring data and is not intended for the storage of the City's information. Upon conclusion of the



engagement, we may provide the City with a copy of the deliverables within Suralink. It is the City's responsibility to download and retain the final deliverables outside of Suralink.

The data and other content will be removed from Suralink and become unavailable to the City after 60 days of engagement completion. If the engagement is multi-year, the completion of the engagement occurs each year when the deliverables are completed for that year.

Use of Specialists

We may, from time to time, use the services of third-party specialists or service providers in performing our procedures. We remain responsible for the overall conduct of the engagement.

Other Information

Our engagement does not include providing assurance on information outside of the financial statements, including other information that may accompany the financial statements, unless specifically agreed to in writing.

Acknowledgement and Acceptance

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements, including our respective responsibilities.

Very truly yours,

BLAND & ASSOCIATES, P.C.



Nick Eker, CPA, CFE
Partner

Acknowledged and agreed on behalf of City of Valley, Nebraska by:

Signature: _____

Name and Title: _____

Date: _____



Report on the Firm's System of Quality Control

September 12, 2025

To the owners of Bland & Associates, P.C.
and the Peer Review Committee of the Nevada Society of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Bland & Associates, P.C. (the Firm) in effect for the year ended December 31, 2024. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with the requirements of the applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards* including an engagement with a compliance audit under the Single Audit Act, and audits of employee benefit plans.

As part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Bland & Associates, P.C. in effect for the year ended December 31, 2024, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Bland & Associates, P.C. has received a peer review rating of *pass*.

Condley and Company, L.L.P.

Certified Public Accountants

ORDINANCE NO. _ _ _

AN ORDINANCE OF THE CITY OF VALLEY, NEBRASKA, TO ADOPT THE BUDGET STATEMENT TERMED THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY FOR FY2026-2027; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA, THAT:

Section 1. After complying with all procedures required by law, the budget presented and set forth in the budget statement be and the same is hereby approved as the Annual Appropriation Bill for the fiscal year beginning October 1, 2026, through September 30, 2027. All sums of money contained in the budget statement are hereby appropriated for the necessary expenses and liabilities of the City of Valley, Nebraska. A copy of the budget document shall be forwarded as provided by law to the Auditor of Public Accounts, State Capitol, Lincoln, Nebraska, and the County Clerk of Douglas County, Nebraska, for use by the levying authority.

Section 2. This Ordinance shall take effect and be in full force and effect, from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 8TH DAY OF SEPTEMBER 2026.

CITY OF VALLEY, NEBRASKA

Linda Lewis, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

(S E A L)

RESOLUTION NO. 2026 – _ _

WHEREAS, Neb. Rev. Stat. § 777-1632 and § 77-1633 provide that the Governing Body of the City of Valley, Nebraska shall pass by a resolution or ordinance by majority vote setting the tax request for FY 2026-2027; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request;

NOW, THEREFORE, the Governing Body of the City of Valley, Nebraska, hereby adopts the following Resolution:

BE IT RESOLVED, by the Mayor and City Council of the City of Valley, Nebraska, that:

1. The FY2026-2027 property tax request be set as follows:

<u>Fund</u>	<u>Request</u>	<u>Levy</u>
General Fund	\$2,655,278.30	\$.309175
Bond Fund	\$ 575,255.00	\$.066981

2. The total assessed value of property differs from the last fiscal year's total assessed value by 9.99%.
3. The tax rate which would levy the same amount of property taxes as last fiscal year when multiplied by the new total assessed value of property would be \$0.347098 per \$100 of assessed value.
4. The Governing Body of the City of Valley proposed to adopt a property tax request that will cause its tax rate to be \$0.376156 per \$100 of assessed value.
5. Based on the proposed tax request and changes in other revenue, the total operating budget of the City of Valley will exceed last fiscal year's total operation budget by -12.71%.
6. A copy of this Resolution shall be certified and forwarded to the Douglas County Clerk on or before October 15, 2026.

PASSED AND APPROVED THIS 8TH DAY OF SEPTEMBER, 2026.

CITY OF VALLEY, NEBRASKA

Linda Lewis, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

(S E A L)

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY OF VALLEY, NEBRASKA, RATIFYING THE MODIFICATIONS THE OFFICE OF THE DOUGLAS COUNTY ELECTION COMMISSION HAS PROPOSED BE MADE TO THE QUESTION THE CITY COUNCIL DIRECTED BE PLACED ON THE NOVEMBER 3, 2026, GENERAL ELECTION BALLOT THAT AUTHORIZES ALLOCATION OF UP TO FIFTY PERCENT (50%) OF THE REVENUE COLLECTED FROM THE CITY'S ONE AND ONE-HALF PERCENT (1.5%) LOCAL SALES AND USE TAX FOR THE CONSTRUCTION AND OTHER COSTS OF A NEW MUNICIPAL SWIMMING POOL AND RELATED AQUATIC FACILITIES.

WHEREAS on August 11, 2026, the City Council passed Resolution No. 2026-32, which directed that a question be placed on the November 3, 2026, general election ballot that, if passed, will authorize allocation of up to fifty percent (50%) of the revenue collected from the City's one and one-half percent (1.5%) local sales and use tax for construction and other costs related to a new municipal swimming pool and related aquatic facilities;

WHEREAS on August 13, 2026, the City Clerk duly submitted to the office of the Election Commission a certified copy of Resolution No. 2026-32 pursuant to Neb. Rev. Stat. § 77-27,142.02;

WHEREAS on September 3, 2026, the office of the Election Commission sent email correspondence to the City Clerk and City Attorney noting "the City of Valley Proposition language provided to our office on August 13, 2026, is very lengthy." That correspondence also noted the "election cost to the City of Valley" for as lengthy of a ballot question as directed by Resolution No. 2026-32, as "special issue costs are based on ballot inches." Finally, the correspondence provided a sample of the ballot format the Election Commission proposes, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS the City Council desires to ratify the ballot format proposed by the Election Commission;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Valley, Nebraska, as follows:

Section 1. The City Council hereby ratifies the modifications, as set forth in Exhibit "A" attached hereto, the office of the Douglas County Election Commission has proposed be made to the question the City Council, through Resolution No. 2026-32, directed be placed on the November 3, 2026, general election ballot that authorizes allocation of up to fifty percent (50%) of the revenue collected from the City's one and one-half percent (1.5%) local sales and use tax for the construction and other costs of a new municipal swimming pool and related aquatic facilities.

Section 2. Any and all provisions of Resolution No. 2026-32 not in conflict herewith remain in full force and effect.

Passed and approved this 8th day of September, 2026.

CITY OF VALLEY, NEBRASKA

Linda Lewis, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

Sample Ballot, General Election, November 3, 2026
Douglas County, Nebraska

SPECIAL ISSUES TICKET	SPECIAL ISSUES TICKET	SPECIAL ISSUES TICKET
Special City Of Valley Election Proposition For Sales And Use Tax Allocation <i>A vote “YES” in favor of the Proposition will authorize the City of Valley to allocate up to 50% of City sales tax revenue for the construction and related costs of a new municipal swimming pool and aquatic facility, while maintaining the City’s current plan to replace all critical water mains in four years.</i> <i>A vote “NO” opposed to the Proposition will require all of the local sales and use tax to continue to be allocated to water improvement and wastewater improvement projects.</i> Shall the City Council of the City of Valley, Nebraska, be authorized to allocate up to fifty percent (50%) of the revenue the City collects from its one and one-half percent (1.5%) local sales and use tax, on and after January 1, 2027, for the purpose of planning, designing, constructing, equipping, financing, and maintaining a new municipal swimming pool and related aquatic facilities? ☐ YES ☐ NO		Exhibit A

Christie Donnermeyer

From: Valerie Stoj (DC Elect) <Valerie.Stoj@douglascounty-ne.gov>
Sent: Thursday, September 3, 2026 11:01 AM
To: Christie Donnermeyer; munderloh@goosmannlaw.com
Cc: Brandon Olson (DC Elect); Justine Kessler (DC Elect)
Subject: Clarification - City of Valley Special Issue for 2026 General Election Ballot
Attachments: For City of Valley - Sample Special Issues from 2024 General Election.pdf; Sample - City of Valley Special Issue - 2026 General Sample Ballot 2026-09-02.pdf

EXTERNAL EMAIL

Greetings Cindy and Matt. I am contacting you to clarify the City of Valley special issue wording for the 2026 General Election ballot.

As our staff are reviewing the contents of election ballots, we noted that the City of Valley Proposition language provided to our office on August 13, 2026, is very lengthy, considerably longer than the special issues we typically receive from other political subdivisions. Attached are examples of special issues that appeared on Douglas County ballots in the 2024 General Election for reference.

The length has several considerations:

- clarity for City of Valley voters
- election cost to the City of Valley [special issue costs are based on ballot inches]
- ballot space planning

With these considerations in mind, our office is providing a sample of the ballot format we propose; see attached. Please note that we recommend removing the long paragraph titled "Details of the allocation" and part of the "NO" explanation. All other text exactly matches the submitted Proposition or was edited slightly. We propose the "title" to be: Proposition For Sales And Use Tax Allocation. This can be edited if the City of Valley prefers.

Thank you for your prompt attention to this matter. To meet deadlines for our ballot creation process, we require your approval/feedback on this matter no later than **Wednesday, September 9, 2026 at Noon**. If we do not receive a response by this date, we will proceed with the proposed language.

Please contact me if you have any questions or concerns.

Valerie Stoj

Public Relations Coordinator

Douglas County Election Commission
12220 W Center Rd Omaha, NE 68144 Click [here](#) to view a map.

Phone: (402) 444-VOTE [8683]
Fax: (402) 444-4181



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 183764

LICENSE TYPE Class D Beer, Wine, Spirits Off Sale Only	APPLICATION DATE RECEIVED 2026-07-17
SECONDARY LICENSE(S) None selected	
LICENSEE Casey's Retail Company	LICENSEE TYPE Corporation
MARITAL STATUS Single	
MANAGED BY AGENT No	
PREMISES TYPE Convenience with Gas	PREMISES NAME CASEY'S #5084
OPERATOR	CORPORATE LIMIT DESIGNATION Inside
LEASE OR OWN Own	
PHYSICAL ADDRESS 26722 Adams St, Valley, Nebraska, 68064	

MAILING ADDRESS

CASEY'S RETAIL COMPANY
ATTN: LICENSING
1 SE CONVENIENCE BLVD
ANKENY, IA 50021

CONTACT NAME

Casey's Licensing Department

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(515) 381-4083

ALTERNATE PHONE

FAX

EMAIL

licensingteam@caseys.com

PREMISES MANAGER

CHRISTOPHER SIECK

PREMISES MANAGER EMAIL

Chris.Sieck@caseys.com

QUESTIONS

Class D Beer, Wine, Spirits Off S

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY

Has any officer, member, owner, or manager named in this application; or their spouse, EVER been convicted of or plead guilty to any charge?

*The Commission must be notified of any arrests and/or convictions that may occur after the date of this application.

Yes

(document uploaded)

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*
A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

L100, W42

3. Will a basement be used for alcoholic storage or sale?
No
4. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.
1
5. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?
No
6. Is premises to be licensed within 300 feet of a college campus or university?
No
7. Are you acquiring any alcohol prior to obtaining this liquor license? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.
No
8. What date do you intend to open for business?
10/15/2026
9. What are the anticipated hours of operation?
5AM-11PM ALL DAYS
- 10 Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?
No
- 11 Will any person or entity, other than the applicant, be entitled to a share of the profits of this business?
No
- 12 Is anyone listed on this application a law enforcement officer?
No

13 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

UMB BANK- P.O. BOX 419226, KANSAS CITY, MO 64141 - CASEY'S CORPORATE ACCOUNTING DEPARTMENT

14 Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

CHRISTOPHER SIECK - SERVSAFE ALCOHOL TRAINING

15 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

16 Do you intend to allow drive through services (curb side pick up) allowed under Neb Rev. Statute 53-178.01(2)

No

17 List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. List the license holder name, location of license, and license number (if available). Also list reason for termination of license(s) previously held.

CASEY'S RETAIL COMPANY HOLDS ALCOHOL LICENSES IN THE STATES OF: AR, IA, IL, IN, KS, KY, MI, MN, MO, ND, NE, OH, OK, SD, TN, WI, TX, FL

18 Has the premises location been previously licensed within the last 2 years?

No

19 Are you applying for a Temporary Operating Permit?

No

20 Is the lease, deed, or purchase agreement for the premises listed under the applicant's name (LLC, Corporation, or Individual)? If the property is owned personally but the application is under an LLC or Corporation, a lease agreement must be made between the owner and the entity applying for the license.

