

WAHOO CITY COUNCIL AGENDA
Thursday, August 7, 2025 - 7:00 PM
City Hall, 605 N Broadway, Wahoo, NE 68066

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

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

{{Name: Agenda Item Name}}

Pledge of Allegiance

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

Roll Call

Public hearings and associated actions

Items Not Requiring a Public Hearing

1. Recommendation to the City Council regarding a request for vacation of public ROW: 20' dedicated public way along the north side of Robert's 2nd Addition, Lots 1, 2, & 4.
2. Approval of Final Plat for County Addition Blk 126 Replat
3. Approval of Final Replat of Robert's 3rd Addition 3rd Replat

Report on current and upcoming projects

Miscellaneous and correspondence

Approve minutes of the June 5,2025 meeting.

Adjournment

July 25, 2025

TO: Planning Commission Members

FROM: Melissa Harrell, City Administrator

RE: Request for vacation of public right-of-way

A request was made by the owner of 1660 N Elm to vacate the 20' dedicated right-of-way located directly north of Lots 1, 2 & 4.

The owner wishes to purchase property to the north of his currently owned property, with the desire to combine his currently owned property with this new acquisition. The area is roughly indicated on an attached (the area marked with a thick black line). They wish to construct a building on the newly acquired property, which can only be done when there is a primary residence on the legal lot.

There are no utilities located in this public ROW. You will also recall there was a recent re-plat of areas to the west and north of by Larry Jansen. We expect these improvements to be constructed over the next year.

The City of Wahoo Municipal Code describes a process for vacating public right-of-way that should be followed IF the Council finds vacation of the ROW is in the best interests of the community. Because this public ROW is adjacent to undeveloped property, staff is asking the Planning Commission to make a recommendation on whether or not they believe vacation of this public ROW is in the best interests of community. Once that position is available, it will go to the City Council for final determination.

The requestor, Eric Roumph, has been made aware of this meeting and has been invited to attend to share more on his request.

Included in the packet are the original plat of Robert's 2nd Addition, an aerial image showing the ROW to be vacated and the additional property they wish to purchase, and a plat showing the planned cul-de-sac.

August 7, 2025

To: Planning Commission Members

From: Eric Roumph

1660 N. Elm Street

RE: Request for vacation of public right-of-way

Benefits to the City of Wahoo

I am requesting the vacation of the 20' right-of-way located directly north of my property at 1660 N Elm. This will allow me to purchase and improve 0.87 acres of adjacent land. My plans include planting trees and constructing a small outbuilding.

Key Benefits:

1. Increased Property Tax Revenue

- The land is currently outside city limits and generates no tax revenue.
- Upon vacation, I will purchase the 0.87 acres, incorporating it into my property.
- This will immediately contribute to:
 - Wahoo City General Fund
 - Wahoo City Bond Fund
 - Wahoo Airport Authority
 - Wahoo Airport Authority Bond Fund
- Future improvements will further increase property value and tax contributions.

2. Immediate Visual Enhancement

- The land is currently unused and overgrown due to farming limitations.
- Once acquired, I will clear weeds and landscape the area with trees, similar to my current backyard.



Current property on the north end of Elm Street. Unused and overgrown.



My backyard at 1660 N. Elm. I will make the north area look like this.

Arguments in Favor:

1. Neighborhood Compatibility

- The area north of Linden and Elm Streets features larger lots and tree-covered outbuildings.
- My improvements will match the existing character of the neighborhood.

