

WAHOO CITY COUNCIL AGENDA
Tuesday, July 8, 2025 - 7:00 PM
Wahoo Public Library, 637 N Maple St, Wahoo, NE 68066

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Wahoo meet on the second and fourth Tuesdays of each month at the Wahoo Public Library, 637 N Maple Street Wahoo, Nebraska, at 7:00 p.m. Notice of special meetings shall be given by posting a notice thereof on the bulletin board in City Hall, U.S. Post Office, and FirstBank of Nebraska, at least 24 hours before the special meeting. All Council meetings are open to the public and the agenda, which is kept continually current, is available for public inspection at the office of the City Clerk at City Hall during normal business hours.

Individuals requiring physical or sensory accommodations, individual interpreter service, Braille, large print or recorded material, please contact the ADA Coordinator at City Hall, 605 North Broadway, Wahoo, Nebraska, 68066, telephone 402-443-3222 as far in advance as possible, but no later than 48 hours before the scheduled event.

{{Name: Agenda Item Name}}

Pledge of Allegiance

Announcement of the Open Meetings Act

Call to order and roll call

Proclamation

Audience comments on items not listed on the agenda

Department head reports

1. Police
2. Parks and Rec
3. JEO Project Status Report

Consent Agenda

1. Acceptance of excused absence of Mayor or Council member(s)
2. Approval of the June 24, 2025 minutes of the City Council
3. Approval of Mayor's appointments of Jessica Pearson, Andrea Brooks and Eric Baumert to the Planning Commission (3-year term ending July 2028)
4. Approval of Mayor's appointment of Paul Eddie and Tim Fasel to the Board of Adjustments (3-Year term expiring July 2028)

5. Approval of payment in the amount of \$3,570.00 to SENDD for FY 2025-26 membership and housing dues
6. Approval of claims

Public hearing and associated action items

Action items not requiring a public hearing

1. Discussion and possible action regarding Phase II of Kennedy Campus South Hall project
2. Approval of lease agreement for 608 N Linden

Mayor's comments on items not listed on the agenda

Council Comments on items not listed on the agenda

Adjourn


Upcoming planned meeting dates and agenda deadlines

ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING


The undersigned members of the governing body of the City of Wahoo, Nebraska, hereby acknowledge receipt of advance notice of a meeting of said body and the agenda for such meeting held at the Wahoo Public Library on Tuesday July 8, 2025.



Gerald Johnson, Mayor




Stuart Krejci, Council member



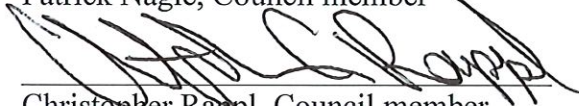
Shane Sweet, Council member



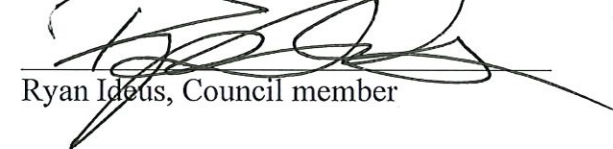
Carl Warford, Council member



Patrick Nagle, Council member



Christopher Rapp, Council member



Ryan Ideus, Council member

I certify that _____ was absent from the City and did not return until after the meeting and to my personal knowledge was notified of the meeting.



Christina Fasel, City Clerk



MONTHLY REPORT

for

June, 2025

Building Maintenance

We welcomed a new maintenance employee late in the month. Kirk Specht began on June 23rd and will be part of our maintenance team with primary responsibilities for building maintenance while also assisting in other areas as needed. Kirk has hit the ground running and is quickly learning about the facilities. Repair work was performed on two of the Civic Center's main air handling units on the roof. New filters and belts were installed as well as some electrical repair work.

Parks

Routine maintenance duties included mowing, trimming, weed spraying, weeding and mulching landscape beds, dragging parking lots, and tree work. Baseball and softball season continued in full swing during the month at Hackberry Park and Sam Crawford Field with ballfield prep every day. Four weekend tournaments were hosted during the month. The landscaping around the 'Welcome to Wahoo' monument sign near the airport was cleaned up.

Membership Update

Total Civic Center Memberships (as of 6/30/25)	693
Total Civic Center Members (as of 6/30/25)	2,174

Civic Center Usage

Informal "Drop-in" Patrons	3,884	Closed Sundays
Rec Program Participants	<u>675</u>	
Total Facility Use	4,559	

Daily Average: 182/day

Highest Use Day of Month: 216 informal "drop-in" patrons (June 9th)

Respectfully Submitted By:

Kevin Stuhr
Director



June Recreation Report

Youth Programs:

Coach-Pitch & T-Ball Leagues (Girls)
93 participants

Coach-Pitch & T-Ball Leagues (Boys)
118 participants

Summer Camp
25 participants

Swim Lessons
Session #1: 122 participants
Session #2: 129 participants

Adult Programs:

AM Water Aerobics
134 participants

Ai Chi Water
13 participants

Civic Center Classic
19 participants

Special Events & Rentals:

Upcoming Programs & Events:

Youth Flag Football & Volleyball – Leagues begin in August
Summer Youth Swim Lessons – Session #3 starts July 7th
2025-26 After School Programs – Registration now
Soggy Doggy Night – Monday, August 11th