Yes

21 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

22 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

CHRISTOPHER SIECK

23 What is the manager's address?

14002 PARKER ST., OMAHA, NE 68154

24 What is the manager's phone number?

515-601-7303

25 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

DOUGLAS

26 What is the manager's email address? An email will be sent to them to obtain their personal information.

Chris.Sieck@caseys.com

27 Is the manager married?

Yes

KELLY SIECK Chris.Sieck@caseys.com

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Business Plan	Casey's Business Plan (FUEL LOCATIONS).pdf	
Explanation of Convictions/Guilty Pleas	Explanation of Convictions - CHRIS SIECK.pdf	
Privacy Act Statement	Form 147 - Fingerprints - Stephen P. Bramlage Jr. SCAN.pdf	
Lease / Deed / Purchase Agreement	5084 Valley Warranty Deed.pdf	
Premises Description & Diagram	premise description.pdf	

APPLICANT

Casey's Licensing Department

DECLARATION

☒ I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

Applicant Notification and Record Challenge: An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.

CITY OF VALLEY
NOTICE OF HEARING OF APPLICATION
CLASS D LIQUOR LICENSE

Notice is hereby given that pursuant to Neb. Rev. Stat. § 53-133, a hearing will be held on **September 8, 2026**, at **7:00 p.m.**, by the Governing Body of the City of Valley, Douglas County, Nebraska, at **Valley City Hall**, on the Class D liquor license application of **Casey's Retail Company** and the manager application of **Christopher Siek** at the following location to-wit:

26722 Adams Street
Valley, NE

at which hearing the Governing Body will receive evidence under oath from any person bearing upon the propriety of issuing such license and manager application.

CITY OF VALLEY
Christie Donnermeyer, City Clerk

8/28 ZNEZ

The **Daily Record**

Proof of Publication

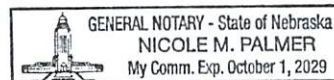
JASON W. HUFF, Publisher

UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha } ss.

JASON W. HUFF, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

8/28/26

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

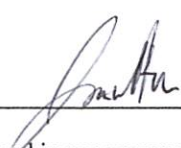


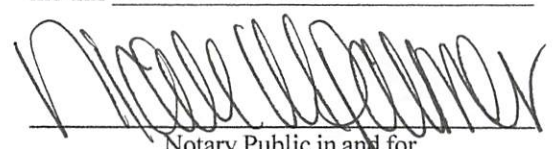
Publisher's Fee \$26.67

Additional Copies \$

Filing Fee \$

Total \$26.67


Subscribed in my presence and sworn to before
me this AUGUST 28 2026


Notary Public in and for
Douglas County, State of Nebraska

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Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax: 402-359-2610
www.valleyne.org
Business Hours 9 am - 5 pm M-F



Official Use Only

Planning Meeting Date _____

☐ Check ☐ Cash ☐ Credit Card

Check # _____

APPLICATION FOR A CHANGE OF ZONING

Date: 6/17/26

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant Name: TJL Holdings, LLC by Tim Lowndes Telephone No. 402-306-0065

Applicants Address: 110 W. Berchmuth Rd

Applicants Email: timlowndes@charlesthomas-homes.com

Present Use of Subject Property: None-storage Desired Use of Subject Property: Bar + Grill

Present Zoning: C-1 Requested Zoning: C-2

Legal Description of Property Requested to be Rezoned: Lot 7+B Blk 43 Town of Valley
Parcel 2344800004

Area of Subject Property (Square Foot/Acres): 17,311 / .39

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: C-2 East: C-1 West: C-1
Toward Downtown Spring

If exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc)

The Zoning Administrator, who may be accompanied by others in hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. Mixed use

2. What utilities provider will be used?

A. Sewer Valley B. Water Valley C. Electric OPPD D. Gas Black Hills

3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? Add diagonal parking per Architect drawings.

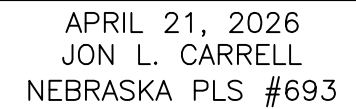
Signature of Owner [Signature] or Signature of Agent [Signature]

Does this zoning change conform to the Current/Future Land Use Plan? Y X N yes If not, please fill out the following page.

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON.

LOT 7 AND PART OF LOT 8, BLOCK 43, TOWN OF
VALLEY, A SUBDIVISION IN DOUGLAS COUNTY,
NEBRASKA.

DOUGLAS/SARPY LOW DISTORTION
PROJECTION U.S. SURVEY FOOT

●	CORNERS FOUND
○	CORNER SET
R	RECORDED DISTANCE
M	MEASURED DISTANCE
OTP	OPEN TOP PIPE

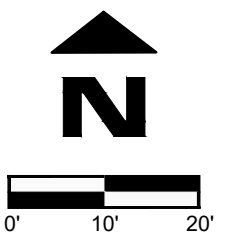
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

SURVEY TYPE

SURVEYOR'S CERTIFICATE

SITE DESCRIPTION

LOT 7 AND PART
OF LOT 8, TOWN
OF VALLEY,
DOUGLAS COUNTY,
NEBRASKA.



No.	Description	MM-DD-YY
--	--	--
--	--	--
--	--	--
--	--	--

Job No.: 1561-26-9C
 Drawn By: MRS
 Reviewed By: JLC
 Date: 04/21/2026
 Book: 26/13
 Page: 27

Sheet Number

SHEET 1 OF 1

LEGAL DESCRIPTION

LOT 7 AND PART OF LOT 8, BLOCK 43, TOWN OF VALLEY,
A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.



APRIL 21, 2026

DATE

JON L. CARRELL
NEBRASKA PLS #693

BENCHMARK

DESCRIPTION: 5/8" REBAR AT THE NW CORNER OF THE
SURVEYED PROPERTY.

ELEVATION: 1139.97 (NAVD 88)

NOTES

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE
DOUGLAS/SARPY LOW DISTORTION PROJECTION IN U.S
SURVEY FOOT.

FLOOD ZONE CLASSIFICATION:

THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE
"AO" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL
CHANCE FLOOD - AVERAGE DEPTHS DETERMINED DEPTH ?
FEET) AS SHOWN ON THE DOUGLAS COUNTY, NEBRASKA AND
INCORPORATED AREAS FLOOD INSURANCE RATE MAP
NUMBERS 31055C0153H AND 31055C0154J DATED
DECEMBER 2, 2005.

CURRENT ZONING CLASSIFICATION:

THE SURVEYED PROPERTY IS ZONED C-1, (GENERAL
COMMERCIAL DISTRICT) PER THE DOUGLAS COUNTY GIS
WEBSITE (<http://www.dogis.org/>). THIS ZONING HAS THE
FOLLOWING MINIMUM SETBACK REQUIREMENTS:

FRONT YARD.....A FRONT YARD SETBACK OF
25 FEET IS REQUIRED ONLY WHEN NO PARKING IS PRESENT
IN THE FRONT YARD. IF PARKING IS LOCATED IN THE FRONT
YARD, THEN FRONT YARD SETBACK IS A MINIMUM OF 50
FEET.
SIDE YARD.....NONE, EXCEPT THAT WHEN
ADJACENT TO ANY RESIDENTIAL DISTRICT, THE SIDE YARD
SETBACK SHALL BE 25 FEET.
REAR YARD.....NONE, EXCEPT THAT WHEN
ADJACENT TO ANY RESIDENTIAL DISTRICT, THE REAR YARD
SETBACK SHALL BE 25 FEET, UNLESS THERE IS AN ALLEY
BETWEEN THE TWO, IN WHICH CASE THE REAR YARD
SETBACK SHALL BE FIVE FEET.

LOCATION OF UTILITIES:

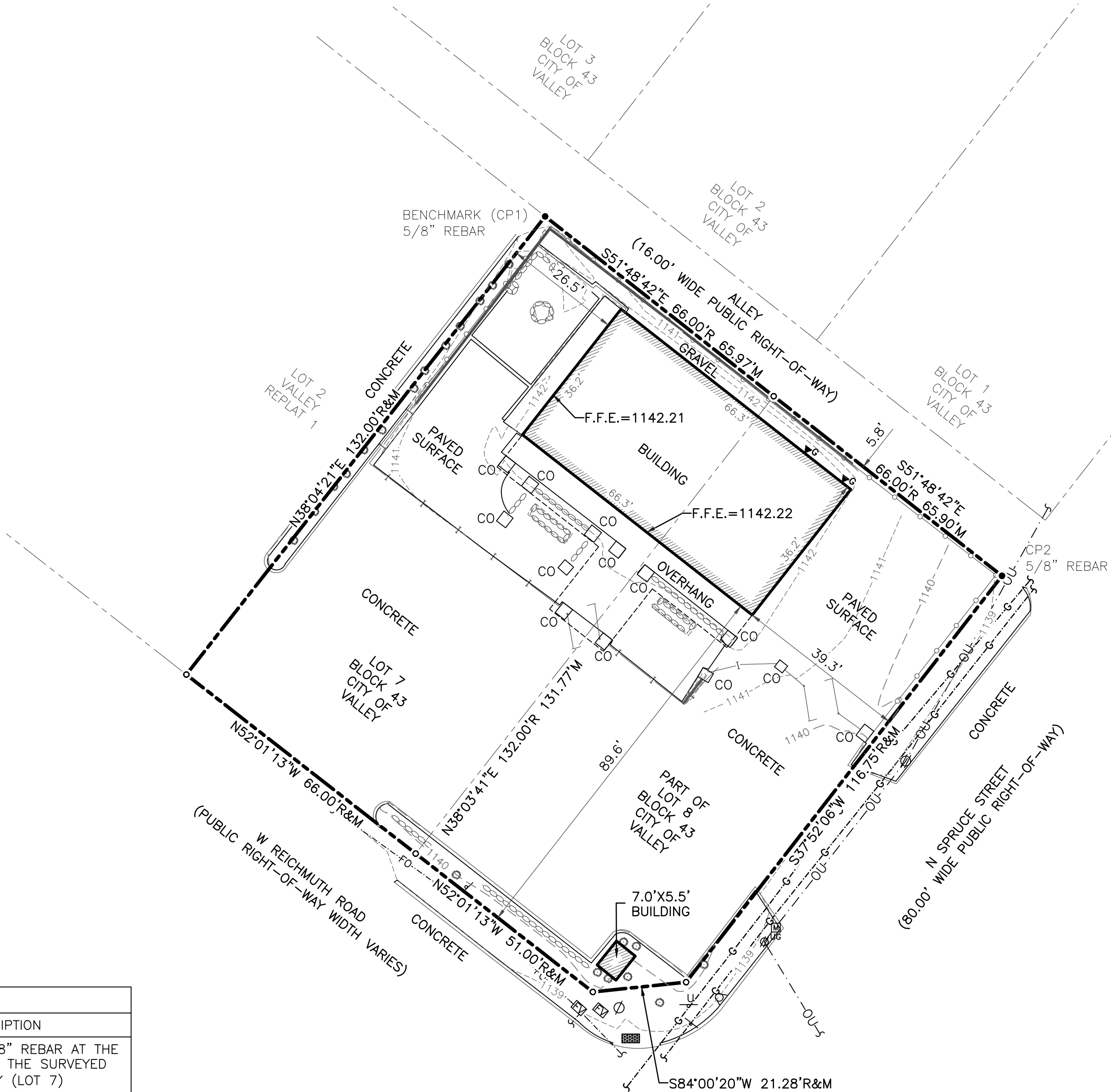
THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED
BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, NO
RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR
FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR
UTILITY LINES EVEN THOUGH THEY MAY EXIST.

EASEMENTS

THIS DRAWING SHOWS OR NOTES THE EASEMENTS AND
RESTRICTIONS THAT ARE REFERENCED ON THE FINAL PLAT
OF TOWN OF VALLEY, THERE MAY BE OTHER EASEMENTS OF
RECORD THAT AFFECT THE PROPERTY. A TITLE CERTIFICATE
OR TITLE COMMITMENT WAS NOT PROVIDED, WE RECOMMEND
HAVING A TITLE INSURANCE COMPANY SEARCH FOR
EASEMENTS THAT MAY AFFECT THE PROPERTY.