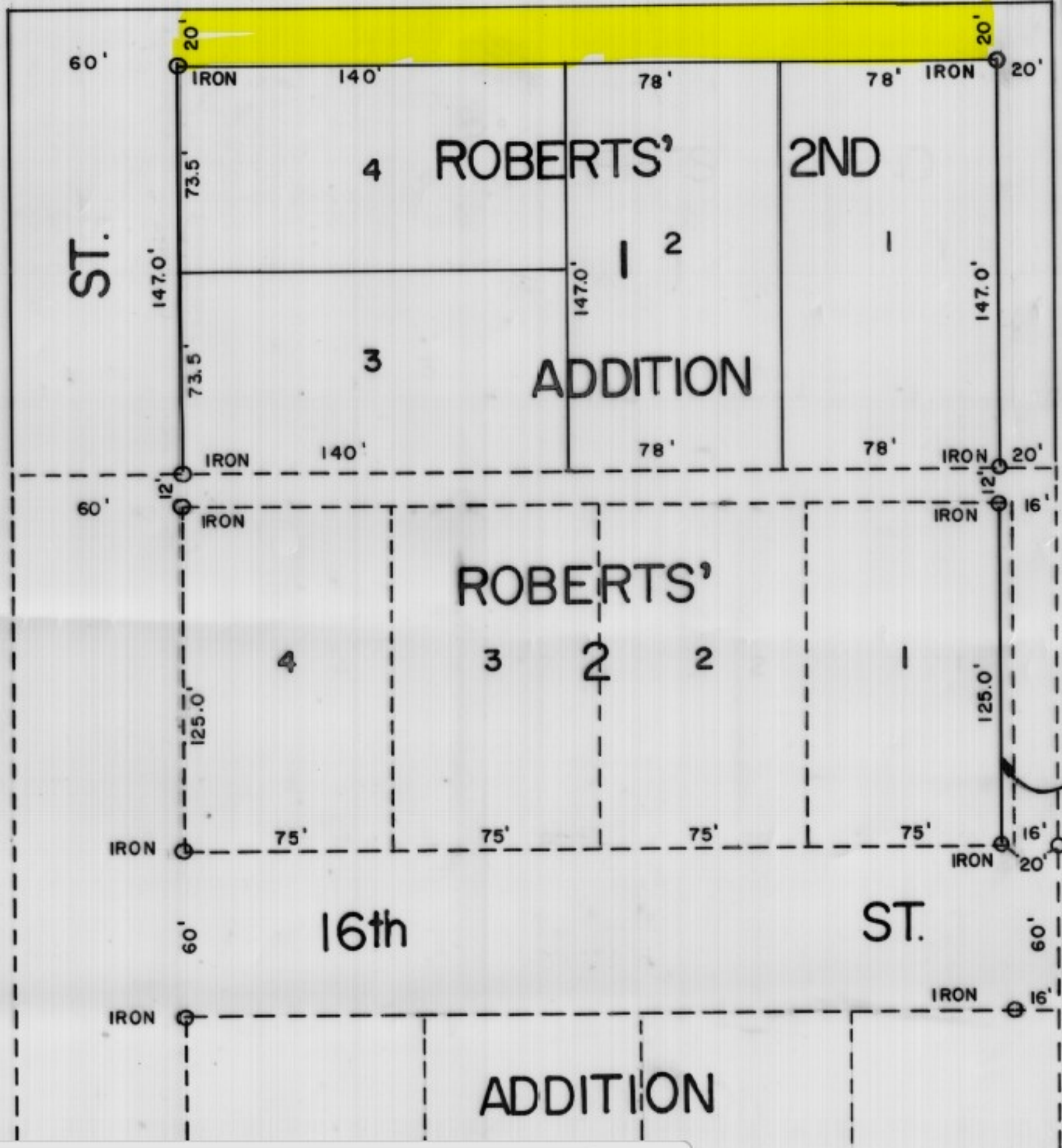


2. Planned and Responsible Development

- This request follows the City's formal process for property improvement.
- It ensures that development is consistent with neighborhood aesthetics and zoning standards.

STATE OF NEBRASKA
 SAUNDERS COUNTY
 ENGINEER IN NUMERICAL INSTRUMENTS AND FILED FOR
 RECORD IN THE REGISTER OF DEEDS OFFICE OF
 SAID COUNTY ON THE 11th DAY OF

NO.	45
NUM.	
PAY.	
REC.	
AND	
FILE	



L-34

NOTE: EAST 4' LOT 1, BLOCK 2
 ROBERTS' ADDITION DEEDED
 TO THE CITY OF WAHOO.

