

WAHOO CITY COUNCIL AGENDA
Tuesday, August 11, 2026 - 7:00 PM
Wahoo Public Library, 637 N Maple St, Wahoo, NE 68066

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

Individuals requiring physical or sensory accommodations, individual interpreter service, Braille, large print or recorded material, please contact the ADA Coordinator at City Hall, 637 N Maple St, Wahoo, Nebraska, 68066, telephone 402-443-3222 as far in advance as possible, but no later than 48 hours before the scheduled event.

Pledge of Allegiance

Announcement of the Open Meetings Act

Call to order and roll call

Proclamation

Audience comments on items not listed on the agenda

Department head reports

1. Presentation on a proposal for a law change for subdivisions

Consent Agenda

1. Acceptance of excused absence of Mayor or Council member(s)
2. Approval of the July 28, 2026 minutes of the City Council
3. Approval of Pay Application #1 to Jamco Abatement Services Inc for asbestos abatement at 605 N Broadway for \$60,000
4. Approval of Invoice for membership dues for the League of Nebraska Municipalities
5. Approval of claims

Public hearing and associated action items

Action items not requiring a public hearing

1. Action to accept deed transfer of Outlot "A" in Dry Run Commons Subdivision, and to dedicate Outlot "A" to serve as storm water retention for Lots 1 and 2 of said subdivision, as was laid out in the final storm water drainage study
2. Approval of a resolution to grant property tax levy authority to the Wahoo Airport for FY 2026-27
3. Acceptance of a request for reasonable accommodations to permit the keeping of chickens.
4. Approval of the second and possible waiver of the third reading of Ordinance No 2506 regarding the definition of single family dwelling.
5. Discussion and possible action regarding the process for contracting for solid waste removal services for the City of Wahoo.
6. Discussion and action (if needed) on potential Civic Center project and financing

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

August 6, 2026

TO: Mayor & Council

FROM: Melissa Harrell, City Administrator

RE: Potential amendment to state law

I am seeking your support before asking the League of Nebraska Municipalities to consider supporting legislation that would increase the acreage threshold for exemption from the subdivision of property approval process within a city's extraterritorial jurisdiction from ten acres to twenty acres.

If the Mayor and Council support this proposal, I will present it to the League of Nebraska Municipalities Small Cities Legislative Committee, of which I have been a member for several years. The Small Cities and Large Cities committees meet three times during the fall to review proposed statutory changes submitted by communities across Nebraska. Recommendations approved by the committees advance to the League Executive Board, which determines where League resources should be allocated during the upcoming legislative session. League staff may also coordinate with other lobbying groups on related issues, often at the direction of the Executive Board.

I propose increasing the acreage threshold for exemption from the municipal property subdivision approval process from ten acres to twenty acres for property within our extraterritorial jurisdiction. Properties in the ETJ have repeatedly been divided into parcels slightly larger than ten acres simply by filing a survey with the Register of Deeds.

There are several reasons why this creates a problem for us:

- 1) Property does not meet the zoning requirements or lot specifications that would allow the buyer to use the lot as it was advertised or as they hoped when they purchased the property.
- 2) There is no opportunity to plan for infrastructure location that would allow us to serve these areas. This includes gravity-fed sewer systems, water availability, public roads, public features like schools or parks, etc. We are then left in the position to be reactive to the way the property has been divided up. This makes infrastructure and land development more expensive.
- 3) Low density development. These divisions of property impact the way we plan for our growth in our ETJ, whether 1-mile or 2-miles out. These properties will often lean on communities for services such as quality-of-life items (parks, schools, EMS, commercial development), without paying their share. It can lock our areas of growth from the community. Low density development equals higher cost per capita for users of services.

- 4) Surrounding property valuation. Specifically in Wahoo (and Saunders County) where we have a high AMI, we end up with people purchasing farmland for an excessive price (\$35,000 per acre) so they can have a 10.01+ acre parcel for a \$1M home, and the surrounding property owners are impacted when their property is re-valued by the Co Assessor.

Before I take this to the League committees, I would like your input on this proposal. Is this something you are supportive of?

PROPOSED LANGUAGE CHANGE:

19-921. Subdivision, defined; where applicable.