LEGEND

•	PROPERTY CORNER FOUND	FFE	FINISHED FLOOR ELEVATION
○	PROPERTY CORNER SET (5/8" REBAR W/CAP 693 UNLESS NOTED)	---G---	GAS LINE
R	RECORD DISTANCE	---F0---	FIBER OPTIC LINE
M	MEASURED DISTANCE	---OU---	OVERHEAD UTILITY LINE
○	BUSH	—○—○—	CHAIN LINK FENCE
⊘	POWER POLE	— —	IRON FENCE
⊘	LIGHT POLE	— —	GATE
▼G	GAS METER	— —	BRICK WALL
— —	SIGN	— —	MODULAR BLOCK WALL
— —	UTILITY MARKER POST	— —	WOOD WALL
— —	FIBER OPTIC VAULT	— —	TRUNCATED DOME PAD
— —	FIRE HYDRANT	— —	COLUMN
		CP2	CONTROL POINT



CONTROL POINTS				
#	NORTH	EAST	ELEVATION	DESCRIPTION
CP1	130492.865	50558.723	1139.97	(BENCHMARK) 5/8" REBAR AT THE NW CORNER OF THE SURVEYED PROPERTY (LOT 7)
CP2	130411.376	50662.320	1138.74	5/8" REBAR AT THE NE CORNER OF THE SURVEYED PROPERTY (LOT 8)



thompson, dreesen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

Survey Type

AS-BUILT /
TOPOGRAPHIC
SURVEY

110 W REICHMUTH,
VALLEY, NEBRASKA

Client Name

CHARLES THOMAS
HOMES

Description

LOT 7 AND PART OF
LOT 8, BLOCK 43,
TOWN OF VALLEY,
DOUGLAS COUNTY,
NEBRASKA



0' 10' 20'

U.S. SURVEY FEET



Revision Dates

No.	Description	MM-DD-YY
—	—	—
—	—	—
—	—	—

Job No.: A1561-26-9
Drawn By: MRS
Reviewed By: JLC
Date: 04/21/2026
Book: 26/13
Page: 27

Sheet Number

SHEET 1 OF 1

P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax-402-359-2610
www.valleynv.org
Business Hours 9 am - 5 pm M-F



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Planning Meeting Date _____

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Check # _____

APPLICATION FOR A CHANGE OF ZONING

Date: 6/17/26

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant Name: 114 West Reichmuth Rd LLC ^{by Howard Kucera} Telephone No. 402-208-1651

Applicants Address: 114 W. Reichmuth Rd

Applicants Email: Howard Kucera@gmail.com

Present Use of Subject Property: Storage/Rentals Desired Use of Subject Property: Same

Present Zoning: C-1 Requested Zoning C-2

Legal Description of Property Requested to be Rezoned: Valley Replat 1 Lot 2 Block O
Parcel 2345000000

Area of Subject Property (Square Foot/Acres): 9,632/.22

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: C-2 East: C-1 West: C-1
toward Downtown Spruce

If exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc)

The Zoning Administrator, who may be accompanied by others in hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe.

2. What utilities provider will be used?

A. Sewer Valley B. Water Valley C. Electric OPPD D. Gas Black Hills

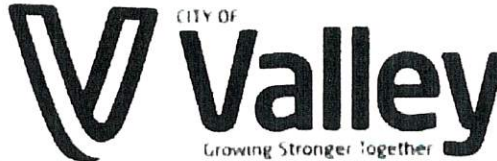
3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner [Signature] or Signature of Agent [Signature]

Does this zoning change conform to the Current Future Land Use Plan? Y X N yes If not, please fill out the following page.

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax: 402-359-2610
www.valleyne.org
Business Hours 9 am - 5 pm M-F

**Official Use Only**

Planning Meeting Date _____

☐ Check ☐ Cash ☐ Credit Card

Check # _____

Date: 6/17/26**APPLICATION FOR A CHANGE OF ZONING**

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant Name: Carol A. Wiggins Telephone No. 402-452-9844Applicants Address: 108 E. Reichmuth RdApplicants Email: Caprillady@aol.comPresent Use of Subject Property: Residential Rental Desired Use of Subject Property: samePresent Zoning: C-1 Requested Zoning: C-2Legal Description of Property Requested to be Rezoned: Town of Valley Lot 6 Block 44 66X132
Parcel 2344950000Area of Subject Property (Square Foot/Acres): 8,712/1.2

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: C-2 East: C-1 West: C-1Toward Downtown Spruce

If exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc)

The Zoning Administrator, who may be accompanied by others in hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe.

2. What utilities provider will be used?

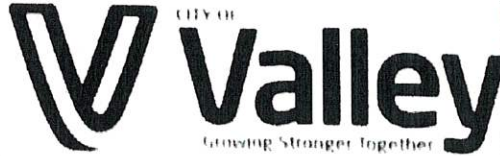
A. Sewer Valley B. Water Valley C. Electric OPPD D. Gas Black Hills

3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Tim Lowndes
402-306-0065Signature of Owner X Carol Wiggins 07/10/2026 or Signature of Agent [Signature]Does this zoning change conform to the Current Future Land Use Plan? Y X N yes If not, please fill out the following page.

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

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Planning Meeting Date _____

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Check # _____

APPLICATION FOR A CHANGE OF ZONING

Date: 6/17/26

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant Name: Hirschman Holdings, LLC ^{by: Billy} Hirschman Telephone No. 402-630-1078

Applicants Address: 118 W. Reichmuth Rd

Applicants Email: Billy.Hirschman@gmail.com

Present Use of Subject Property: Construction Office Desired Use of Subject Property: SAME

Present Zoning: C-1 Requested Zoning C-2

Legal Description of Property Requested to be Rezoned: Valley Replat 1 Lot 1 Block O
Parcel 2344980000

Area of Subject Property (Square Foot/Acres): 7,773/17

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: C-2 East: C-1 West: C-1
Toward Downtown Spruce

If exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc)

The Zoning Administrator, who may be accompanied by others in hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe.

2. What utilities provider will be used?

A. Sewer Valley B. Water Valley C. Electric OPPD D. Gas Black Hills

3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner Billy Hirschman 07/13/2026 or Signature of Agent Tim Lowndes 402-306-0065

Does this zoning change conform to the Current yes Future Land Use Plan? Y X N If not, please fill out the following page.

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

P.O. Box 682
 Valley, NE 68064
 Phone: 402-359-2251 Ext. 306
 Fax: 402-359-2610
www.valleynh.org
 Business Hours 9 am - 5 pm M-F



Official Use Only

Planning Meeting Date _____

☐ Check ☐ Cash ☐ Credit Card

Check # _____

APPLICATION FOR A CHANGE OF ZONING

Date: 6/17/26

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant Name: Giving Ghost LLC by Beau Gratton Telephone No. 402-618-8888Applicants Address: 104 E. Reichmuth RdApplicants Email: toolshea@aol.comPresent Use of Subject Property: Storage Desired Use of Subject Property: samePresent Zoning: C-1 Requested Zoning C-2Legal Description of Property Requested to be Rezoned: Lot 5 Block 44 Town of Valley
Parcel 2344940 002Area of Subject Property (Square Foot/Acres): 8614 / .19

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: C-2 East: C-1 West: C-1Toward Downtown Spruce

If exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc)

The Zoning Administrator, who may be accompanied by others in hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. Mixed use

2. What utilities provider will be used?

A. Sewer Valley B. Water Valley C. Electric DP&D D. Gas Black Hills

3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner X Beau Gratton

07/14/2026

or Signature of Agent

Tim Lowndes
402-306-0065

Does this zoning change conform to the Current Future Land Use Plan? Y X N _____ If not, please fill out the following page.

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

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Planning Meeting Date _____

☐ Check ☐ Cash ☐ Credit Card

Check # _____

APPLICATION FOR A CHANGE OF ZONING

Date: 6/17/26

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant Name: TJL Holdings, LLC by Tim Lowndes Telephone No. 402-306-0065

Applicants Address: 110 W. Reichmuth Rd

Applicants Email: timlowndes@charlesthomas homes.com

Present Use of Subject Property: None-storage Desired Use of Subject Property: Bar + Grill

Present Zoning: C-1 Requested Zoning C-2

Legal Description of Property Requested to be Rezoned: Lot 7+B Blk 43 Town of Valley
Parcel 2344800004

Area of Subject Property (Square Foot/Acres): 17,311 / .39

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: C-2 East: C-1 West: C-1
Toward downtown Sprue

If exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc)

The Zoning Administrator, who may be accompanied by others in hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. Mixed use

2. What utilities provider will be used?

A. Sewer Valley B. Water Valley C. Electric OPPD D. Gas Black Hills

3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? Add diagonal parking per Architect drawings.

Signature of Owner

or Signature of Agent

Does this zoning change conform to the Current/Future Land Use Plan? Y X N yes If not, please fill out the following page.

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

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Official Use Only

Planning Meeting Date _____
☐ Check ☐ Cash ☐ Credit Card
Check # _____

APPLICATION FOR CONDITIONAL USE PERMIT

Date: 07/15/2026

Form must be filled out completely before acceptance of this application for processing. Please print.

Property Owner's Name: Breakwater LLC Telephone No. _____

Applicants Address: 28001 Ida Cir, Valley, NE 68064

Applicants Email: _____

Legal Description of Property: MLCT Bevington, Lot 1, Being a platting of part of the north half of the southeast quarter of section 29,
township 16 north, range 10 east of the 6th P.M., Douglas County, Nebraska

Property Address: 252nd Street and Potter Road

Request: Approval of a conditional use permit in TA zoning to allow construction office buildings, warehousing, fleet maintenance, outdoor
material storage, concrete/ asphalt/ soil recycling and tree/ mulch processing.

Lot Size: 3,082,631 SF/ 70.767 AC (Sq. Ft. / Acres) Zoning District TA

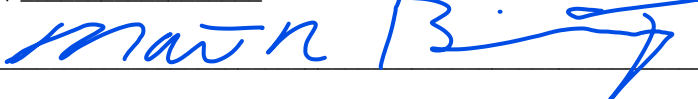
Will use in all other respects conform to the applicable regulations of the district in which it is located? Yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? Yes

Will use have adequate water, sewer, and drainage facilities? Yes

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/ roads? Yes

Estimated Cost of Structure \$ _____

Applicant Signature 

Enclosed(Y/N) : Site Plan Y Easements N Permit Plans (If Applicable) N \$150.00 (Non-Refundable) Fee Y

OFFICE USE ONLY

Permit # _____ Permit is: _____ transferable, _____ transferable upon review/renewal

X _____
Chair, Valley Planning Commission

Date: _____ Approved _____ Approved with added condition's _____ Disapproved _____

X _____
Mayor

X _____
City Clerk

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.



PHONE:
402.359.2578

EMAIL:
info@valleycorp.com

ADDRESS:
28001 Ida Circle, PO Box 589
Valley, NE 68064

Economic impacts on the City of Valley and Douglas County:

- Significant Sales Tax Revenue: Projected retail sales of \$2-3 million annually would generate more than \$150,000 in sales tax revenue for the community.
- Construction Sales Tax: Construction costs exceeding \$10 million would generate approximately \$130,000 in sales tax revenue over the next 5 years.
- Construction Employment: The project is expected to create approximately 30 full-time jobs during construction, bringing skilled tradespeople into the community who will contribute to local businesses throughout the build.
- Permanent Job Growth: Upon completion, the project will retain approximately 50 full-time jobs and create an additional 50 full-time positions. These are high paying professional and skilled positions, with employees contributing significant to the local economy.
- Increase in Property Tax Base: The property's assessed value is expected to increase from approximately \$400,000 to an estimated \$10 million. This would generate more than \$58,000 annually for DC West Community Schools alone. Importantly, this increase in valuation comes without creating a residential development that would place additional demands on schools, public safety, and other local services.
- Business Personal Property Tax: Our substantial fleet of construction equipment generates approximately \$230,000 in business personal property tax annually, with approximately \$75,000 going directly to DC West Community Schools.
- Strong Employment Growth: Valley Corporation and TJ Cable have experienced significant growth in both employment and wages:

Valley Corporation:	TJ Cable:
○ 2015: 56 employees	2015: 57 employees
○ 2020: 106 employees	2020: 74 employees
○ 2025: 158 employees	2025: 105 employees
○ 2026: 178 employees	2026: 110 employees
○ 2030: 250 estimated employees	2030: 140 estimated employees

In 2025, our average employee compensation was approximately \$87,000 Highlighting our commitment to be a leader in high paying job opportunities in the community. For reference the average median income in the US Was \$65,052 and in Nebraska \$57,968 respectively.
- Keeping Economic Benefits in Valley: Our continued growth means we will need to relocate to a larger facility. Our preference is to remain in the Valley community, allowing the city and local schools to continue benefiting from the significant tax revenue and economic activity our company generates. Relocation outside the community could mean that \$600,000 in annual tax revenue moves outside the community.
- A Long-Term Investment in Valley: This project represents more than a new facility. It is an opportunity to expand the local tax base, create and retain high paying jobs, support local businesses, and generate substantial revenue for schools and the community – without adding additional demands on local services.