N



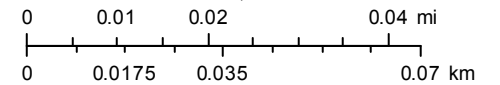


July 24, 2025
14:56 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

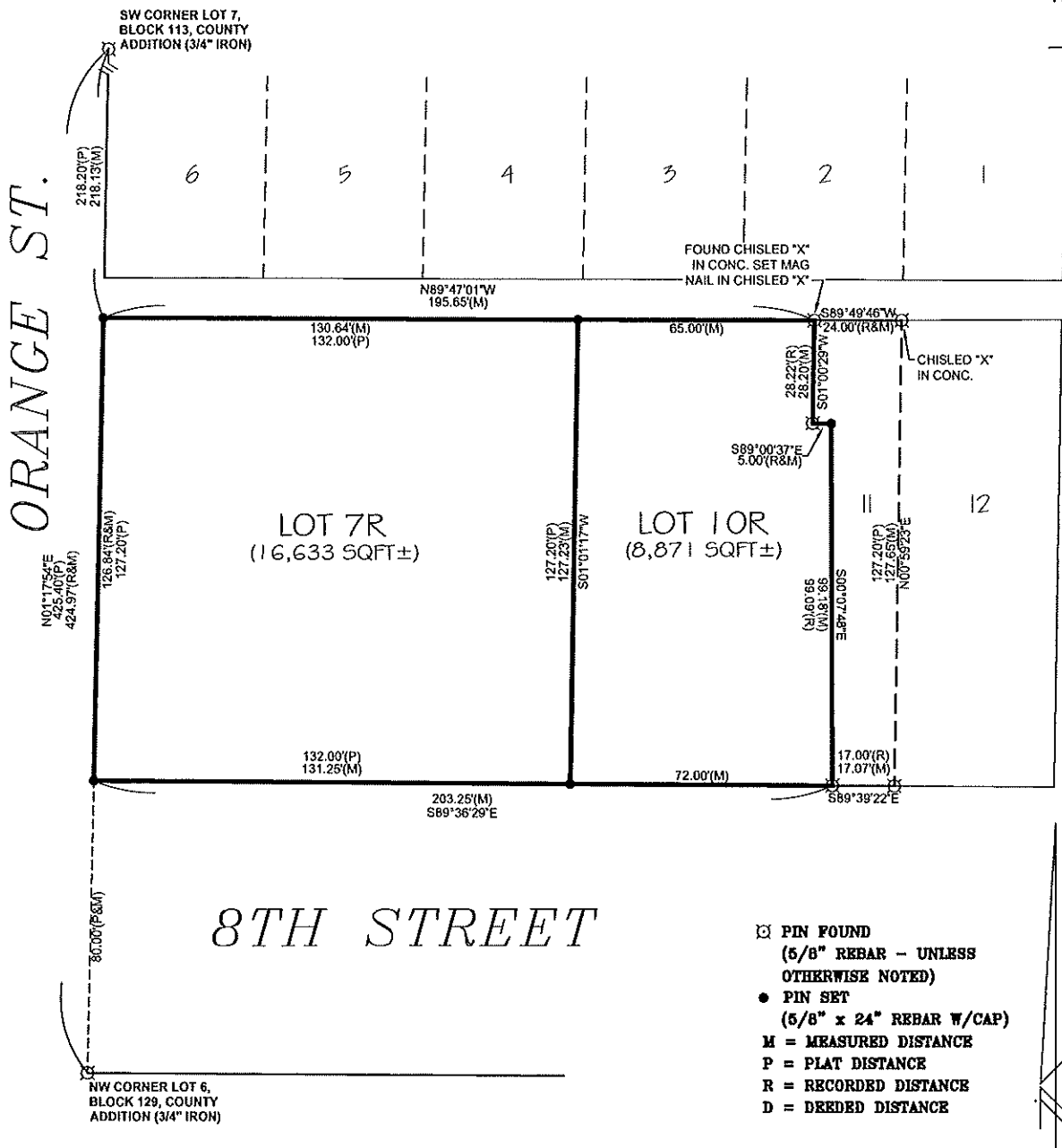
1:1,343

- | | | | | | | | |
|--|---------------------|----------------------|--------|------|--------------------|--|--------------------------|
| | Transformers - Pad | Switch Points | | Open | Light Poles | | Rental |
| | Transformers - Pole | | Closed | | Blank Field | | Unmetered |
| | | | | | Metered | | Red Tagged Utility Poles |



FINAL PLAT "COUNTY ADDITION BLOCK 126 REPLAT"

A REPLAT OF LOTS 7, 8, 9, 10, AND PART LOT 11, BLOCK 126,
COUNTY ADDITION, CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA.