**Wahoo Senior Services
Manager's Report
June 2025**

<u>Informational Programs</u>	<u>Sessions</u>	<u># of participants & usage</u>
Board of Directors Meeting	1	7 participants
 <u>Health Programs</u>		
Tai Chi	8	14 participants/80 times
Exercise Room	21	22 participants/179 times
City Meal Program	21	56 participants/469 meals
 <u>Recreational Programs</u>		
Birthday Party-Rings & Strings	1	28 participants
10-point pitch	9	16 participants/115 times
Bridge	4	8 participants/32 times
Pinochle	4	5 participants/20 times
Bingo Games	4	10 participants/38 times
Bunco	4	8 participants/30 times
Marbles	4	4 participants/16 times

Other Programs and Services:

- Busy Wheels provided 116 rides (17 days possible)
- 32 volunteers donated 465 hours (Busy Wheel Drivers, Sr. Center vol. & Thrift Store vol.)
- 358 names were signed-in throughout the month (21 days possible)
- There were two Foot Clinics which assisted 24 seniors.
- Water aerobics used the north room for a gathering.
- Chamber Coffee was held and talked about the street dance that was scheduled.

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Note: Items in Red are new from previous report.

The Council met in Regular session in the Wahoo Public Library, in compliance with the agenda posted at City Hall, Post Office, and First Bank of Nebraska, and the City of Wahoo website, with each Council member being notified of the agenda prior to the meeting. The meeting was called to order by Mayor Gerald D. Johnson at 7:00 PM and opened with the Pledge of Allegiance. The public was informed of the location of posting of the Open Meetings Law. Roll call was taken with the following Council members: Ryan Ideus: Present, Stuart Krejci: Present, Patrick Nagle: Present, Chris Rappl: Absent, Shane Sweet: Present, Carl Warford: Absent.

The newly formed Wahoo Area Arts Council was introduced by Christina Fasel, City Clerk.

City Council Member Krejci motioned, City Council Member Sweet seconded to approve the consent agenda which included approval of the minutes of the June 10, 2025, meeting of the City Council, approval of Samuel Clark and Michael "Dalton" Rawls as volunteer firefighters, and approval of the following claims:

BEN – benefits \$50,764.14,
BLD – Baltz, Susan \$400.00, Jackson Services \$380.73,
CC – Union Bank Visa \$3,057.19,
EDU – Ramada \$977.70,
EQU – Eakes \$548.36, Hometown Leasing \$264.00, NMC \$67.17,
FIR – MacQueen \$2,477.53,
LIB – Baker & Taylor \$125.33, Biblionix \$2,480.00, Center Point \$201.42,
MISC – Wahoo Utilities \$22.45,
PAY – Payroll \$125,394.68,
POL – Ambitec \$2,111.97, Stryker \$717.60,
POS – Revolving Fund \$236.50,
STR – Diamond Vogel \$2,069.64, J&F Concrete \$33,919.00,
SUB – Caselle \$1360.45,
SUP – Bomgaars \$1,180.23, Simons \$169.88,
UTL – Charter \$274.98, Omaha Public Power \$41.44, US Cellular \$77.39, Windstream \$158.52,
VEH – Breunig Supply Company \$7,221.00, Cuda Auto \$1,243.00, Kobza Motors \$21,500.00,
O'Reilly \$19.47

A public hearing regarding an amendment to the permitted uses in the Lake Wanahoo conservation district was opened at 7:08pm. There were no comments from the public. City Council Member Krejci motioned, City Council Member Rappl seconded to close the public hearing at 7:09pm. Roll call vote Krejci, yes; Rappl, yes; Nagle, yes; Sweet, yes; Warford, yes; Ideus, yes. Motion carried.

City Council Member Warford introduced Ordinance No 2478 entitled:

AN ORDINANCE OF THE CITY OF WAHOO, NEBRASKA, TO AMEND ORDINANCE NO. 1886, KNOWN, AND CITED, AS THE ZONING ORDINANCE OF THE CITY OF WAHOO, NEBRASKA, ADOPTED JANUARY 27, 2005, BY THE AMENDMENT OF SECTION 5.19.02 PERMITTED USES FOR THE LWC – LAKE WANAHOO CONSERVATION DISTRICT TO INCLUDE RECREATION FACILITIES,

Council Member Warford motioned, and Council Member Krejci seconded that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then motioned for final passage at the same meeting. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. Roll call vote: Warford, yes; Krejci, yes; Ideus,

yes; Sweet, yes; Rappl, yes; Nagle, yes. The motion having been carried by the affirmative votes of no less than three-fourths of the members of the Council, the Mayor declared the statutory rules in regard to the passage and approval of ordinance be suspended so that Ordinance No. 2478 may be read by title and motioned for final passage in the same meeting.

Council Member Warford motioned, and Council Member Krejci seconded that Ordinance No. 2478 be approved and passed and its title agreed to. The Mayor instructed the Clerk to call the roll for the vote. Roll call vote: Warford, yes; Krejci, yes; Ideus, yes; Sweet, yes; Rappl, yes; Nagle, yes. Motion carried.