Dear City of Valley Mayor and Council members,

RE: MLCT Bevington Preliminary Plat and Breakwater LLC Application for CUP

I am writing as a local business to express my support for the proposed development.

I believe this project is a good opportunity for our community to support Valley Corporation, a hometown company that has been here for 50 years and has grown to employ more than 300 people in Douglas County.

The project would provide some significant benefits to our community. It is expected to generate more than **\$600,000 each year in local taxes**, including approximately **\$130,000 that would go directly to our local schools**. It would also help retain **50 full-time jobs** in our community and create approximately **50 additional jobs**.

I also believe the proposed location at 252nd and Potter Street makes sense. Being close to highway 275 is a good fit for this type of business and provides convenient access while keeping these types of uses in an appropriate area. Valley Corporation has also shown its commitment over the years to be a good neighbor, and I expect them to live up to that reputation going forward.

Most importantly, I think we should do what we reasonably can to keep successful local businesses in our community. Valley Corporation that has been part of the area for 50 years, provides hundreds of local jobs, and continues to invest back into the community.

I believe this project is good for our tax base, our schools, local jobs, and the long-term future of our community. I respectfully ask the City Council to support the proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Greco', with a stylized, flowing script.

Joe Greco
Executive Director
Elkhorn Athletic Association/First Interstate SportsPlex

Dear City of Valley Mayor and Council members

RE: MLCT Bevington Preliminary Plat and Breakwater LLC Application for CUP

I am writing as a local resident to express my support for the proposed development.

I believe this project is a good opportunity for our community to support Valley Corporation, a hometown company that has been here for 50 years and has grown to employ more than 300 people in Douglas County.

The project would provide some significant benefits to our community. It is expected to generate more than **\$600,000 each year in local taxes**, including approximately **\$130,000 that would go directly to our local schools**. It would also help retain **50 full-time jobs** in our community and create approximately **50 additional jobs**.

I also believe the proposed location at 252nd and Potter Street makes sense. Being close to highway 275 is a good fit for this type of business and provides convenient access while keeping these types of uses in an appropriate area. Valley Corporation has also shown its commitment over the years to be a good neighbor, and I expect them to live up to that reputation going forward.

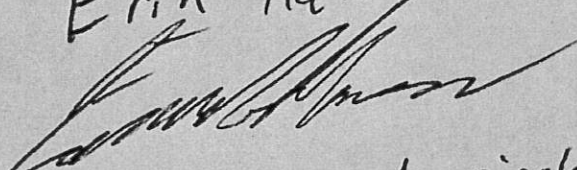
Most importantly, I think we should do what we reasonably can to keep successful local businesses in our community. Valley Corporation that has been part of the area for 50 years, provides hundreds of local jobs, and continues to invest back into the community.

I believe this project is good for our tax base, our schools, local jobs, and the long-term future of our community. I respectfully ask the City Council to support the proposed development.

Sincerely,

Erik Hanson

9-2-2026


28025 IDA circle
Valley NE 68064

VINCENT R. KIRBY

August 28, 2026

To: City of Valley
203 N Spruce Street
Valley, NE 68064
Attn: City Mayor and Council Members

RE: MLCT Bevington Preliminary Plat and Breakwater LLC Application for CUP

Dear Mayor and Council Members,

I am writing as a local resident to express my support for the proposed development involving Valley Corporation.

I believe this project represents a great opportunity for our community to support a successful hometown company that has been part of the Valley area for 50 years. Valley Corporation has grown into a significant local employer, providing more than 300 jobs in Douglas County, and I believe it is important that we continue to support businesses that have invested in our community and provided opportunities for local families.

This project would provide several meaningful benefits to our community. It is expected to generate more than \$600,000 annually in local taxes, including approximately \$130,000 that would go directly to our local schools. In addition, the project would help retain approximately 50 full-time jobs and create approximately 50 additional jobs.

I also believe the proposed location at 252nd and Potter Street is a logical fit for this type of development. Its proximity to Highway 275 provides convenient access for the business while keeping this type of use in an appropriate area. Valley Corporation has demonstrated over the years that it can be a responsible business and a good neighbor, and I am confident they will continue that tradition with this project.

Most importantly, I believe we should do what we can to keep successful local businesses in our community. Valley Corporation has been a part of this area for five decades, employs hundreds of people locally, and continues to invest in the community. Supporting this project would help ensure that this local company can continue to grow and provide jobs and economic benefits for years to come.

I believe this project is good for our local tax base, our schools, our workforce, and the long-term future of the Valley community. I respectfully ask the Mayor and City Council to support the proposed development.

Respectfully,

Vincent R. Kirby

Vincent Kirby

Dear City of Valley Mayor and Council members

RE: MLCT Bevington Preliminary Plat and Breakwater LLC Application for CUP

I am writing as a local resident to express my support for the proposed development.

I believe this project is a good opportunity for our community to support Valley Corporation, a hometown company that has been here for 50 years and has grown to employ more than 300 people in Douglas County.

The project would provide some significant benefits to our community. It is expected to generate more than **\$600,000 each year in local taxes**, including approximately **\$130,000 that would go directly to our local schools**. It would also help retain **50 full-time jobs** in our community and create approximately **50 additional jobs**.

I also believe the proposed location at 252nd and Potter Street makes sense. Being close to highway 275 is a good fit for this type of business and provides convenient access while keeping these types of uses in an appropriate area. Valley Corporation has also shown its commitment over the years to be a good neighbor, and I expect them to live up to that reputation going forward.

Most importantly, I think we should do what we reasonably can to keep successful local businesses in our community. Valley Corporation that has been part of the area for 50 years, provides hundreds of local jobs, and continues to invest back into the community.

I believe this project is good for our tax base, our schools, local jobs, and the long-term future of our community. I respectfully ask the City Council to support the proposed development.

Sincerely,



Jeff Kester

Kester Construction

3606 North 270th Street

Dear City of Valley Mayor and Council members

RE: MLCT Bevington Preliminary Plat and Breakwater LLC
Application for CUP

I am writing as a local resident to express my support for the proposed development.

I believe this project is a good opportunity for our community to support Valley Corporation, a hometown company that has been here for 50 years and has grown to employ more than 300 people in Douglas County.

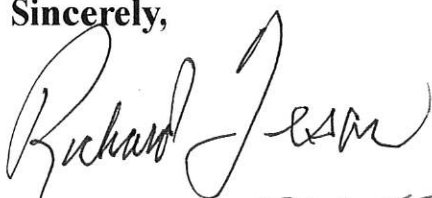
The project would provide some significant benefits to our community. It is expected to generate more than **\$600,000 each year in local taxes**, including approximately **\$130,000 that would go directly to our local schools**. It would also help retain **50 full-time jobs** in our community and create approximately **50 additional jobs**.

I also believe the proposed location at 252nd and Potter Street makes sense. Being close to highway 275 is a good fit for this type of business and provides convenient access while keeping these types of uses in an appropriate area. Valley Corporation has also shown its commitment over the years to be a good neighbor, and I expect them to live up to that reputation going forward.

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I believe this project is good for our tax base, our schools, local jobs, and the long-term future of our community. I respectfully ask the City Council to support the proposed development.

Sincerely,



28700 PLATTE RIVER RD
WATER LOO NE. 68069

Dear City of Valley Mayor and Council members

RE: MLCT Bevington Preliminary Plat and Breakwater LLC
Application for CUP

I am writing as a local resident to express my support for the proposed development.

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I believe this project is good for our tax base, our schools, local jobs, and the long-term future of our community. I respectfully ask the City Council to support the proposed development.

Sincerely,

Ken Booz Jr.
30220 RAINWOOD RD.
VALLEY NE. 68064

Dear City of Valley Mayor and Council members

RE: MLCT Bevington Preliminary Plat and Breakwater LLC
Application for CUP

I am writing as a local resident to express my support for the proposed development.

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I believe this project is good for our tax base, our schools, local jobs, and the long-term future of our community. I respectfully ask the City Council to support the proposed development.

Sincerely,

Mike Siedschlag
Walter Hunt
402-290-2272
5902 N 294TH CIRCLE
VALLEY NE. 68064

Dear City of Valley Mayor and Council members

RE: MLCT Bevington Preliminary Plat and Breakwater LLC
Application for CUP

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I believe this project is good for our tax base, our schools, local jobs, and the long-term future of our community. I respectfully ask the City Council to support the proposed development.

Sincerely,

Bob Vukobratovic
673 E. 800 N.
LESHARA NE.
68064

Dear City of Valley Mayor and Council members

RE: MLCT Bevington Preliminary Plat and Breakwater LLC
Application for CUP

I am writing as a local resident to express my support for the proposed development.

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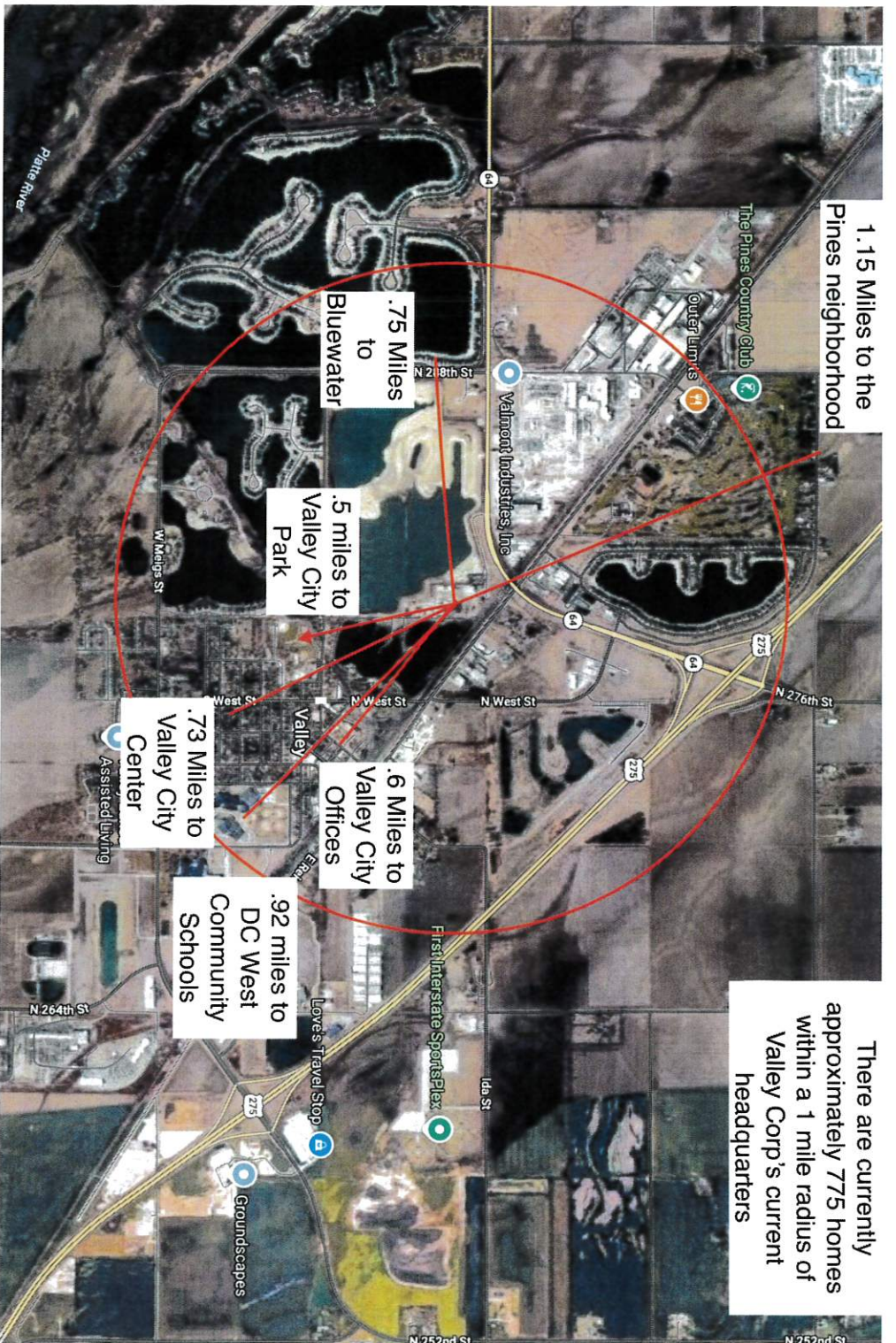
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I believe this project is good for our tax base, our schools, local jobs, and the long-term future of our community. I respectfully ask the City Council to support the proposed development.