For the purposes of sections [16-901](#) to [16-905](#) and [19-916](#) to [19-920](#), in the area where a city of the first class, city of the second class, or village has a comprehensive plan and has adopted subdivision regulations pursuant thereto, subdivision shall mean the division of lot, tract, or parcel of land into two or more lots, sites, or other divisions of land for the purpose, whether immediate or future, of ownership or building development, except that the division of land shall not be considered to be a subdivision when the smallest parcel created is more than **ten** **twenty** acres in area.

NOTE: Chapter 19 of Nebraska Statutes is laws applicable to more than one and less than all classes of municipalities.

Jamco Abatement Services Inc

3134 N 158 Plz Cir
Omaha, NE 68116

Invoice

Date	Invoice #
7/29/2026	26260

Bill To
City of Wahoo 608 N Linden Suite B Wahoo Nebraska 68066

P.O. No.	Terms	Project

Description	Amount
Asbestos Abatement Partial Billing 605 N Broadway	60,000.00
Partial Billing Total contract = 67,310⁰⁰ All abatement work has been completed. The three areas requiring visual and air clearance by third party testing have passed (Atlas Technical Services). Balance 7,310⁰⁰	
Please Remit Payment to Jamco Abatement Services Thank You	Total <u>\$60,000.00</u>

Invoice

Date	Invoice #
7/30/2026	195984

Bill To
Wahoo PO BOX 398 Wahoo, NE 68066

		P.O. No.	Terms
			Net 30
Quantity	Description	Rate	Amount
	League of Nebraska Municipalities Membership Dues for September 1, 2026 through August 31, 2027	21,989.00	21,989.00
			0.00
		Total	\$21,989.00

Please send a copy of this invoice with your payment.