A public hearing regarding rezone of 1488 Co Rd 16 was opened at 7:13 pm. There were no comments from the public. City Council Member Krejci motioned, City Council Member Ideus seconded closed the public hearing at 7:15pm. Roll call vote Krejci, yes; Ideus, yes; Sweet, yes; Warford, yes; Rappl, yes; Nagle, yes. Motion carried.

City Council Member Warford introduced Ordinance No 2479 entitled:

AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF WAHOO, NEBRASKA, BY CHANGING THE PRESENT ZONING OF THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT: N ½ NW 2-14-7, SAUNDERS COUNTY, NEBRASKA, FROM TA-TRANSITIONAL AG TO LLR-LARGE LOT RESIDENTIAL; THAT THE WAHOO COMPREHENSIVE PLAN

Council Member Warford motioned, and Council Member Ideus seconded that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then motioned for final passage at the same meeting. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. Roll call vote: Warford, yes; Ideus, yes; Krejci, yes; Nagle, yes; Rappl, yes; Sweet, yes. The motion having been carried by the affirmative votes of no less than three-fourths of the members of the Council, the Mayor declared the statutory rules in regard to the passage and approval of ordinance be suspended so that Ordinance No. 2479 may be read by title and motioned for final passage in the same meeting.

Council Member Warford motioned, and Council Member Ideus seconded that Ordinance No. 2479 be approved and passed and its title agreed to. The Mayor instructed the Clerk to call the roll for the vote. Roll call vote: Warford, yes; Ideus, yes; Krejci, yes; Nagle, yes; Rappl, yes; Sweet, yes. Motion carried.

City Council Member Warford motioned, City Council Member Krejci seconded approve the MOU between Saunders County and the City of Wahoo Fire and EMS regarding radio communication equipment. Roll call vote Warford, yes; Krejci, yes; Ideus, yes; Sweet, yes; Rappl, yes; Nagle, yes. Motion carried.

Mike Sullivan, Lincolnshire investments, gave an update on Phase I of the Kennedy Campus South Hall project. He asked for clarification on his ability to continue with Phase II. City Administrator Harrell asked for clarification on the expected start date for the TIF valuation. City Council Member Warford motioned, City Council Member Sweet seconded table action on phase II to next meeting. Roll call vote Warford, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, yes; Nagle, yes. Motion carried.

Mary Dailey presented collected signatures to keep Kennedy Park as a green space and not allow Lincolnshire Investments to build on the site. She spoke about the active use of the area as a park and basketball court.

Mike Sullivan, Lincolnshire Investments, reported on the demolition progress of the former Wahoo Super Building. Discussion was had regarding the various options available for the TIF agreement. Concerns were expressed with continued support since there has been little adherence to the timelines for this project. Other council members said they did not want to further slowdown progress by restarting the TIF process. A majority of the council expressed interest in continuing the with the current TIF agreement and amending it for the eligible TIF expenses and timelines. City Attorney Lausterer noted that MR Sullivans TIF attorney will need to get those proposed amendments to City Administrator Harrell to begin the process of amending TIF. City Council Member Ideus motioned, City Council Member Warford seconded table until the Mayor places the item back on the agenda. Roll call vote Ideus, yes; Warford, yes; Sweet, yes; Rappl, yes; Krejci, yes; Nagle, yes. Motion carried.

City Council Member Rappl left the meeting at 8:31pm.

Lausterer spoke to the action of the Board of Adjustments. Members of the Council expressed frustration at the decision. City Council Member Warford motioned, City Council Member Ideus seconded to not appeal the Board of Adjustments decision.

City Council Member Warford motioned, City Council Member Krejci seconded to approve the updated Tri-Mutual Aid Fire Fighters Association Interlocal Agreement. Roll call vote Warford, yes; Krejci, yes; Ideus, yes; Sweet, yes; Nagle, yes; Rappl, absent and not voting. Motion carried.

City Council Member Warford introduced Ordinance No 2480 entitled:

AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND TITLE III: ADMINISTRATION OF THE WAHOO MUNICIPAL CODE BY AMENDING CHAPTER 35: FINANCE AND REVENUE, SPECIFICALLY SECTION 35.01 ENTITLED CONTRACTS AND PURCHASES; BIDDING AND OTHER REQUIREMENTS; 35.13 ENTITLED INVESTMENT OF FUNDS; 35.14 ENTITLED CREDIT CARDS; AUTHORITY TO ACCEPT; 35.58 PROPERTY TAX REQUEST; INCREASE BY MORE THAN ALLOWABLE GROWTH PERCENTAGE; PROCEDUER FOR SETTING; AND 35.74 ENTITLED PROPERTY TAX REQUEST;

Council Member Warford motioned, and Council Member Nagel seconded that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then motioned for final passage at the same meeting. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. The motion having been carried by the affirmative votes of no less than three-fourths of the members of the Council, the Mayor declared the statutory rules in regard to the passage and approval of ordinance be suspended so that Ordinance No. 2480 may be read by title and motioned for final passage in the same meeting.

Council Member Warford motioned, and Council Member Nagel seconded that Ordinance No. 2480 be approved and passed and its title agreed to. The Mayor instructed the Clerk to call the roll for the vote. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. Motion carried.