Sincerely,


406 S. MAYAWE ST
VALLEY NE
68064



We have safely recycled concrete for more than 30 years within Valley City limits and have a proven track record of operating successfully in active, developed areas. Our current site is surrounded by approximately 750 homes. The Valley City offices, Valley City Center, Valley City Park, multiple lake communities and DC West Community Schools are all within a 1 mile radius of our current site. Our experience demonstrates our ability to safely and responsibly manage concrete recycling operations while minimizing impacts to the surrounding areas. Furthermore, the recycled concrete product at our facility is a valuable resource that is utilized by the City and County for road projects and by local residents and businesses for driveways and other construction needs. This also diverts approximately 50,000-100,000 tons of concrete from landfills each year.

APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

MLCT Bevington, Lot 1, Being a platting of part of the north half
of the southeast quarter of section 29, township 16 north, range
10 east of the 6th P.M., Douglas County, Nebraska

SUBDIVIDER

Name: Valley Corporation

Address: 28001 Ida Cir, Valley, NE 68064

Telephone: (402) 359-2578

OWNER

Name: John H Rohwer Etal Trust

Address: 16404 Pasadena Circle, Omaha, NE 68130

Telephone: ()

CITY USE ONLY

RECEIPT NO: _____

DATE: _____

PRELIMINARY PLAT #: _____

FEE PAID \$ _____

AGENT (Authorized to act on Subdivider's behalf):

Name: Joe Flaxbeard- Lamp Rynearson

Address: 14710 West Dodge Road, Suite 100, Omaha, NE 68154

Telephone: (402) 496-2498

ANY OTHER ASSOCIATES:

Name: Jim Buser- Pansing Hogan Ernst & Buser LLP

Address: 10250 Regency Cir #300, Omaha, NE 68111

Telephone: (402) 397-5500

NAME OF PRELIMINARY PLAT: MLCT Bevington

NUMBER OF LOTS: 1

1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes X No . If yes, please describe the nature of such interest: Preliminary discussion regarding purchase of Lot 1, Boger's Place

3. Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes X No . If yes, please describe the nature of the action:
A conditional user permit application is being submitted concurrently.

4. Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards? Yes No X. If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (additional sheets may be added):

5. Is any part of the land within the preliminary plat within a flood plain? Yes X No . If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (additional sheets may be added).

Grading plans will be submitted with the final plat or floodplain development permit application after topographic survey has been performed on site. There is floodplain and the proposed structures on site will be raised to the appropriate elevation to have them removed from the floodplain via the FEMA LOMR-F process.

Applicant's Signature: Mark BifDate: 7-10-26

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF PRELIMINARY PLAT: MLCT Bevington, Lot 1

LOCATION OF SUCH PLAT: 252nd Street and Potter Road

REQUIREMENTS OF PRELIMINARY PLAT

- ☐ Letter or transmittal with action requested.
- ☐ Name of Subdivision on each sheet
- ☐ Names and addresses of owners/applicants
- ☐ Names of adjacent property owners
- ☐ Name of engineer or surveyor
- ☐ Names of utility companies to be involved
- ☐ North arrow and graphic scale (according to sub-division regulations' specs)
- ☐ Date prepared
- ☐ A vicinity sketch at a scale no greater than one (1) inch = four hundred (400) feet and no smaller than one (1) inch = two thousand (2000) feet
- ☐ Sheet number and total number of sheets
- ☐ Contour lines (within and adjacent to subdivision, not greater than 2 feet intervals)
- ☐ Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers
- ☐ Is proposed use of preliminary plat in accordance with permitted City's zoning? Is a zoning action required?
- ☐ Existing and proposed streets or access easements to include:
 - ☐ R.O.W. width (according to future land use and transportation plans)
 - ☐ Paving width (according to future land use and transportation plans)
 - ☐ Approximate grades
 - ☐ Tangent length
 - ☐ Curve data and interior angle
 - ☐ Angle of Intersection
 - ☐ Name or number
- ☐ Sketch of future street system outside of plat where subdivision owns abutting land
- ☐ Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
- ☐ Lot lines and dimensions; curvilinears should be noted as arc or chord
- ☐ Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot
- ☐ Public areas for schools, parks, playgrounds or any other public uses
- ☐ All existing and proposed easements with locations, widths and distances
- ☐ All existing and proposed sidewalks, pedestrian ways and bikeways
- ☐ Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred (100) feet of the boundaries of, within/adjacent to on or within one hundred (100) feet of the proposed subdivision. Any other interest in land surrounding the preliminary plat?
- ☐ Minimum building set back lines
- ☐ Erosion and sediment control plan
- ☐ Certified accurate survey by engineer or professional land surveyor
- ☐ All plans and other information conform to the City's General Requirements and Minimum Standards of Design
- ☐ Sketch of proposed subdivision sized 8 ½ inches by 14 inches

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

ADDITIONAL INFORMATION (to be shown on Preliminary Plat or on accompanying sheets)

- ☐ Four (4) copies of Preliminary Plat and required supplementary material filed with City Clerk
- ☐ Submit plat thirty (30) days prior to the meeting of the Planning commission
- ☐ Copy of application, site plan, preliminary plat, etc to proper agencies and authorities for review
 - ☐ City Engineer
 - ☐ City Council
 - ☐ City Attorney
 - ☐ Fire Department
 - ☐ County Engineer
 - ☐ County Health Department
 - ☐ Adjacent jurisdictions
 - ☐ Papio-Missouri River NRD
 - ☐ NDOR
 - ☐ FEMA
 - ☐ Planning Commission
 - ☐ Traffic engineering
 - ☐ OPPD
 - ☐ Building and safety
 - ☐ School District
- ☐ Any required landscape screens
- ☐ Copies of proposed Deed Restrictions, if any
- ☐ Sketch plan of larger tract and future concepts of development, if part of a larger tract that will be subdivided in the future

IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

- ☐ Hydrological and grade information to determine frequency and extent of inundation of flood waters
- ☐ Location of proposed use and type of use
- ☐ Areas of habitation and employment to include:
 - ☐ Location size and floor elevation of any structures
 - ☐ Location and elevation of parking areas
 - ☐ Use, location and elevation of open space
- ☐ Limits of the flood plain
- ☐ Amount of Fill Material brought into the flood plain
- ☐ A certificate that grading will not result in any increase in the flood plain

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:

(Please use additional sheet if necessary)

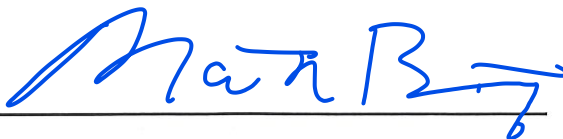
Section 3.03 Preliminary Plat Specifications.

The Preliminary Plat shall be drawn to a scale of at least one inch to 100 feet with a sheet size not to exceed 42"x30" and shall be plainly marked "Preliminary Plat" and shall include, show, or be accompanied by the following information:

- 3.03.01 A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.
- 3.03.02 Both existing and proposed grades shall be shown.
- 3.03.03 Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.
- 3.03.04 The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion. The developer shall verify the name with Douglas County.
- 3.03.05 The proposed names and addresses of the owner and subdivider; the engineer, surveyor, or landscape architect responsible (all of which are licensed to practice in Nebraska) for the subdivision layout.
- 3.03.06 The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, existing and the approximate acreage of the proposed development. All work shall be certified by a Registered Land Surveyor in the State of Nebraska.

- 3.03.07 Width and location of platted streets and alleys within 200 feet of the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision; contours with intervals of five feet or less; the location of all existing utilities with their sizes indicated, as well as flow lines; elevations of existing sanitary and storm sewer, the outline of wooded areas (the location of important individual trees may be required).
- 3.03.08 Location and name(s) of adjoining subdivision(s) or undeveloped land and owners and persons having ownership interest within 300 feet of the subject property (not including streets and right-of-ways). This should be submitted in list form and as mailing labels.
- 3.03.09 The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
- 3.03.10 The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
- 3.03.11 Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
- 3.03.12 Both existing and proposed grades shall be shown.
- 3.03.13 All established floodway, floodway-fringe, and flood plain overlay lines.
- 3.03.14 The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
- 3.03.15 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approvals have been submitted to the City.
- 3.03.16 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approval has been submitted to the City.
- 3.03.17 Signature block indicating approval of the Planning Commission per Section 10.03
- 3.03.18 Signature block indicating approval of the City Engineer per Section 10.07
- 3.03.19 Requests for waivers of design standards.
- 3.03.20 Traffic impact analysis study may be required by the City Engineer.
- 3.03.21 Four copies of the following to the City for review at the time of pre-plat submittal :
1. A preliminary sanitary sewer plan.
 2. A preliminary drainage study, within the subdivision.
 3. A preliminary street profile plan with a statement of proposed street improvements.

Applicant's Signature(s):



Date:

7-10-26

ZONING STATISTICS

ZONING: TRANSITIONAL AGRICULTURAL (AG)
SITE AREA: 71.9 ACRES

ADDRESS:
N. 252ND ST. & POTTER RD.
Valley, NE 68064

*ENTIRETY OF SITE RESIDES WITHIN THE 1%
ANNUAL FLOOD PLANE

LOT REQUIREMENTS

MIN LOT AREA: NA
MIN LOT WIDTH: NA
MIN SETBACKS:
FRONT YARD: 25
SIDE YARD: 0
STREET SIDE YARD: 25
REAR YARD: 25
MAX HEIGHT: 45
MAX BUILDING COVERAGE: NA
MAX IMPERVIOUS COVERAGE: 100%

SF BREAKDOWN

OFFICE 50,000 SF
MAINTENANCE 36,000 SF
RETAIL 10,000 SF
WAREHOUSE 30,000 SF
TOTAL 126,000 SF

MATERIAL STORAGE 10 ACRES
EQUIPMENT STORAGE 10 ACRES
RECYCLING 20 ACRES
ROCK YARD 5 ACRES
TREE PROCESSING 5 ACRES
TOTAL 45 ACRES