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
GENERAL FUND						
101-01-546.270 WORKERS COMPENSATION INS.						
101-01-546.270 WORKERS COMPENSATION INS.	League of Nebraska Munici	Workers Comp Audit	115594	08/01/2026	324.53	.00
Total 101-01-546.270 WORKERS COMPENSATION INS.:					324.53	.00
101-01-550.000 RENTS-LAND/BLDGS/EQUIP						
101-01-550.000 RENTS-LAND/BLDGS/EQUIP	First Interstate Bank	Monthly lease payment for City Hall - September 2026	11	08/01/2026	1,600.00	.00
Total 101-01-550.000 RENTS-LAND/BLDGS/EQUIP:					1,600.00	.00
101-01-550.320 POSTAGE						
101-01-550.320 POSTAGE	Revolving Fund	postage garbage mailing	8126	08/01/2026	7.39	.00
Total 101-01-550.320 POSTAGE:					7.39	.00
101-01-550.330 PRINTING & PUBLICATION						
101-01-550.330 PRINTING & PUBLICATION	Revolving Fund	register of deeds	8126	08/01/2026	22.00	.00
Total 101-01-550.330 PRINTING & PUBLICATION:					22.00	.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 use July 2026	37613	08/06/2026	122.60	.00
Total 101-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					122.60	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Paper Tiger Shredding	Paper shredding	240863	07/29/2026	38.00	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	PSP Solutions, LLC	Monthly Phone Split Aug 2026	84201	08/01/2026	38.40	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 City Admin phone	6149129574	07/20/2026	40.04	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	605 N Broadway utilities	AUG2026	08/07/2026	889.79	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	003 - 608 W Linden	7682140T054	08/01/2026	17.09	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	017- downtown cans	7682140T054	08/01/2026	49.95	.00
101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	018 - Temp Roll off 605 N Broadway cost split with utilities	7682140T054	08/01/2026	242.30	.00
Total 101-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					1,315.57	.00
101-01-550.390 MEMBERSHIP & CERTIF. DUES						
101-01-550.390 MEMBERSHIP & CERTIF. DUES	League of Nebraska Munici	membership dues 9/1/26-8/31/26	195984	07/30/2026	21,989.00	.00
Total 101-01-550.390 MEMBERSHIP & CERTIF. DUES:					21,989.00	.00
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Caselle, Inc.	Contract Support and maintenance charges 9/1/26-9/30/26	INV-21856	08/01/2026	1,283.52	.00
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Monthly Computer Maint/Security Aug 2026	84201	08/01/2026	234.00	.00
101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Monthly email Aug 2026	84201	08/01/2026	151.20	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 101-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					1,668.72	.00
101-01-923.010 CONSULTANTS-ATTORNEYS						
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	City Facilities - Turnback tax	390	06/09/2026	100.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Asbestos contract	390	06/09/2026	60.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Child Predator Residency Ordinance	390	06/09/2026	120.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	County - Econ Dev/Transparency	390	06/09/2026	1,000.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Reasonable Accomodation - Chickens	390	06/09/2026	40.00	.00
101-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	General Misc work	390	06/09/2026	220.00	.00
Total 101-01-923.010 CONSULTANTS-ATTORNEYS:					1,540.00	.00
Total GENERAL FUND:					28,589.81	.00
POLICE FUND						
102-01-546.270 WORKERS COMPENSATION INS.						
102-01-546.270 WORKERS COMPENSATION INS.	League of Nebraska Munici	Workers Comp Audit	115594	08/01/2026	105.15	.00
Total 102-01-546.270 WORKERS COMPENSATION INS.:					105.15	.00
102-01-550.310 MATERIALS & SUPPLIES						
102-01-550.310 MATERIALS & SUPPLIES	Wahoo Utilities	5 bags of canday for Saunders County Fair Parade	PARADE 2026	07/30/2026	66.60	.00
Total 102-01-550.310 MATERIALS & SUPPLIES:					66.60	.00
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	PD fuel use July 2026	37608	08/06/2026	1,500.90	.00
Total 102-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					1,500.90	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	PSP Solutions, LLC	Monthly Phone Split Aug 2026	84201	08/01/2026	72.60	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	216 W 3rd Street utilities	AUG2026	08/07/2026	513.51	.00
102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	002 - 216 W 3rd	7682140T054	08/01/2026	17.09	.00
Total 102-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					603.20	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Amazon Capital Services	printer	1XRG-NQHP-3	07/20/2026	149.00	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Monthly Computer Maint/Security Aug 2026	84201	08/01/2026	396.00	.00
102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Microsoft 365	84356	08/01/2026	136.80	.00
Total 102-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					681.80	.00
Total POLICE FUND:					2,957.65	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
STREET FUND						
103-01-546.270 WORKERS COMPENSATION INS.						
103-01-546.270 WORKERS COMPENSATION INS.	League of Nebraska Munici	Workers Comp Audit	115594	08/01/2026	7,137.15	.00
Total 103-01-546.270 WORKERS COMPENSATION INS.:					7,137.15	.00
103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Street Dept fuel use July 2026	37609	08/06/2026	1,816.71	.00
Total 103-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					1,816.71	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	PSP Solutions, LLC	Monthly Phone Split Aug 2026	84201	08/01/2026	12.80	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 Street Dept phone	6149129574	07/20/2026	40.04	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00002 - Tablets (7) 6/21/26-7/20/26	6149129575	07/20/2026	140.14	.00
103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	331 W A Street utilities	AUG2026	08/07/2026	541.14	.00
Total 103-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					734.12	.00
103-01-550.490 DIGGER'S HOTLINE EXPENSE						
103-01-550.490 DIGGER'S HOTLINE EXPENSE	One Call Concepts	locate tickets	6070234	07/31/2026	78.53	.00
Total 103-01-550.490 DIGGER'S HOTLINE EXPENSE:					78.53	.00
103-01-554.640 CAR/TRUCK MAINTENANCE						
103-01-554.640 CAR/TRUCK MAINTENANCE	O'Reilly Automotive, Inc.	2008 Chevy 1500 5Qt oil and filter	5846-338596	08/01/2026	51.28	.00
103-01-554.640 CAR/TRUCK MAINTENANCE	Wahoo Auto Parts LLC	2012 Dodge brake and pad replacement, oil filter	5398-321988	08/07/2026	531.47	.00
Total 103-01-554.640 CAR/TRUCK MAINTENANCE:					582.75	.00
103-01-554.650 EQUIPMENT MAINTENANCE						
103-01-554.650 EQUIPMENT MAINTENANCE	Kriha Fluid Power	hydro hose repair	00655557	07/30/2026	187.25	.00
103-01-554.650 EQUIPMENT MAINTENANCE	Rose Equipment, Inc.	sweeper brooms	25888	07/30/2026	890.00	.00
103-01-554.650 EQUIPMENT MAINTENANCE	Rose Equipment, Inc.	sweeper shoes	25889	07/30/2026	1,197.56	.00
Total 103-01-554.650 EQUIPMENT MAINTENANCE:					2,274.81	.00
103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE						
103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Monthly Computer Maint/Security Aug 2026	84201	08/01/2026	78.00	.00
103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Monthly email Aug 2026	84201	08/01/2026	98.00	.00
Total 103-01-554.655 COMPUTER/SOFTWARE MAINTENANCE:					176.00	.00
103-01-554.675 CURB GRINDING - CONTRACTED						