City Council Member Warford introduced Ordinance No 2481 entitled:

AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND TITLE III: ADMINISTRATION OF THE WAHOO MUNICIPAL CODE BY AMENDING CHAPTER 36: ELECTIONS, SPECIFICALLY SECTION 36.01 ENTITLED GENERALLY; 36.07 ENTITLED SPECIAL ELECTIONS; 36.08

ENTITLED CANDIDATE FILING FORMS; DEADLINES; FILING OFFICER; SPECIAL ELECTION REQUIREMENTS; 36.09 ENTITLED PETITION, WRITE-IN, AND OTHER CANDIDATES FOR GENERAL ELECTION BALLOT; PROCEDURES; 36.13 ENTITLED RECALL PROCEDUERS

Council Member Warford motioned, and Council Member Nagel seconded that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then motioned for final passage at the same meeting. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. The motion having been carried by the affirmative votes of no less than three-fourths of the members of the Council, the Mayor declared the statutory rules in regard to the passage and approval of ordinance be suspended so that Ordinance No. 2481 may be read by title and motioned for final passage in the same meeting.

Council Member Warford motioned, and Council Member Nagel seconded that Ordinance No. 2481 be approved and passed and its title agreed to. The Mayor instructed the Clerk to call the roll for the vote. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. Motion carried.

City Council Member Warford introduced Ordinance No 2482 entitled:

AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND TITLE XI: BUSINESS LICENSING OF THE WAHOO MUNICIPAL CODE BY AMENDING CHAPTER 110, SPECIFICALLY SECTION 110.01 TOBACCO; LICENSE FOR SALE

Council Member Warford motioned, and Council Member Nagel seconded that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then motioned for final passage at the same meeting. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. The motion having been carried by the affirmative votes of no less than three-fourths of the members of the Council, the Mayor declared the statutory rules in regard to the passage and approval of ordinance be suspended so that Ordinance No. 2482 may be read by title and motioned for final passage in the same meeting.

Council Member Warford motioned, and Council Member Nagel seconded that Ordinance No. 2482 be approved and passed and its title agreed to. The Mayor instructed the Clerk to call the roll for the vote. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. Motion carried.

City Council Member Warford introduced Ordinance No 2483 entitled:

AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND TITLE III: ADMINISTRATION OF THE WAHOO MUNICIPAL CODE BY AMENDING CHAPTER 30: MAYOT AND CITY COUNCIL; ORDINANCES, SPECIFICALLY SECTION 30.18 ENTITLED VACANCY

Council Member Warford motioned, and Council Member Nagel seconded that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then motioned for final passage at the same meeting. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. The motion having been

carried by the affirmative votes of no less than three-fourths of the members of the Council, the Mayor declared the statutory rules in regard to the passage and approval of ordinance be suspended so that Ordinance No. 2483 may be read by title and motioned for final passage in the same meeting.

Council Member Warford motioned, and Council Member Nagel seconded that Ordinance No. 2483 be approved and passed and its title agreed to. The Mayor instructed the Clerk to call the roll for the vote. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. Motion carried.

City Council Member Warford introduced Ordinance No 2484 entitled:

AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND TITLE III:
ADMINISTRATION OF THE WAHOO MUNICIPAL CODE BY AMENDING CHAPTER 32: GENERAL
PROVISIONS SPECIFICALLY SECTION 32.09 ENTITLED PUBLIC PARTICIPATION

Council Member Warford motioned, and Council Member Nagel seconded that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then motioned for final passage at the same meeting. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. The motion having been carried by the affirmative votes of no less than three-fourths of the members of the Council, the Mayor declared the statutory rules in regard to the passage and approval of ordinance be suspended so that Ordinance No. 2484 may be read by title and motioned for final passage in the same meeting.

Council Member Warford motioned, and Council Member Nagel seconded that Ordinance No. 2484 be approved and passed and its title agreed to. The Mayor instructed the Clerk to call the roll for the vote. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. Motion carried.

City Council Member Warford introduced Ordinance No 2485 entitled:

AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND TITLE IX:
GENERAL REGULATIONS OF THE WAHOO MUNICIPAL CODE BY AMENDING CHAPTER 91: FIRE
REGULATIONS SPECIFICALLY SECTION 91.41 ENTITLED OPEN BURNING BAN; WAIVER

Council Member Warford motioned, and Council Member Nagel seconded that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then motioned for final passage at the same meeting. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. The motion having been carried by the affirmative votes of no less than three-fourths of the members of the Council, the Mayor declared the statutory rules in regard to the passage and approval of ordinance be suspended so that Ordinance No. 2485 may be read by title and motioned for final passage in the same meeting.

Council Member Warford motioned, and Council Member Nagel seconded that Ordinance No. 2485 be approved and passed and its title agreed to. The Mayor instructed the Clerk to call the roll for the vote. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. Motion carried.

City Council Member Warford introduced Ordinance No 2486 entitled:

AN ORDINANCE OF THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, TO AMEND TITLE IX:
GENERAL REGULATIONS OF THE WAHOO MUNICIPAL CODE BY AMENDING CHAPTER 91: FIRE
REGULATIONS SPECIFICALLY SECTION 91.41 ENTITLED OPEN BURNING BAN; WAIVER

Council Member Warford motioned, and Council Member Nagel seconded that the statutory rules in regard to the passage and adoption of ordinances be suspended so that the said ordinance might be introduced, read by title, and then motioned for final passage at the same meeting. The Mayor put the question and instructed the Clerk to call for the roll for the vote thereon. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. The motion having been carried by the affirmative votes of no less than three-fourths of the members of the Council, the Mayor declared the statutory rules in regard to the passage and approval of ordinance be suspended so that Ordinance No. 2486 may be read by title and motioned for final passage in the same meeting.