- PIN FOUND
(5/8" REBAR - UNLESS OTHERWISE NOTED)
- PIN SET
(5/8" x 24" REBAR W/CAP)
- M = MEASURED DISTANCE
- P = PLAT DISTANCE
- R = RECORDED DISTANCE
- D = DEEDED DISTANCE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT TIM & SETH MALLY CONSTRUCTION, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER AND PROPRIETOR OF THE REAL ESTATE DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DO HEREBY REPLAT SAID REAL ESTATE INTO TWO LOTS AS SHOWN ON THE ATTACHED PLAT, TO BE HEREINAFTER KNOWN AS LOT 7R AND 10R, BLOCK 126, COUNTY ADDITION TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA. SAID DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT.

TIM MALLY, MANAGER
TIM & SETH MALLY CONSTRUCTION, LLC.

ACKNOWLEDGE OF NOTARY:

STATE OF NEBRASKA)
) SS.
COUNTY OF SAUNDERS)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED IN SAID COUNTY, PERSONALLY CAME, TIM MALLY, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAME IS AFFIXED TO THE FOREGOING PLAT AND DEDICATION, ACKNOWLEDGE THE EXECUTION OF THE SAME TO BE THEIR VOLUNTARY ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

TREASURER:

I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES DELINQUENT ON THE LAND ENCOMPASSED BY THE OUTER BOUNDARY DESCRIPTION WHICH APPEARS ON THIS PLAT.

COUNTY TREASURER

COUNTY SURVEYOR:

I HEREBY APPROVE THE NUMBERING OF THE LOTS REPLATTED IN BLOCK 126, COUNTY ADDITION, LOCATED IN THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, THIS _____ DAY OF _____, 2025.

COUNTY SURVEYOR

WAHOO PLANNING COMMISSION:

THIS REPLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAHOO AT ITS MEETING ON THE _____ DAY OF _____, 2025.

CHAIRPERSON

WAHOO CITY COUNCIL:

THIS REPLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WAHOO AT ITS MEETING ON THE _____ DAY OF _____, 2025.

MAYOR

ATTEST: _____
CITY CLERK

WAHOO CITY ENGINEER:

THE REPLAT WAS REVIEWED AND APPROVED BY THE WAHOO CITY ENGINEER ON THIS _____ DAY _____, 2025.

WAHOO CITY ENGINEER

SURVEYOR'S CERTIFICATE:

I, JEREMY A. CHARLES, NEBRASKA PROFESSIONAL LAND SURVEYOR No. 618, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY THAT I HAVE CAUSED LOTS 7, 8, 9, 10, AND LOT 11, EXCEPT THAT PART OF LOT 11 BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 11; THENCE S89°49'46"W, ON THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 24.00 FEET; THENCE S01°00'29"W, A DISTANCE OF 28.20 FEET; THENCE S89°00'37"E, A DISTANCE OF 5.00 FEET; THENCE S00°07'48"E, A DISTANCE OF 99.18 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11; THENCE S89°39'22"E, ON THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 17.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE N00°59'23"E, ON THE EAST LINE OF SAID LOT 11, A DISTANCE OF 127.65 FEET TO THE POINT OF BEGINNING, BLOCK 126, COUNTY ADDITION, CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA TO BE SURVEYED AND REPLATTED AND TO BE HEREINAFTER KNOWN AS LOTS 7R AND 10R, BLOCK 126, COUNTY ADDITION, CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA.