103-01-554.675 CURB GRINDING - CONTRACTED	Sykes Construction	Curb cut 517 W 25 Cir	1040	07/20/2026	476.00	.00
103-01-554.675 CURB GRINDING - CONTRACTED	Sykes Construction	Curb cut 2627 N Oak Street	1071	07/20/2026	544.00	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 103-01-554.675 CURB GRINDING - CONTRACTED:					1,020.00	.00
103-01-554.680 RESURFACING & STREET MAINT.						
103-01-554.680 RESURFACING & STREET MAINT.	Wahoo Utilities	Reimbursement of Dave Henke's time	7/25/26	07/25/2026	27.50	.00
Total 103-01-554.680 RESURFACING & STREET MAINT.:					27.50	.00
103-01-923.010 CONSULTANTS-ATTORNEYS						
103-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	Street construction contracts	390	06/09/2026	360.00	.00
103-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	barricade questions	390	06/09/2026	100.00	.00
Total 103-01-923.010 CONSULTANTS-ATTORNEYS:					460.00	.00
103-09-550.360 UTILITIES-ELEC./TELE./GARBAGE						
103-09-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Street Lights	AUG2026	08/07/2026	1,518.88	.00
Total 103-09-550.360 UTILITIES-ELEC./TELE./GARBAGE:					1,518.88	.00
Total STREET FUND:					15,826.45	.00
CEMETERY FUND						
104-01-546.270 WORKERS COMPENSATION INS.						
104-01-546.270 WORKERS COMPENSATION INS.	League of Nebraska Municip	Workers Comp Audit	115594	08/01/2026	185.73	.00
Total 104-01-546.270 WORKERS COMPENSATION INS.:					185.73	.00
104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Cemetery fuel use July 2026	37609	08/06/2026	613.71	.00
Total 104-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					613.71	.00
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 Cemetery phone	6149129574	07/20/2026	47.99	.00
104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	016-Sunrise Cemetery	7682140T054	08/01/2026	17.09	.00
Total 104-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					65.08	.00
104-01-550.510 ASPHALT/GRAVEL/CONCRETE						
104-01-550.510 ASPHALT/GRAVEL/CONCRETE	Wahoo Concrete Products	concrete for foundations	113218	07/15/2026	240.63	.00
Total 104-01-550.510 ASPHALT/GRAVEL/CONCRETE:					240.63	.00
104-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
104-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Monthly email Aug 2026	84201	08/01/2026	16.80	.00
Total 104-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					16.80	.00
104-01-923.060 CONSULTANTS - OTHER						
104-01-923.060 CONSULTANTS - OTHER	Celebrate Life Co	1/2 cost for Cemetery Digitization	GEOFHGGI-00	07/07/2026	1,850.00	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total 104-01-923.060 CONSULTANTS - OTHER:					1,850.00	.00
Total CEMETERY FUND:					2,971.95	.00
PARKS & RECREATION FUND						
105-01-142.600 DUE FROM OTHER FUNDS						
105-01-142.600 DUE FROM OTHER FUNDS	League of Nebraska Municipi	Workers Comp Audit	115594	08/01/2026	1,764.49	.00
105-01-142.600 DUE FROM OTHER FUNDS	PSP Solutions, LLC	Monthly Computer Maint/Security Aug 2026	84201	08/01/2026	24.00	.00
105-01-142.600 DUE FROM OTHER FUNDS	PSP Solutions, LLC	Monthly email Aug 2026	84201	08/01/2026	117.60	.00
Total 105-01-142.600 DUE FROM OTHER FUNDS:					1,906.09	.00
105-01-927.060 DIRECT SUPPORT FOR P & R						
105-01-927.060 DIRECT SUPPORT FOR P & R	Wahoo Parks & Recreation	Direct Support	AUG 2026	08/01/2026	70,000.00	.00
Total 105-01-927.060 DIRECT SUPPORT FOR P & R:					70,000.00	.00
Total PARKS & RECREATION FUND:					71,906.09	.00
FIRE FUND						
106-01-546.270 WORKERS COMPENSATION INS.						
106-01-546.270 WORKERS COMPENSATION INS.	League of Nebraska Municipi	Workers Comp Audit	115594	08/01/2026	2,604.35	.00
Total 106-01-546.270 WORKERS COMPENSATION INS.:					2,604.35	.00
106-01-550.000 RENTS-LAND/BLDG./EQUIP.						
106-01-550.000 RENTS-LAND/BLDG./EQUIP.	Hometown Leasing	copier lease	368003568426	08/05/2026	41.50	.00
Total 106-01-550.000 RENTS-LAND/BLDG./EQUIP.:					41.50	.00
106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	Fire Dept Fuel use July 2026	37614	08/06/2026	283.02	.00
Total 106-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					283.02	.00
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	PSP Solutions, LLC	Monthly Phone Split Aug 2026	84201	08/01/2026	12.80	.00
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	T-Mobile	Acct #221551259 Fire Dept Cell Phone	AUG2026	08/01/2026	24.44	.00
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Fire Hall utilities	AUG2026	08/07/2026	445.38	.00
106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	009 - Fire Hall	7682140T054	08/01/2026	21.40	.00
Total 106-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					504.02	.00
106-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
106-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Monthly email Aug 2026	84201	08/01/2026	26.40	.00
Total 106-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					26.40	.00
Total FIRE FUND:					3,459.29	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
LIBRARY FUND						
108-01-550.320 POSTAGE						
108-01-550.320 POSTAGE	Revolving Fund	postage	8126	08/01/2026	11.14	.00
Total 108-01-550.320 POSTAGE:					11.14	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	PSP Solutions, LLC	Monthly Phone Split Aug 2026	84201	08/01/2026	74.80	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Library utilities	AUG2026	08/07/2026	900.00	.00
108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Library utilities - sprinklers	AUG2026	08/07/2026	83.06	.00
Total 108-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					1,057.86	.00
108-01-550.390 MEMBERSHIP & CERTIF. DUES						
108-01-550.390 MEMBERSHIP & CERTIF. DUES	NE Libr.Assn. Public Librar	membership fees x2	6654	08/05/2026	150.00	.00
Total 108-01-550.390 MEMBERSHIP & CERTIF. DUES:					150.00	.00
108-01-550.560 BOOKS						
108-01-550.560 BOOKS	Amazon Capital Services	books	1P1G-MKDY-D	07/31/2026	57.76	.00
108-01-550.560 BOOKS	Ingram	books	98099384	07/24/2026	107.98	.00
108-01-550.560 BOOKS	Ingram	books	98099385	07/24/2026	24.39	.00
108-01-550.560 BOOKS	Ingram	books	98140818	07/27/2026	40.66	.00
108-01-550.560 BOOKS	Ingram	books	98140819	07/27/2026	13.36	.00
108-01-550.560 BOOKS	Ingram	books	98156975	07/27/2026	15.74	.00
108-01-550.560 BOOKS	Ingram	books	98234235	07/30/2026	31.34	.00
108-01-550.560 BOOKS	Ingram	books	98234236	07/30/2026	149.37	.00
108-01-550.560 BOOKS	Ingram	books	98300485	08/03/2026	19.82	.00
108-01-550.560 BOOKS	Ingram	books	98336648	08/04/2026	27.24	.00
Total 108-01-550.560 BOOKS:					487.66	.00
108-01-550.810 AUDIOBOOKS/VIDEOS						
108-01-550.810 AUDIOBOOKS/VIDEOS	Midwest Tape, LLC	Audio digital content	509221136	07/31/2026	464.83	.00
Total 108-01-550.810 AUDIOBOOKS/VIDEOS:					464.83	.00
108-01-554.630 BUILDING MAINTENANCE						
108-01-554.630 BUILDING MAINTENANCE	Heartland Office Cleaners	Library Cleaning	26519	08/01/2026	1,040.00	.00
108-01-554.630 BUILDING MAINTENANCE	Jackson Services, Inc.	Library Mats	5875866	07/28/2026	26.39	.00
Total 108-01-554.630 BUILDING MAINTENANCE:					1,066.39	.00
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	FES LLC	Library Web hosting 8/26-7/27	INV005390	08/01/2026	2,000.00	.00
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Monthly email Aug 2026	84201	08/01/2026	69.60	.00
108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Monthly IT service	84357	08/01/2026	484.00	.00
Total 108-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					2,553.60	.00