Council Member Warford motioned, and Council Member Nagel seconded that Ordinance No. 2486 be approved and passed and its title agreed to. The Mayor instructed the Clerk to call the roll for the vote. Roll call vote: Warford, yes; Nagle, yes; Sweet, yes; Krejci, yes; Ideus, yes; Rappl, absent and not voting. Motion carried.

The meeting was adjourned at 9:14pm.

Approved:

Christina Fasel, City Clerk

Gerald D. Johnson, Mayor

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
GENERAL FUND						
101-01-550.310 MATERIALS & SUPPLIES						
101-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	office supplies	1R6R-3ML3-3D	05/26/2025	84.42	.00
101-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	birthday cards x240	1RM1-PWPY-C	07/07/2025	46.56	.00
Total 101-01-550.310 MATERIALS & SUPPLIES:					130.98	.00
101-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
101-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	City Car Fuel June 2025	37341	07/03/2025	31.14	.00
Total 101-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					31.14	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Reditech	Monthly Phone July 2025	80618	07/01/2025	44.14	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	City Offices	JULY2025	07/03/2025	943.74	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	009-City Hall	7333348T054	07/01/2025	80.29	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	017- downtown cans	7333348T054	07/01/2025	49.95	.00
Total 101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					1,118.12	.00
101-01-550.390 MEMBERSHIP & CERTIF. DUES						
101-01-550.390 MEMBERSHIP & CERTIF. DUES	Southeast Nebraska Devel	25-26 FY membership dues	2526-50965	07/01/2025	2,125.00	.00
101-01-550.390 MEMBERSHIP & CERTIF. DUES	Southeast Nebraska Devel	25-26 FY housing dues	2526-50965	07/01/2025	1,445.00	.00
Total 101-01-550.390 MEMBERSHIP & CERTIF. DUES:					3,570.00	.00
101-01-554.630 BUILDING MAINTENANCE						
101-01-554.630 BUILDING MAINTENANCE	Amazon Capital Services	cleaning supplies	1R6R-3ML3-3D	05/26/2025	153.84	.00
101-01-554.630 BUILDING MAINTENANCE	Baltz, Susan	2 weeks office cleaning	1JUL25	06/29/2025	400.00	.00
101-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	City Hall Mats	5593465	07/01/2025	22.94	.00
101-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	City Hall Mop, Towels	5598920	07/08/2025	39.49	.00
Total 101-01-554.630 BUILDING MAINTENANCE:					616.27	.00
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	July 2025 Computer Maint	80618	07/01/2025	234.00	.00
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email July 2025	80618	07/01/2025	133.80	.00
Total 101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					367.80	.00
Total GENERAL FUND:					5,834.31	.00
POLICE FUND						
102-01-550.310 MATERIALS & SUPPLIES						
102-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	flash drive 1TB	1FNN-Y7JL-G7	06/09/2025	52.99	.00
102-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	batteries, tissues	1HN6-NV1N-1	06/23/2025	88.06	.00
102-01-550.310 MATERIALS &						