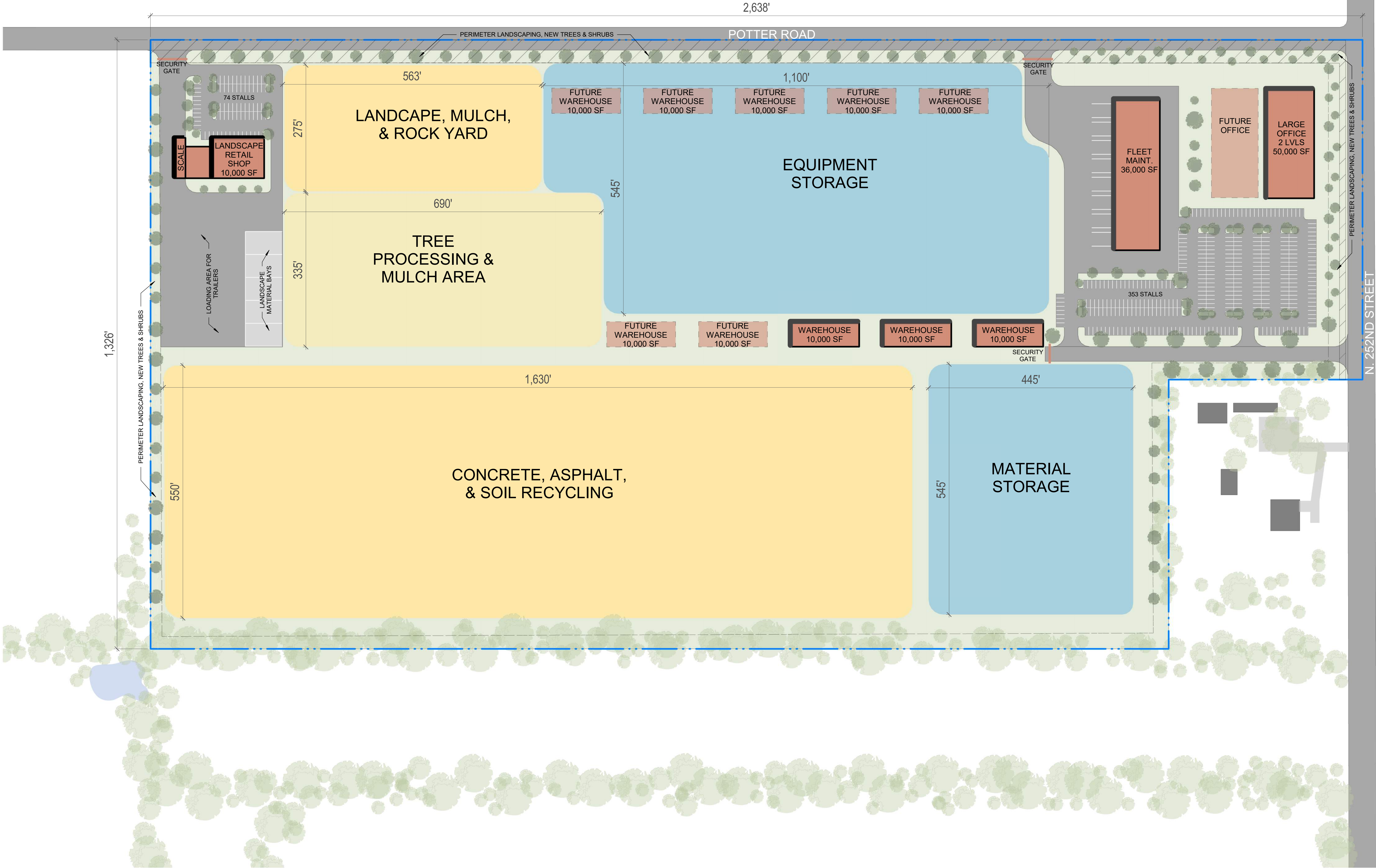
PARKING STALLS

OFFICE (1/400 GSF) 125
RETAIL (1/200 GSF) 50
MAINT. 74
TOTAL 432

LEGEND
PROPERTY LINE

SETBACK

SCREENING



3 VALLEY CORP SITE
SCALE: 1" = 100'-0"



2 TJ CABLE AND UNDERGROUND SERVICES
SCALE: 1" = 100'-0"

1 PROPOSED SITE PLAN
SCALE: 1" = 100'-0"

ZONING STATISTICS

ZONING: TRANSITIONAL AGRICULTURAL (AG)
SITE AREA: 71.9 ACRES

ADDRESS:
N. 252ND ST. & POTTER RD.
Valley, NE 68064

*ENTIRETY OF SITE RESIDES WITHIN THE 1%
ANNUAL FLOOD PLANE

LOT REQUIREMENTS

MIN LOT AREA: NA
MIN LOT WIDTH: NA
MIN SETBACKS:
FRONT YARD: 25
SIDE YARD: 0
STREET SIDE YARD: 25
REAR YARD: 25
MAX HEIGHT: 45
MAX BUILDING COVERAGE: NA
MAX IMPERVIOUS COVERAGE: 100%

SF BREAKDOWN

OFFICE 50,000 SF
MAINTENANCE 36,000 SF
RETAIL 10,000 SF
WAREHOUSE 30,000 SF
TOTAL 126,000 SF

MATERIAL STORAGE 10 ACRES
EQUIPMENT STORAGE 10 ACRES
RECYCLING 20 ACRES
ROCK YARD 5 ACRES
TREE PROCESSING 5 ACRES
TOTAL 45 ACRES

PARKING STALLS

OFFICE (1/400 GSF) 125
RETAIL (1/200 GSF) 50
MAINT. 74
TOTAL 432

LEGEND

PROPERTY LINE

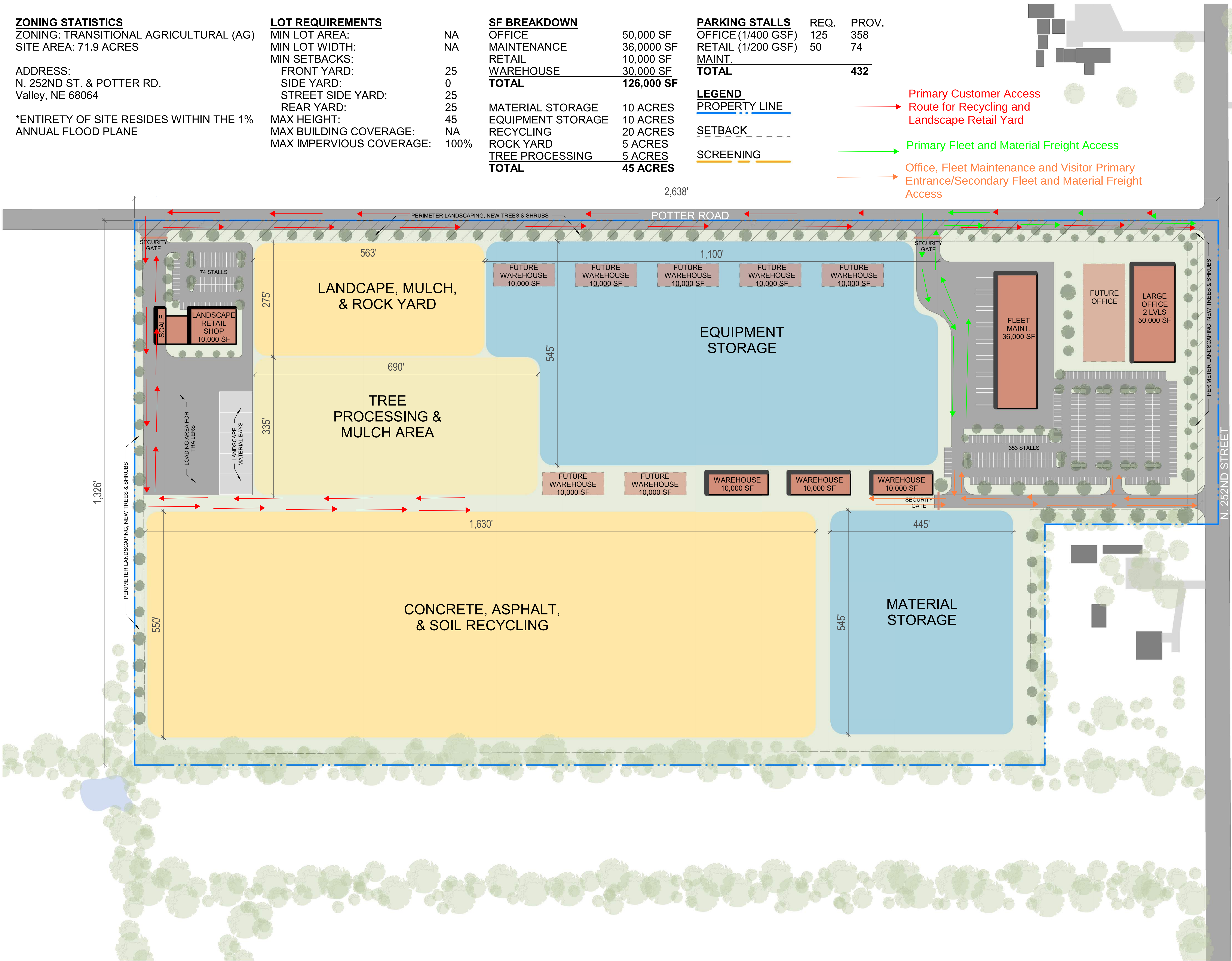
SETBACK

SCREENING

Primary Customer Access
Route for Recycling and
Landscape Retail Yard

Primary Fleet and Material Freight Access

Office, Fleet Maintenance and Visitor Primary
Entrance/Secondary Fleet and Material Freight
Access



1 PROPOSED SITE PLAN
SD-07 SCALE: 1" = 100'-0"



3 VALLEY CORP SITE
SD-07 SCALE: 1" = 100'-0"



2 TJ CABLE AND UNDERGROUND SERVICES
SD-07 SCALE: 1" = 100'-0"



DOUGLAS COUNTY ENGINEER

15505 West Maple Road
Omaha, Nebraska 68116-5173
402-444-6372
Fax: 402-444-6244
engineer@douglascounty-ne.gov

September 8th, 2026

TO: Ms. Christie Donnermeyer City Clerk
City of Valley

FROM: Brian J. Goodbarn, P.E. Civil Engineer
Douglas County Engineer's Office

RE: **REVIEW COMMENTS FOR SEPTEMBER 8TH, 2026
PLANNING COMMISSION MEETING**

The Douglas County Engineer's Office submits the following review comments regarding the agenda items scheduled for discussion before the Valley Planning Commission on September 8th, 2026.

VALLEY COMMENTS – MLCT BEVINTON

1. CAD files for the preliminary plat and final plat shall be submitted to the Douglas County Engineer's Office for review.
2. A traffic study should be conducted to determine the road improvements needed for 252nd street and Potter Road.
3. The proposed driveway connections from the development to Potter Road & 252nd Street will require permits from this office and must meet proper sight distance criteria and incorporate intersection improvements as indicated in the traffic study. The cost of the roadway improvements for the driveway connections, if required, will be the responsibility of the developer. The sight distance criteria to be used in the evaluation, of the driveway connections, will be AASHTO Stopping Sight Distance for 50 MPH design (425').
4. Storm sewer design computations and final plans must be submitted to this office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to Potter Road & 252nd Street.
5. Any grading, sewer or utility work, sidewalk, landscaping, ADA curb ramps or any other improvements carried out in conjunction with this development, in Potter Road & 252nd Street right-of-way, will require a permit(s) from this office.
6. It should be noted on the plat that the proposed driveway connection, to 252nd Street from the site, might be restricted to right-in/right-out vehicular turning movements should 252nd Street be upgraded to a 4-lane section with raised medians.
7. An Interlocal Agreement or permit with Douglas County will be needed for the improvement of any County Roads, prior to the signing of the final plat.
8. A public road should be considered to be built along the western border of the lot for future development of the area.

If you have any questions concerning the above review comments, feel free to call me at (402) 444-6474.

Eriksen Construction Company, Inc.

2546 South Hwy. 30 • PO Box 610 • Blair, Nebraska 68008-0610 • 402-426-3119 • Fax 402-426-3150

August 24, 2026

Jake Zimmermann
Eagle Engineering
12100 West Center Road
Suite 801
Omaha, Nebraska 68144

Re: Substantial Completion Request for Valley WTP Expansion

Dear Jake,

The construction work on the Valley WTP Expansion Project has reached substantial completion as of August 24, 2026, in accordance with the terms and conditions outlined in the Contract Agreement between Eriksen Construction Company and the City of Valley, Nebraska. We have made every effort to ensure that all major aspects of the construction work have been completed in compliance with the contract documents, and we are confident that the project can be used for its intended purpose.

Eriksen Construction is asking for substantial completion to be issued as of August 24, 2026. With this, the City of Valley also is to begin carrying all insurance coverage on the project effective immediately. Can you please provide acceptance of substantial completion and verification of insurance coverage at your earliest convenience.

Thank you for your continued cooperation throughout the project. If you have any questions or concerns on this request, please call or email me.