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
Total LIBRARY FUND:					5,791.48	.00
DEBT SERVICE FUND						
110-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
110-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	Caselle, Inc.	Contract Support and maintenance charges 9/1/26-9/30/26	INV-21856	08/01/2026	225.00	.00
Total 110-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					225.00	.00
110-06-923.010 CONSULTANTS-ATTORNEYS						
110-06-923.010 CONSULTANTS- ATTORNEYS	Cline Williams Wright John	General Redevelopment professional services through May 3, 2026	440102	06/04/2026	240.00	.00
Total 110-06-923.010 CONSULTANTS-ATTORNEYS:					240.00	.00
Total DEBT SERVICE FUND:					465.00	.00
CAPITAL IMPROVEMENT FUND						
111-01-923.060 CONSULTANTS - OTHER						
111-01-923.060 CONSULTANTS - OTHER	JEO Consulting Group, Inc.	Wahoo Facilities Planning - Edu and Outreach through 4/10/26	173332	04/20/2026	2,381.25	.00
111-01-923.060 CONSULTANTS - OTHER	JEO Consulting Group, Inc.	Wahoo Facilities Planning - Edu and Outreach through 5/22/26	174190	05/28/2026	1,451.25	.00
111-01-923.060 CONSULTANTS - OTHER	JEO Consulting Group, Inc.	Wahoo Public Saety Building concept design prof services through July 3, 2026	175277	07/10/2026	4,500.00	.00
Total 111-01-923.060 CONSULTANTS - OTHER:					8,332.50	.00
111-01-940.740 STRUCTURES, BLDG & IMPROV.						
111-01-940.740 STRUCTURES, BLDG & IMPROV.	Jamco Abatement Services	partial billing for asbestos abatement for 605 N Broadway	26260	07/29/2026	60,000.00	.00
Total 111-01-940.740 STRUCTURES, BLDG & IMPROV.:					60,000.00	.00
Total CAPITAL IMPROVEMENT FUND:					68,332.50	.00
BUILDING & ZONING FUND						
115-01-546.110 SALARIES & WAGES						
115-01-546.110 SALARIES & WAGES	Wahoo Utilities	Reimbursement of Dave Henke's time	7/25/26	07/25/2026	55.00	.00
Total 115-01-546.110 SALARIES & WAGES:					55.00	.00
115-01-546.270 WORKERS COMPENSATION INS.						
115-01-546.270 WORKERS COMPENSATION INS.	League of Nebraska Munici	Workers Comp Audit	115594	08/01/2026	89.91	.00
Total 115-01-546.270 WORKERS COMPENSATION INS.:					89.91	.00
115-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
115-01-550.360 UTILITIES- ELEC./TELE./GARBAGE	PSP Solutions, LLC	Monthly Phone Split Aug 2026	84201	08/01/2026	6.40	.00
Total 115-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					6.40	.00
115-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
115-01-554.660						