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
SUPPLIES	Amazon Capital Services	batteries	1R6R-3ML3-3D	05/26/2025	46.99	.00
102-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	crime scene tape	1RM1-PWPY-C	07/07/2025	112.98	.00
Total 102-01-550.310 MATERIALS & SUPPLIES:					301.02	.00
102-01-550.330 PRINTING & PUBLICATION						
102-01-550.330 PRINTING & PUBLICATION	Coast To Coast Computer	ink x4	A2804244	06/23/2025	112.96	.00
Total 102-01-550.330 PRINTING & PUBLICATION:					112.96	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Police Dept fuel June 2025	37338	07/03/2025	1,517.17	.00
Total 102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					1,517.17	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Reditech	Monthly Phone July 2025	80618	07/01/2025	125.34	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	216 W 3rd Street utilities	JULY2025	07/03/2025	141.74	.00
Total 102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					267.08	.00
102-01-550.410 EDUCATION & TRAINING EXPENSE						
102-01-550.410 EDUCATION & TRAINING EXPENSE	Nebraska Law Enforcemen	firearms instructor recert - Baudler	15362	06/20/2025	80.00	.00
Total 102-01-550.410 EDUCATION & TRAINING EXPENSE:					80.00	.00
102-01-550.500 UNIFORM EXPENSE						
102-01-550.500 UNIFORM EXPENSE	Amazon Capital Services	handcuff pouch, radio pouch, badge holder	1FNN-Y7JL-G7	06/09/2025	115.99	.00
102-01-550.500 UNIFORM EXPENSE	Rivalry	4 uniform shirts	CWPD1	06/19/2025	85.00	.00
Total 102-01-550.500 UNIFORM EXPENSE:					200.99	.00
102-01-554.640 CAR/TRUCK MAINTENANCE						
102-01-554.640 CAR/TRUCK MAINTENANCE	Ozzy's Auto Clinic	Oil change 2017 Dodge charger	I003414	06/18/2025	82.40	.00
102-01-554.640 CAR/TRUCK MAINTENANCE	Sid Dillon Chevrolet	oil change 23 Tahoe	CVCS1360434	06/18/2025	104.22	.00
Total 102-01-554.640 CAR/TRUCK MAINTENANCE:					186.62	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	1 year renewal of watchguard - remote assist	009062	07/01/2025	595.00	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	July 2025 Computer Maint	80618	07/01/2025	396.00	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Police Dept Email	80753	07/01/2025	122.40	.00
Total 102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					1,113.40	.00
102-01-940.720 OTHER EQUIPMENT						
102-01-940.720 OTHER EQUIPMENT	Amazon Capital Services	gun light	1HN6-NV1N-1	06/23/2025	178.51	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 102-01-940.720 OTHER EQUIPMENT:					178.51	.00
Total POLICE FUND:					3,957.75	.00
STREET FUND						
103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Street Dept Fuel June 2025	37339	07/03/2025	1,532.10	.00
Total 103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					1,532.10	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Reditech	Monthly Phone July 2025	80618	07/01/2025	11.04	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Street Dept	JULY2025	07/03/2025	472.92	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	015-Street Department	7333348T054	07/01/2025	101.71	.00
Total 103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					585.67	.00
103-01-550.420 INSURANCE & BONDS						
103-01-550.420 INSURANCE & BONDS	League Assn of Risk Mana	Insurance coverage 2015 Ram 2500 7/7/25-10/1/25	113547	07/07/2025	143.94	.00
Total 103-01-550.420 INSURANCE & BONDS:					143.94	.00
103-01-550.490 DIGGER'S HOTLINE EXPENSE						
103-01-550.490 DIGGER'S HOTLINE EXPENSE	One Call Concepts	locate tickets	5060212	06/30/2025	53.38	.00
Total 103-01-550.490 DIGGER'S HOTLINE EXPENSE:					53.38	.00
103-01-550.500 UNIFORMS						
103-01-550.500 UNIFORMS	Rivalry	embroidery x5	CWSS8	06/19/2025	40.00	.00
Total 103-01-550.500 UNIFORMS:					40.00	.00
103-01-550.510 ASPHALT/GRAVEL/CONCRETE						
103-01-550.510 ASPHALT/GRAVEL/CONCRETE	Pavers Inc.	Cold patch asphalt .9 ton	111882	06/09/2025	150.30	.00
103-01-550.510 ASPHALT/GRAVEL/CONCRETE	Wahoo Concrete Products	4th and Elm inlet replacemnet	111504	06/18/2025	216.50	.00
103-01-550.510 ASPHALT/GRAVEL/CONCRETE	Watkins Concrete Block Co	bricks for downtown water project	WI 870320	05/19/2025	633.60	.00
Total 103-01-550.510 ASPHALT/GRAVEL/CONCRETE:					1,000.40	.00
103-01-554.630 BUILDING MAINTENANCE						
103-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	St. mats	5593464	07/01/2025	31.12	.00
103-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	St. mats	5598918	07/08/2025	31.33	.00
Total 103-01-554.630 BUILDING MAINTENANCE:					62.45	.00
103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE						
103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email July 2025	80618	07/01/2025	32.40	.00
103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE	Reditech	July 2025 Computer Maint	80618	07/01/2025	78.00	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE:					110.40	.00
103-01-923.020 CONSULTANTS-ENGINEERING						
103-01-923.020 CONSULTANTS-ENGINEERING	JEO Consulting Group, Inc.	2024 road program	156764	12/06/2024	4,000.00	.00
Total 103-01-923.020 CONSULTANTS-ENGINEERING:					4,000.00	.00
103-01-940.720 OTHER EQUIPMENT						
103-01-940.720 OTHER EQUIPMENT	Scholz Small Engine	20 gallon Spray Master	2861	05/08/2025	3,700.00	.00
Total 103-01-940.720 OTHER EQUIPMENT:					3,700.00	.00
103-09-550.360 UTILITIES-ELEC./TELE./GARBAGE						
103-09-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Street Lights	JULY2025	07/03/2025	1,528.64	.00
Total 103-09-550.360 UTILITIES-ELEC./TELE./GARBAGE:					1,528.64	.00
Total STREET FUND:					12,756.98	.00
CEMETERY FUND						
104-01-550.310 MATERIALS & SUPPLIES						
104-01-550.310 MATERIALS & SUPPLIES	Todd Valley Farms, Inc.	Erosion Blanket	67666	06/20/2025	136.04	.00
Total 104-01-550.310 MATERIALS & SUPPLIES:					136.04	.00
104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Cemetery Fuel June 2025	37339	07/03/2025	321.16	.00
Total 104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					321.16	.00
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	016-Sunrise Cemetery	7333348T054	07/01/2025	17.09	.00
Total 104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					17.09	.00
104-01-554.620 LAND MAINTENANCE						
104-01-554.620 LAND MAINTENANCE	SiteOne Landscape Supply	seed oil and liquid herbicide	155598956-00	07/01/2025	1,408.34	.00
Total 104-01-554.620 LAND MAINTENANCE:					1,408.34	.00
104-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
104-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email July 2025	80618	07/01/2025	15.00	.00
Total 104-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					15.00	.00
104-01-940.720 OTHER EQUIPMENT						
104-01-940.720 OTHER EQUIPMENT	Scholz Small Engine	20 gallon Spray Master	2861	05/08/2025	7,000.00	.00
Total 104-01-940.720 OTHER EQUIPMENT:					7,000.00	.00
Total CEMETERY FUND:					8,897.63	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
PARKS & RECREATION FUND						
105-01-142.600 DUE FROM OTHER FUNDS						
105-01-142.600 DUE FROM OTHER FUNDS	Reditech	Monthly email July 2025	80618	07/01/2025	96.00	.00
105-01-142.600 DUE FROM OTHER FUNDS	Reditech	July 2025 Computer Maint	80618	07/01/2025	24.00	.00
Total 105-01-142.600 DUE FROM OTHER FUNDS:					120.00	.00
105-01-927.060 DIRECT SUPPORT FOR P & R						
105-01-927.060 DIRECT SUPPORT FOR P & R	Wahoo Parks & Recreation	Direct Support	JULY2025	07/01/2025	70,000.00	.00
Total 105-01-927.060 DIRECT SUPPORT FOR P & R:					70,000.00	.00
Total PARKS & RECREATION FUND:					70,120.00	.00
FIRE FUND						
106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Fire Dept Fuel June 2025	37342	07/03/2025	148.67	.00
Total 106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					148.67	.00
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Fire Hall utilities	JULY2025	07/03/2025	355.39	.00
Total 106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					355.39	.00
106-01-554.630 BUILDING MAINTENANCE						
106-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Fire Dept mats, towels, soap, air fresh disp	5587147	06/24/2025	132.57	.00
106-01-554.630 BUILDING MAINTENANCE	Plunkett's Pest Control Inc	Pest control 3/25-2/26	9028493	03/01/2025	403.40	.00
Total 106-01-554.630 BUILDING MAINTENANCE:					535.97	.00
106-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
106-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email July 2025	80618	07/01/2025	24.60	.00
Total 106-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					24.60	.00
Total FIRE FUND:					1,064.63	.00
LIBRARY FUND						
108-01-550.310 MATERIALS & SUPPLIES						
108-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	supplies for summer reading	1FNN-Y7JL-G7	06/09/2025	28.98	.00
108-01-550.310 MATERIALS & SUPPLIES	Amazon Capital Services	supplies for summer reading program activities	1R6R-3ML3-3D	05/26/2025	266.85	.00
Total 108-01-550.310 MATERIALS & SUPPLIES:					295.83	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Reditech	Monthly Phone July 2025	80618	07/01/2025	107.24	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Library Sprinklers	JULY2025	07/03/2025	36.94	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Library utilities	JULY2025	07/03/2025	815.00	.00
108-01-550.360						