Regards,

Al Schoemaker

Al Schoemaker
Eriksen Construction

CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner: City Of Valley, Nebraska	Owner's Contract No.: 1
Contractor: ERIKSEN CONSTRUCTION	Contractor's Project No.: n/a
Engineer: EAGLE ENGINEERING GROUP	Engineer's Project No.: 23-66
Project: Water Treatment Plant Expansion	Contract Name: Water Treatment Plant Expansion

This preliminary Certificate of Substantial Completion applies to:

☐ All Work	☒ The following specified portions of the Work: water treatment facility expansion including pumps, filters, controls, aerator, valves, piping etc.
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August 24, 2026

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract, except as amended as follows:

Amendments to Owner's responsibilities:	☒ None ☐ As follows
Amendments to Contractor's responsibilities:	☒ None ☐ As follows:

The following documents are attached to and made a part of this Certificate: *[punch list; others]*

None- final punch list to be distributed later

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

EXECUTED BY ENGINEER: By: <u><i>Jacob Zimmerer</i></u> (Authorized signature) Title: <u>Jake Zimmerer, PE</u> Date: <u>8/24/2026</u>	RECEIVED: By: _____ Owner (Authorized Signature) Title: <u>Linda Lewis, Mayor</u> Date: _____	RECEIVED: By: <u><i>Al Schoemaker</i></u> Contractor (Authorized Signature) Title: <u>Project Manager</u> Date: <u>9-1-26</u>
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RESOLUTION NO. 2026 – _ _

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA:

The Application for Payment No. 3 filed with the Clerk by the special engineer of the project, showing the amount of material furnished and work performed in the City under contract heretofore from **Vrba Construction, Inc.** for **FY26 Water Main Replacement** and the statements of the engineer and others set out below are hereby approved and the Council finds that the materials therein set out have been furnished and have been received by the City and work has been performed and claim therefor is hereby submitted as follows:

1. ORIGINAL CONTRACT PRICE	<u>\$1,263,188.85</u>
2. Net change by Change Orders	<u>\$105,691.84</u>
3. Current Contract Price (Line 1 + 2)	<u>\$1,368,880.69</u>
4. TOTAL COMPLETED AND STORED TO DATE (Sum of Column G Lump Sum Total & Column J Unit Price Total)	<u>\$540,312.63</u>
5. RETAINAGE:	
a. 10% x \$320,537.12 Work Completed	<u>\$32,053.71</u>
b. 10% x \$219,775.511 Stored Material	<u>\$21,977.55</u>
c. Total Retainage (Line 5.a + Line 5.b)	<u>\$54,031.26</u>
6. AMOUNT ELIGIBLE TO DATE (Line 4 + Line 5.c)	<u>\$486,281.37</u>
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	<u>\$322,591.41</u>
8. AMOUNT DUE THIS APPLICATION	<u>\$163,689.96</u>
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 – Line 4)	<u>\$828,568.06</u>

PAYMENT OF: **\$163,689.96**

NOW, THEREFORE, BE IT RESOLVED THAT the Valley City Council consents to and authorizes payment to:

VRBA CONSTRUCTION, INC. \$163,689.96

PASSED AND APPROVED THIS 8th DAY OF SEPTEMBER 2026.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

Linda Lewis, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

Contractor's Application for Payment

Owner: <u>City of Valley, Nebraska</u>	Owner's Project No.: _____
Engineer: <u>EAGLE ENGINEERING GROUP</u>	Engineer's Project No.: <u>25-56</u>
Contractor: <u>Vrba Construction Inc.</u>	Contractor's Project No.: _____
Project: <u>FY26 Water Main Replacement</u>	
Contract: <u>FY26 Water Main Replacement, Valley, NE</u>	
Application No.: <u>3</u>	Application Date: <u>9/1/2026</u>
Application Period: From <u>8/5/2026</u> to <u>9/1/2026</u>	

1. Original Contract Price	\$ 1,263,188.85
2. Net change by Change Orders	\$ 105,691.84
3. Current Contract Price (Line 1 + Line 2)	\$ 1,368,880.69
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 540,312.63
5. Retainage	
a. <u>10%</u> X <u>\$ 320,537.12</u> Work Completed	\$ 32,053.71
b. <u>10%</u> X <u>\$ 219,775.51</u> Stored Materials	\$ 21,977.55
c. Total Retainage (Line 5.a + Line 5.b)	\$ 54,031.26
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 486,281.37
7. Less previous payments (Line 6 from prior application)	\$ 322,591.41
8. Amount due this application	\$ 163,689.96
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 828,568.06

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: <u>Vrba Construction Inc.</u>
Signature: _____ Date: <u>9/1/2026</u>

Recommended by Engineer	Approved by Owner
By: _____	By: _____
Title: <u>Project Manager</u>	Title: <u>Mayor</u>
Date: _____	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Valley, Nebraska										Owner's Project No.:	
Engineer:	EAGLE ENGINEERING GROUP										Engineer's Project No.:	25-56
Contractor:	Vrba Construction Inc.										Contractor's Project No.:	
Project:	FY26 Water Main Replacement											
Contract:	FY26 Water Main Replacement, Valley, NE											

Application No.:	3	Application Period:	From	08/05/26	to	09/01/26	Application Date:	09/01/26
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
1	SITE PREPARATION / MOBILIZATION	1.00	LS	18,000.00	18,000.00	0.50	9,000.00	-	9,000.00	50%	9,000.00
2	TRAFFIC CONTROL / BARRICADES / WARNING SIGNS	1.00	LS	8,500.00	8,500.00	0.70	5,950.00	-	5,950.00	70%	2,550.00
3	ABANDONMENT OF WATER MAIN IN PLACE	1.00	LS	500.00	500.00	0.50	250.00	-	250.00	50%	250.00
4	REMOVE 4"DIA. WATER MAIN	10.00	LF	250.00	2,500.00		-	-	-	0%	2,500.00
5	REMOVE FIRE HYDRANT	7.00	EA	1,000.00	7,000.00	4.00	4,000.00	-	4,000.00	57%	3,000.00
6	REMOVE 4"DIA. GATE VALVE AND BOX	1.00	EA	500.00	500.00		-	-	-	0%	500.00
7	REMOVE 8"x4" REDUCER	1.00	EA	500.00	500.00		-	-	-	0%	500.00
8	CONNECT TO EXG. 4"DIA. WATER MAIN	2.00	EA	2,460.00	4,920.00	1.00	2,460.00	906.00	3,366.00	68%	1,554.00
9	CONNECT TO EXG. 6"DIA. WATER MAIN	4.00	EA	2,560.00	10,240.00	1.00	2,560.00	5,058.75	7,618.75	74%	2,621.25
10	CONNECT TO EXG. 8"DIA. WATER MAIN	4.00	EA	2,725.00	10,900.00	3.00	8,175.00	296.00	8,471.00	78%	2,429.00
11	CONNECT TO EXG. 14"DIA. WATER MAIN	4.00	EA	3,600.00	14,400.00		-	8,360.00	8,360.00	58%	6,040.00
12	CONSTRUCT 6"DIA. D.I.P. CL 350 WATER MAIN	1,823.00	LF	75.25	137,180.75					0%	137,180.75
13	CONSTRUCT 8"DIA. D.I.P. CL 350 WATER MAIN	2,334.00	LF	82.75	193,138.50					0%	193,138.50
14	CONSTRUCT 6"DIA. R.J. D.I.P. CL 350 WATER MAIN	535.00	LF	53.60	28,676.00					0%	28,676.00
15	CONSTRUCT 8"DIA. R.J. D.I.P. CL 350 WATER MAIN	930.00	LF	69.80	64,914.00					0%	64,914.00
16	INSTALL TRACER WIRE	5,622.00	LF	0.45	2,529.90	1,826.00	821.70	1,357.16	2,178.86	86%	351.04
17	BORING FOR 6"DIA. WATER MAIN	535.00	LF	50.00	26,750.00		-	-	-	0%	26,750.00
18	BORING FOR 8"DIA. WATER MAIN	930.00	LF	70.00	65,100.00	890.00	62,300.00	-	62,300.00	96%	2,800.00
19	INSTALL 4"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	2.00	EA	1,325.00	2,650.00		-	6,166.00	6,166.00	233%	(3,516.00)
20	INSTALL 6"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	4.00	EA	1,625.00	6,500.00	1.00	1,625.00	12,120.00	13,745.00	211%	(7,245.00)
21	INSTALL 8"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	10.00	EA	2,420.00	24,200.00	6.00	14,520.00	6,312.00	20,832.00	86%	3,368.00
22	INSTALL 8"DIA. MJ 45 DEG BEND & BLOCK	8.00	EA	485.00	3,880.00	7.00	3,395.00	254.00	3,649.00	94%	231.00
23	INSTALL 6"DIA. MJ 22 1/2 DEG BEND & BLOCK	2.00	EA	335.00	670.00		-	352.00	352.00	53%	318.00
24	INSTALL 8"DIA. MJ 22 1/2 DEG BEND & BLOCK	1.00	EA	475.00	475.00	1.00	475.00	-	475.00	100%	-
25	INSTALL 8"DIA. MJ 11 1/4 DEG BEND & BLOCK	3.00	EA	455.00	1,365.00	1.00	455.00	464.00	919.00	67%	446.00
26	INSTALL 4" MJ CAP & BLOCK	14.00	EA	135.00	1,890.00	4.00	540.00	660.00	1,200.00	63%	690.00
27	INSTALL 6" MJ CAP & BLOCK	2.00	EA	185.00	370.00	1.00	185.00	100.00	285.00	77%	85.00
28	INSTALL 8" MJ CAP & BLOCK	3.00	EA	260.00	780.00	4.00	1,040.00	(139.00)	901.00	116%	(121.00)
29	INSTALL 6" MJ SWIVEL TEE	4.00	EA	525.00	2,100.00		-	1,276.00	1,276.00	61%	824.00
30	INSTALL 8x6" MJ SWIVEL TEE	7.00	EA	670.00	4,690.00	4.00	2,680.00	1,179.00	3,859.00	82%	831.00
31	INSTALL 8" MJ TEE & BLOCK	4.00	EA	800.00	3,200.00	3.00	2,400.00	438.00	2,838.00	89%	362.00
32	INSTALL 8x4" MJ TEE & BLOCK	2.00	EA	635.00	1,270.00		-	672.00	672.00	53%	598.00
33	INSTALL 14x6" MJ TEE & BLOCK	3.00	EA	6,165.00	18,495.00		-	5,863.00	5,863.00	32%	12,632.00
34	INSTALL 14x8" MJ TEE & BLOCK	1.00	EA	7,755.00	7,755.00		-	2,642.00	2,642.00	34%	5,113.00
35	INSTALL 8x6" MJ CROSS & BLOCK	1.00	EA	865.00	865.00		-	466.00	466.00	54%	399.00
36	INSTALL FIRE HYDRANT ASSEMBLY - TYPE I	9.00	EA	7,980.00	71,820.00	4.00	31,920.00	26,000.00	57,920.00	81%	13,900.00
37	INSTALL FIRE HYDRANT ASSEMBLY - TYPE II	3.00	EA	8,225.00	24,675.00		-	6,776.00	6,776.00	27%	17,899.00
38	CONNECT TO EXG. WATER SERVICE	85.00	EA	1,655.00	140,675.00	3.00	4,965.00	12,710.00	17,675.00	13%	123,000.00
39	CONSTRUCT 1"DIA. WATER MAIN TAP W/ CORP.	85.00	EA	155.00	13,175.00	2.00	310.00	8,177.94	8,487.94	64%	4,687.06
40	INSTALL 1"DIA. CURB STOP AND BOX	85.00	EA	362.70	30,829.50		-	23,375.00	23,375.00	76%	7,454.50

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Valley, Nebraska										Owner's Project No.:	
Engineer:	EAGLE ENGINEERING GROUP										Engineer's Project No.:	25-56
Contractor:	Vrba Construction Inc.										Contractor's Project No.:	
Project:	FY26 Water Main Replacement											
Contract:	FY26 Water Main Replacement, Valley, NE											