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Monthly Computer Maint/Security Aug 2026	84201	08/01/2026	78.00	.00
115-01-554.660 COMPUTER/SOFTWARE MAINTENANCE	PSP Solutions, LLC	Monthly email Aug 2026	84201	08/01/2026	16.80	.00
Total 115-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					94.80	.00
115-01-923.010 CONSULTANTS-ATTORNEYS						
115-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	nusiance abatement expenses - C street and 12th street	1	06/09/2026	1,805.94	.00
115-01-923.010 CONSULTANTS-ATTORNEYS	Bromm, Lindahl, Freeman-	nusiance	390	06/09/2026	20.00	.00
Total 115-01-923.010 CONSULTANTS-ATTORNEYS:					1,825.94	.00
Total BUILDING & ZONING FUND:					2,072.05	.00
ECONOMIC DEVELOPMENT						
116-01-921.910 SPECIAL DEVELOPMENT EXPENSE						
116-01-921.910 SPECIAL DEVELOPMENT EXPENSE	Wahoo Area Economic Dev	Monthly office support	AUG 2026	08/01/2026	7,500.00	.00
Total 116-01-921.910 SPECIAL DEVELOPMENT EXPENSE:					7,500.00	.00
Total ECONOMIC DEVELOPMENT:					7,500.00	.00
III CORPS TASK FORCE						
120-01-550.990 OTHER MISC. OPERATING EXPENSE						
120-01-550.990 OTHER MISC. OPERATING EXPENSE	Saunders County Treasure	Transfer of fee received from Univ of Arkansas	8126	08/01/2026	300.00	.00
Total 120-01-550.990 OTHER MISC. OPERATING EXPENSE:					300.00	.00
Total III CORPS TASK FORCE:					300.00	.00
EMS						
121-01-550.000 RENTS-LAND/BLDG./EQUIP.						
121-01-550.000 RENTS-LAND/BLDG./EQUIP.	Hometown Leasing	copier lease	368003568426	08/05/2026	41.50	.00
Total 121-01-550.000 RENTS-LAND/BLDG./EQUIP.:					41.50	.00
121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP						
121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP	CITY OF WAHOO	EMS Dept fuel use July 2026	37610	08/06/2026	992.63	.00
Total 121-01-550.340 GAS, OIL, FUEL - CAR & EQUIP:					992.63	.00
121-01-550.355 MEDICAL SUPPLIES						
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	86291380	07/24/2026	327.70	.00
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	86295103	07/28/2026	152.50	.00
121-01-550.355 MEDICAL SUPPLIES	BoundTree Medical LLC	Medical supplies	86295104	07/28/2026	375.52	.00
Total 121-01-550.355 MEDICAL SUPPLIES:					855.72	.00
121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE						
121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	PSP Solutions, LLC	Monthly Phone Split Aug 2026	84201	08/01/2026	19.20	.00
121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Verizon Wireless	Acct #783729194-00001 - BZ phone	6149129574	07/20/2026	52.14	.00
121-01-550.360						