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	010-Library	7333348T054	07/01/2025	17.09	.00
Total 108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					976.27	.00
108-01-550.560 BOOKS						
108-01-550.560 BOOKS	Amazon Capital Services	book	1FNN-Y7JL-G7	06/09/2025	9.00	.00
108-01-550.560 BOOKS	Amazon Capital Services	book	1RM1-PWPY-C	07/07/2025	31.30	.00
108-01-550.560 BOOKS	Baker & Taylor Entertainme	Books	2039124134	06/09/2025	375.50	.00
108-01-550.560 BOOKS	Baker & Taylor Entertainme	Books	2039139670	06/16/2025	102.62	.00
108-01-550.560 BOOKS	Cengage Learning Inc.	Books	999100603924	06/20/2025	22.74	.00
108-01-550.560 BOOKS	Cengage Learning Inc.	Books	999100603925	06/20/2025	27.99	.00
108-01-550.560 BOOKS	Center Point Publishing	Books	2182797	06/16/2025	169.21	.00
Total 108-01-550.560 BOOKS:					738.36	.00
108-01-550.570 PERIODICALS						
108-01-550.570 PERIODICALS	Lincoln Journal Star	renewal subscription	2025	06/10/2025	252.00	.00
Total 108-01-550.570 PERIODICALS:					252.00	.00
108-01-550.810 AV/VIDEO AND DIGITAL CONTENT						
108-01-550.810 AV/VIDEO AND DIGITAL CONTENT	Amazon Capital Services	DVDs	1FNN-Y7JL-G7	06/09/2025	101.82	.00
108-01-550.810 AV/VIDEO AND DIGITAL CONTENT	Midwest Tape, LLC	Audio Visual content	507398860	06/30/2025	482.37	.00
Total 108-01-550.810 AV/VIDEO AND DIGITAL CONTENT:					584.19	.00
108-01-554.630 BUILDING MAINTENANCE						
108-01-554.630 BUILDING MAINTENANCE	Access Elevator & Lifts, Inc	testing of Elevator	39734	06/18/2025	382.80	.00
108-01-554.630 BUILDING MAINTENANCE	Heartland Office Cleaners	Library cleaning	24469	07/01/2025	1,040.00	.00
108-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Library Mats	5593477	07/01/2025	26.83	.00
Total 108-01-554.630 BUILDING MAINTENANCE:					1,449.63	.00
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email July 2025	80618	07/01/2025	62.40	.00
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Library monthly billing	80715	07/01/2025	484.00	.00
Total 108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					546.40	.00
Total LIBRARY FUND:					4,842.68	.00
BUILDING & ZONING FUND						
115-01-546.110 SALARIES & WAGES						
115-01-546.110 SALARIES & WAGES	Wahoo Utilities	Reimbursement of Dave Henke's time	62825	06/28/2025	55.00	.00
Total 115-01-546.110 SALARIES & WAGES:					55.00	.00
115-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
115-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	BZ fuel June 2025	37337	07/03/2025	91.35	.00
Total 115-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					91.35	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
115-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
115-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email July 2025	80618	07/01/2025	15.00	.00
115-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	July 2025 Computer Maint	80618	07/01/2025	78.00	.00
Total 115-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					93.00	.00
Total BUILDING & ZONING FUND:					239.35	.00
ECONOMIC DEVELOPMENT						
116-01-921.910 SPECIAL DEVELOPMENT EXPENSE						
116-01-921.910 SPECIAL DEVELOPMENT EXPENSE	Wahoo Area Economic Dev	Monthly office support	JULY25	07/01/2025	7,500.00	.00
Total 116-01-921.910 SPECIAL DEVELOPMENT EXPENSE:					7,500.00	.00
Total ECONOMIC DEVELOPMENT:					7,500.00	.00
EMS						
121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Rescue Squad fuel June 2025	37336	07/03/2025	674.17	.00
Total 121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					674.17	.00
121-01-550.355 MEDICAL SUPPLIES						
121-01-550.355 MEDICAL SUPPLIES	Airgas Inc	Oxygen	9161969971	06/11/2025	112.47	.00
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	85801260	06/09/2025	361.12	.00
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	85801261	06/09/2025	258.00	.00
121-01-550.355 MEDICAL SUPPLIES	Stryker Sales LLC	medical supplies	9209011001	05/13/2025	201.36	.00
Total 121-01-550.355 MEDICAL SUPPLIES:					932.95	.00
121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
121-01-550.360 UTILITIES- ELEC./TELE./GARBAGE	Wahoo Utilities	Fire Hall utilities	JULY2025	07/03/2025	335.38	.00
Total 121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					335.38	.00
121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Reditech	Monthly email July 2025	80618	07/01/2025	32.40	.00
121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Samsara Inc.	subscription for license for dash cam 4/17/24-4/16/27	S-2018242	04/17/2025	1,890.00	.00
Total 121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					1,922.40	.00
Total EMS:					3,864.90	.00
Grand Totals:					119,078.23	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Lease Agreement Review