Application No.:	3	Application Period:	From	08/05/26	to	09/01/26	Application Date:	09/01/26
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A	B	C	D	E	F	G	H	I	J	K	L					
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)					
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)									
41	INSTALL 1"DIA. COPPER WATER SERVICE - TYPE K	1,994.00	LF	16.20	32,302.80	70.00	1,134.00	-	1,134.00	4%	31,168.80					
42	BORE 1"DIA. WATER SERVICE PIPE	1,300.00	LF	32.00	41,600.00	60.00	1,920.00	-	1,920.00	5%	39,680.00					
43	REMOVE AND REPLACE 9-INCH CONCRETE PAVEMENT	509.00	SY	140.30	71,412.70	311.50	43,703.45	-	43,703.45	61%	27,709.25					
44	REMOVE AND REPLACE 5-INCH CONCRETE DRIVEWAY	319.00	SY	110.40	35,217.60	13.50	1,490.40	-	1,490.40	4%	33,727.20					
45	REMOVE AND REPLACE 6-INCH CONCRETE CURB RAMP	687.00	SF	16.10	11,060.70		-	-	-	0%	11,060.70					
46	REMOVE AND REPLACE 4-INCH CONCRETE SIDEWALK	7,512.00	SF	10.95	82,256.40	76.20	834.39	-	834.39	1%	81,422.01					
47	CONSTRUCT DETECTABLE WARNING PANEL	96.00	SF	28.75	2,760.00		-	-	-	0%	2,760.00					
48	SURFACE RESTORATION	1.00	LS	7,500.00	7,500.00		-	-	-	0%	7,500.00					
49	PERMANENT SEEDING	1.00	LS	10,000.00	10,000.00		-	-	-	0%	10,000.00					
50	CONSTRUCTION STAKING	1.00	ALW	8,000.00	8,000.00	0.40	3,200.00	-	3,200.00	40%	4,800.00					
51	TRENCH COMPACTION TESTING	1.00	ALW	2,500.00	2,500.00	0.25	625.00	-	625.00	25%	1,875.00					
Original Contract Totals					\$	1,263,188.85		\$	212,933.94	\$	131,841.85	\$	344,775.79	27%	\$	918,413.06
Change Orders																
52	CONSTRUCT NYLOPLAST INLET	4.00	EA	5,000.00	20,000.00		-	-	-	0%	20,000.00					
53	CONSTRUCT DRAIN JUNCTION W/ CLEANOUT	3.00	EA	7,285.00	21,855.00		-	4,302.00	4,302.00	20%	17,553.00					
54	CONSTRUCT NYLOPLAST BASIN JUNCTION	2.00	EA	10,545.00	21,090.00		-	646.00	646.00	3%	20,444.00					
55	CONSTRUCT 54" ID STORM SEWER MANHOLE	6.00	VF	1,590.00	9,540.00		-	-	-	0%	9,540.00					
56	CONSTRUCT 12"DIA. STORM SEWER	551.00	LF	69.90	38,514.90		-	8,100.00	8,100.00	21%	30,414.90					
57	CONSTRUCT 15"DIA. STORM SEWER	638.00	LF	82.20	52,443.60		-	11,840.00	11,840.00	23%	40,603.60					
58	CONNECT TO EXG. STORM SEWER	1.00	EA	2,750.00	2,750.00		-	-	-	0%	2,750.00					
	CHANGE ORDER NO. 1 (43,44, AND 46)	1.00	LS	37,008.50	37,008.50		-	-	-	0%	37,008.50					
59	CONSTRUCT 6"DIA. PVC DR18 WATER MAIN	1,823.00	LF	57.88	105,515.24	16.00	926.08	21,612.63	22,538.71	21%	82,976.53					
60	CONSTRUCT 8"DIA. PVC DR18 WATER MAIN	2,334.00	LF	63.65	148,559.10	920.00	58,558.00	29,588.59	88,146.59	59%	60,412.51					
61	CONSTRUCT 6"DIA. R.J. PVC DR18 WATER MAIN	535.00	LF	41.23	22,058.05		-	10,216.80	10,216.80	46%	11,841.25					
62	CONSTRUCT 8"DIA. R.J. PVC DR18 WATER MAIN	930.00	LF	53.69	49,931.70	890.00	47,784.10	1,627.64	49,411.74	99%	519.96					
	CHANGE ORDER NO. 2 (12,13,14,AND 15)	1.00	LS	(423,909.25)	(423,909.25)		-	-	-	0%	(423,909.25)					
63	INSTALL 8X6" REDUCER	1.00	LS	335.00	335.00	1.00	335.00	-	335.00	100%	-					
64					-		-	-	-		-					
65					-		-	-	-		-					
Change Order Totals					\$	105,691.84		\$	107,603.18	\$	87,933.66	\$	195,536.84	185%	\$	(89,845.00)
Original Contract and Change Orders																
Project Totals					\$	1,368,880.69		\$	320,537.12	\$	219,775.51	\$	540,312.63	39%	\$	828,568.06

Change Order No. 2

Owner:	City of Valley, Nebraska	Owner's Project No.:	n/a
Engineer:	EAGLE ENGINEERING GROUP	Engineer's Project No.:	25-59
Contractor:	L.G. Roloff Construction Co. Inc.	Contractor's Project No.:	n/a
Project:	Champion Shores Sanitary Sewer, Storm Sewer & Water Main Improvements		
Contract Name:	Champion Shores Sanitary Sewer, Storm Sewer & Water Main Improvements, Valley, NE		
Date Issued:	August 27, 2026	Effective Date of Change order:	September 8, 2026

The Contract is modified as follows upon execution of this Change Order:

Description:

Adjust contract time based on material availability and Developers schedule

Attachments: *[List documents supporting change]*

Attachment No. 1 To Change Order No. 2

Change in Contract Times
[State Contract Times as either a specific date or a number of days]

Change in Contract Price

Original Contract Price:	Original Contract Times:
\$ 5,880,090.75	Substantial Completion: September 1, 2026
	Ready for Final Payment: December 1, 2026
Increase (Decrease) from previously approved Change Orders No. - to No. 1 :	Increase (Decrease) from previously approved Change Orders No. - to No. 1 :
\$ -\$2,025,000.00	Substantial Completion: 30
	Ready for Final Payment: 30
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ 3,855,090.75	Substantial Completion: October 1, 2026
	Ready for Final Payment: December 31, 2026
Increase (Decrease) of this Change Order:	Increase (Decrease) this Change Order:
\$ 0.00	Substantial Completion: 196
	Ready for Final Payment: 151
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ 3,855,090.75	Substantial Completion: April 15, 2027
	Ready for Final Payment: May 31, 2027

Recommended by Engineer (if required)

Accepted By Contractor

By: _____
Title: **Project Manager**
Date: _____

By: _____
Title: **Monty Habrock, Executive Vice President**
Date: _____

Authorized by Owner

Approved by Funding Agency (if applicable)

By: _____
Title: **Mayor**
Date: _____

By: _____
Title: _____
Date: _____

Attachment No. 1 to Change Order No.: 2

Champion Shores Sanitary Sewer, Storm Sewer & Water Main

Project: **Improvements**

Project No. **25-59**

Dated: **August 27, 2026**

	DESCRIPTION OF CHANGES	
	Amend Article 4 - Contract Times, Paragraph 4.02 Contract Times: Dates as follows: A. The Work will be substantially completed on or before April 15, 2027, or 45 days after the completion of the private street paving and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before May 31, 2027. 1. Milestone 1 [October 20, 2026] – Gravity sanitary sewer and services and storm sewer under proposed private street pavement on 287th Circle (SMH-22 to SMH-24), 287th Lane (SMH-24 to SMH-27), Joan Avenue, Newport Court (SMH-20 to SMH-22), and Mary Lane (SMH-2 to SMH-5 and SMH-13 to SMH-16). 2. Milestone 2 [March 1, 2027] – All remaining gravity sanitary sewer and services and storm sewer under proposed private street pavement Newport Court Circle (SMH-17 to SMH-19), Huntington Court Circle (SMH-6 to SMH-12) and 281st Plaza Circle (SMH-28 to SMH-29). Lift stations structures excluding equipment and electrical. Water mains along completed pavement on 287th Circle, 287th Lane, Joan Avenue, Newport Court, and Mary Lane as referenced in Milestone 1.	

RESOLUTION NO. 2026 – __ __

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA:

WHEREAS, on or about March 30, 2026, **Heimann Ventures III, LLC, (Champion Shores)** a Nebraska limited liability company and the **City of Valley, Nebraska** entered into an Irrevocable Letter of Credit Agreement wherein Heimann Ventures III, LLC and the City of Valley agree certain funds for Champion Shores be secured by a loan obtained by the subdivider for distribution in accordance with the terms of this Agreement.

WHEREAS, the Agreement provides Dundee Bank shall disburse the funds, or such portion thereof authorized by Resolution and shall be disbursed as follows:

WHEREAS, the total sum of Two Hundred Fifty-five Thousand Nineteen and 50/100 dollars (\$225,019.50) is **due to Vrba Construction, Inc.**, pursuant to Contractor's Application for Payment No. 1 as submitted by the attached invoice from Eagle Engineering Group, LLC engineers for the City of Valley; and

WHEREAS, the City Engineer and the City Clerk have submitted a request to the City Council to authorize distribution of the above-described amounts; said requests are supported by invoices and backup documentation attached hereto.

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Valley, Nebraska:

1. Dundee Bank is hereby authorized and directed to disburse to **Vrba Construction, Inc.** the sum of Two Hundred Fifty-five Thousand Nineteen and 50/100 dollars (\$225,019.50) as payment due pursuant to Contractor's Application for Payment No. 1, for **Champion Shores** dewatering.

PASSED AND APPROVED THIS 8TH OF SEPTEMBER 2026.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

Linda Lewis, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

Contractor's Application for Payment

Owner: <u>City of Valley, Nebraska</u> Engineer: <u>EAGLE ENGINEERING GROUP</u> Contractor: <u>Vrba Construction Inc.</u> Project: <u>Champion Shores Dewatering</u> Contract: <u>Champion Shores Dewatering</u>	Owner's Project No.: _____ Engineer's Project No.: <u>25-59</u> Contractor's Project No.: _____
Application No.: <u>1</u> Application Date: <u>8/31/2026</u> Application Period: From <u>8/1/2026</u> to <u>9/2/2026</u>	

1. Original Contract Price	\$ 976,100.00
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 976,100.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 283,355.00
5. Retainage	
a. <u>10%</u> X <u>\$ 283,355.00</u> Work Completed	\$ 28,335.50
b. <u>10%</u> X <u>\$ -</u> Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 28,335.50
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 255,019.50
7. Less previous payments (Line 6 from prior application)	\$ -
8. Amount due this application	\$ 255,019.50
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 692,745.00

Contractor's Certification
 The undersigned Contractor certifies, to the best of its knowledge, the following:
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: <u>Vrba Construction Inc.</u>	
Signature: _____	Date: <u>8/31/2026</u>

Recommended by Engineer By: _____ Title: <u>Project Manager</u> Date: <u>9/3/2026</u>	Approved by Owner By: _____ Title: <u>Mayor</u> Date: <u>9/8/2026</u>
Approved by Funding Agency By: _____ Title: <u>Heimann Ventures III LLC</u> Date: _____	By: _____ Title: _____ Date: _____

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Valley, Nebraska										
Engineer:	EAGLE ENGINEERING GROUP										
Contractor:	Vrba Construction Inc.										
Project:	Champion Shores Dewatering										
Contract:	Champion Shores Dewatering										

Application No.:	1	Application Period:	From	08/01/26	to	09/02/26	Application Date:	08/31/26			
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
1	Mobilization and Demolitization	1.00	LS	58,450.00	58,450.00	0.50	29,225.00	-	29,225.00	50%	29,225.00
2	Wells	40.00	EA	13,735.00	549,400.00	10.00	137,350.00	-	137,350.00	25%	412,050.00
3	Pumps	18.00	EA	3,150.00	56,700.00	6.00	18,900.00	-	18,900.00	33%	37,800.00
4	Power Units	18.00	EA	6,175.00	111,150.00	6.00	37,050.00	-	37,050.00	33%	74,100.00
5	Installation and Removal of Wells	40.00	EA	3,780.00	151,200.00	6.00	22,680.00	-	22,680.00	15%	128,520.00
6	10" 50# PVC PIP Discharge Pipe	4,000.00	LF	7.30	29,200.00	3,000.00	21,900.00	-	21,900.00	75%	7,300.00
7	Discharge Pipe Installation and Removal	4,000.00	LF	5.00	20,000.00	3,000.00	15,000.00	-	15,000.00	75%	5,000.00
Original Contract Totals					\$ 976,100.00		\$ 282,105.00	\$ -	\$ 282,105.00	29%	\$ 693,995.00
Change Orders											
	Service Labor per hour per crew member	-	HR	125.00	-	10.00	1,250.00	-	1,250.00		(1,250.00)
					-		-	-	-		-
					-		-	-	-		-
					-		-	-	-		-
					-		-	-	-		-
					-		-	-	-		-
					-		-	-	-		-
					-		-	-	-		-
Change Order Totals					\$ -		\$ 1,250.00	\$ -	\$ 1,250.00		\$ (1,250.00)
Original Contract and Change Orders											
Project Totals					\$ 976,100.00		\$ 283,355.00	\$ -	\$ 283,355.00	29%	\$ 692,745.00