GL Account and Title	Vendor Name	Description	Invoice Number	Invoice Date	Net Invoice Amount	Amount Paid
UTILITIES-ELEC./TELE./GARBAGE	Wahoo Utilities	Fire Hall utilities	AUG2026	08/07/2026	322.37	.00
121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE	Waste Connections of NE,	009 - Fire Hall	7682140T054	08/01/2026	21.40	.00
Total 121-01-550.360 UTILITIES-ELEC./TELE./GARBAGE:					415.11	.00
121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE						
121-01-554.660	PSP Solutions, LLC	Monthly email Aug 2026	84201	08/01/2026	55.20	.00
COMPUTER/SOFTWARE MAINTENANCE						
Total 121-01-554.660 COMPUTER/SOFTWARE MAINTENANCE:					55.20	.00
Total EMS:					2,360.16	.00
Grand Totals:					212,532.43	.00

Dated: _____

Mayor: _____

City Administrator: _____

City Council : _____

AFTER RECORDING RETURN TO: City of Wahoo, PO Box 398, 608 N Linden, Ste B, Wahoo, NE 68066

CORPORATE WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that JEO Investments, Inc., a Nebraska Corporation ("Grantor"), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, convey, and warrant unto the City of Wahoo, a political subdivision of the State of Nebraska ("Grantee"), the following described real property situated in Saunders County, Nebraska (the "Property"):

Outlot A, Dry Run Commons Subdivision, Saunders County, Nebraska, according to the plat thereof recorded in Book 9, Page 36, of Plat Instrument # 427, in the records of the Saunders County Register of Deeds, Nebraska.

TO HAVE AND TO HOLD the Property, with its appurtenances, unto the said Grantee, and to Grantee's successors and assigns forever.

AND the Grantor, for itself and its successors and assigns, does covenant with the Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except as hereinafter set forth; that Grantor has good right to sell and convey the Property; and that Grantor will, and Grantor's successors and assigns shall, **WARRANT AND DEFEND** the Property unto the Grantee, and unto Grantee's successors and assigns forever, against every person lawfully claiming or to claim the whole or any part thereof.

THIS CONVEYANCE is made subject to any easements, restrictions, and reservations of record, if any, that do not materially affect the use or value of the Property, as well as zoning and governmental regulations applicable to the Property.