THIS PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AS BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY, THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL DIMENSION ARE CHORD MEASUREMENTS AND ARE IN FEET AND DECIMALS OF A FOOT. ALL ANGLES AND DISTANCES WERE MEASURED WITH AN SPECTRA PRECISION SP80 GPS, NIKON MODEL DTM-520 TOTAL STATION AND/OR A 200-FOOT SOKKIA NYCLAD TAPE.

SIGNED THIS _____ DAY OF _____, 2025.

JEREMY A. CHARLES P.L.S. 618



CHARLES SURVEYING LLC.
JEREMY A. CHARLES
21 N. 3RD CIRCLE
MEAD NE 68041
(402) 443-6955

SURVEY RECORD

scale:	1"=30'
date:	06/27/2025
drawn by:	CB
field wks:	JC/KC
sheet:	1 of 1

REPLAT OF LOTS 7-10, & PT. LOT 11, BLOCK 126, COUNTY ADD., CITY OF WAHOO, SAUNDERS CO., NEB.

WAHOO PLANNING COMMISSION

Meeting Minutes

June 5, 2025

The Wahoo Planning Commission met in regular session and in accordance with the agenda posted at City Hall, the Post Office, and First Bank of Nebraska with each board member being notified of the agenda prior to the meeting. The meeting was called to order at 7:00 p.m. by Vice Chair Tracey Pfigler and opened with the Pledge of Allegiance. The Vice Chair advised the public of the posted information regarding the Nebraska Open Meetings Act and Title VI. The following Commission members were present, answering the roll call: Baumert: Absent, Brooks: Present, Fick: Present, Gabel: Present, Iversen: Absent, Pearson: Present, Pfigler: Present, Wilcox: Absent.

A public hearing regarding a proposed amendment to Wahoo Zoning Ordinance to include recreation facilities as a permitted use in the Lake Wanahoo Conservation District was opened the public hearing at 7:01pm.

Jerry Johnson spoke to the action as a representative of the NRD.

A motion was made by Jason Gabel, seconded by Jessica Pearson, close the public hearing at 7:04pm. Roll Call vote: Motion carried. Baumert: Absent, Brooks: yes, Fick: yes, Gabel: yes, Iversen: Absent, Pearson: yes, Pfigler: yes, Wilcox: Absent. Motion carried.

Building Inspector/Zoning Administrator Travis Beavers spoke to the amendment regarding the difference between permitted and conditional use.

A motion was made by Don Fick, seconded by Jessica Pearson, to recommend approval of the proposed amendment. Roll Call vote: Motion carried. Baumert: Absent, Brooks: yes, Fick: yes, Gabel: yes, Iversen: Absent, Pearson: yes, Pfigler: yes, Wilcox: Absent. Motion carried.

A public hearing regarding the proposed rezone of the property commonly known as 1488 Co Rd 16 from Transitional Ag to Large Lot Residential was opened at 7:11pm.

Aaron Dunlap, 1588 Co Rd L, asked questions about the changes in zoning, and commented on flooding in the area.

Vivian Novotny, the property owner, stated that they need the property to be rezoned so that the portion of land that a house is currently sitting on would be able to be divided from the rest of the property, allowing them to sell the home.

A motion was made by Jessica Pearson, seconded by Don Fick, Close the public hearing at 7:18pm. Roll Call vote: Motion carried. Baumert: Absent, Brooks: yes, Fick: yes, Gabel: yes, Iversen: Absent, Pearson: yes, Pfigler: yes, Wilcox: Absent. Motion carried.

A motion was made by Jessica Pearson, seconded by Don Fick, to recommend approval of the proposed rezone. Roll Call vote: Motion carried. Baumert: Absent, Brooks: yes, Fick: yes, Gabel: yes, Iversen: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent. Motion carried.

A motion was made by Jessica Pearson, seconded by Don Fick, approve the minutes of the May 1, 2025 meeting of the Planning Commission. Roll Call vote: Motion carried. Baumert: Absent, Brooks: yes, Fick: yes, Gabel: yes, Iversen: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent. Motion carried

Meeting adjourned at 7:26pm

Approved:

Christina Fasel, City Clerk
City of Wahoo