Basic Information

Property Address: 608 N Linden Street, Suite B, Wahoo, NE 68066

Lease Term: 36 months (October 1, 2025 – September 30, 2028)

Renewal: Two 12-month options

Financial Terms

Monthly Rent: Months 1–24: \$1,600 Months 25–36: \$1,700

Renewal Rent: Months 37–48: \$1,800 Months 49–60: \$1,850

Security Deposit: \$1,600

Insurance Requirements:

- General liability: \$2,000,000
- Personal property: Full replacement or insurable value
- Employer liability: \$1,000,000 aggregate
- Workers' Compensation: Per Nebraska law
- Auto liability: \$1,000,000 minimum
- Business interruption coverage: Required
- Builder's risk: If applicable during construction

Property Details & Condition

Landlord Responsibilities:

- Structural: Foundation, exterior walls, roof, and systems up to connection point
- No responsibility for tenant-caused damage
- Not liable for injuries or damage arising from repair-related issues

Tenant Responsibilities:

- All interior maintenance and repairs not covered by landlord
- Maintain premises in good, clean condition
- Bear costs of tenant-caused damages
- Perform repairs to equal original quality, per legal standards

Termination & Renewal

Renewal: Two 12-month options; new lease likely required

Holdover Terms: Rent increases to 150% of the then-current rate, all other lease terms remain in effect

Legal & Liability

Tenant Liability: Landlord is not responsible for tenant's personal/business property

Tenant Default Includes:

- Failure to occupy or pay rent
- Breach of lease terms
- Misrepresentation
- Bankruptcy or insolvency actions

Dispute Resolution: Not specified (recommend clarifying—court, arbitration, or mediation?)

Red Flags & Concerns

- Why Idaho Law? Lease cites “Idaho law” in §12.1.3—this appears to be an error unless there's a reason for out-of-state reference

Miscellaneous Terms

- Must comply with building rules and Exhibit B to avoid interfering with use/enjoyment
- Tenant pays all utilities (except those designated as landlord-provided) Can be charged extra if utility use exceeds “reasonable and customary” levels
Temporary utility outages do not constitute eviction or grounds for rent reduction
- Tenant provides janitorial, telecom, and data services
- **Signage Restrictions:** No exterior signs visible from outside unless approved; only allowed on designated doors/directory
- **Legal Fees:** Prevailing party in litigation is entitled to recover legal costs from non-prevailing party
- **Parking:** Landlord may designate visitor-only parking areas; employee parking restricted accordingly
- **Entry Notice:** Reasonable prior notice required