STORMWATER EASEMENT AND COVENANT

The Property is hereby conveyed subject to and burdened by the following stormwater drainage easement and restrictive covenant, which shall run with the land and bind the Grantee and all successors in interest and assigns:

- I. Purpose and Grant.** The Property (Outlot A) is intended and designated to receive stormwater runoff from Lot 1 and Lot 2 of the Dry Run Commons Subdivision in Saunders County, Nebraska (the "Benefited Lots"). Grantee, on behalf of itself and its successors and assigns, hereby acknowledges and accepts that the Property shall serve (in part) as a stormwater drainage and detention facility for the Benefited Lots and any improvements thereon.
- II. Easement for Drainage.** The owners of the Benefited Lots, and their successors, assigns, lessees, and licensees, shall have a perpetual easement and right to discharge, drain, and convey stormwater runoff from the Benefited Lots across, over, upon, and into the Property by means of natural drainage, grading, piping, or other stormwater conveyance systems. This easement includes the right of stormwater to collect, pond, infiltrate, and be detained upon the Property.

- III. Covenant Against Impairment.** Grantee, on behalf of itself and its successors and assigns, covenants and agrees that the Property shall not be developed, improved, altered, obstructed, or used in any manner that would materially obstruct or interfere with the flow, collection, detention, or infiltration of stormwater runoff from the Benefited Lots into or upon the Property.
- IV. Restrictive Covenant.** Restricting for a period of 20 years from and after the date of closing of Lot 1 Dry Run Commons, from being leased, used or occupied as a drive-in or drive-thru restaurant (including without limitation a kiosk, stand, booth, or area located inside another business facility) that serves any amount of the following products (collectively, the “Prohibited Products; each individually, a “Prohibited Product”): (i) hamburgers or any other type of beef products served in sandwich form; (ii) chicken served in a sandwich form; or (iii) espresso, espresso-based coffee drinks, or coffee-based drinks, unless a Prohibited Product is served as incidental to the applicable drive-in or drive-thru restaurant’s main menu items. A Prohibited Product shall be deemed to be incidental to the drive-in or drive-thru restaurant’s main menu items if the prohibited Product is a single line item on the establishment’s menu.
- V. Perpetual and Binding.** This stormwater easement and covenant is perpetual and shall run with the land, binding upon and inuring to the benefit of Grantor, Grantee, and their respective successors and assigns. The easement and covenant may be enforced by the owner(s) of the Benefited Lots, by Grantor, by Grantee, or by any other party having a legal or equitable interest in the enforcement thereof.
- VI. Severability.** If any provision of this stormwater easement and covenant is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.

DATED this ____ day of August, 2026.

JEO INVESTMENTS, INC., a Nebraska Corporation

Robert Brigham, President

STATE OF NEBRASKA) ss.
COUNTY OF SAUNDERS)

The foregoing Corporate Warranty Deed was acknowledged before me on this ____ day of August, 2026, by Robert Brigham, President and Authorized Agent of JEO Investments, Inc., a Nebraska Corporation.

Notary Public

Airport Property Tax Levy - Past 20 Years

Year	BOND	OPERATIONS	TOTAL	VALUATION
2005-2006	\$ 90,000	\$ 40,005	\$ 130,005	\$ 182,632.13
2006-2007	\$ 45,000	\$ 61,800	\$ 106,800	\$ 187,931.13
2007-2008	\$ 62,400	\$ 41,600	\$ 104,000	\$ 191,760.40
2008-2009	\$ 62,400	\$ 41,600	\$ 104,000	\$ 208,777.46
2009-2010	\$ 60,600	\$ 40,400	\$ 101,000	\$ 228,001.60
2010-2011	\$ 60,600	\$ 40,400	\$ 101,000	\$ 228,890.55
2011-2012	\$ 60,600	\$ 40,400	\$ 101,000	\$ 228,382.08
2012-2013	\$ 60,600	\$ 40,400	\$ 101,000	\$ 233,882.73
2013-2014	\$ 60,600	\$ 40,400	\$ 101,000	\$ 232,677.93
2014-2015	\$ 60,600	\$ 40,400	\$ 101,000	\$ 242,006.11
2015-2016	\$ 60,600	\$ 40,400	\$ 101,000	\$ 249,865.26
2016-2017	\$ 60,600	\$ 45,450	\$ 106,050	\$ 250,876.25
2017-2018	\$ 60,600	\$ 45,450	\$ 106,050	\$ 271,955.36
2018-2019	\$ 60,600	\$ 45,450	\$ 106,050	\$ 271,656.98
2019-2020	\$ 60,600	\$ 45,450	\$ 106,050	\$ 288,831.10
2020-2021	\$ 60,600	\$ 45,450	\$ 106,050	\$ 303,107.70
2021-2022	\$ 60,600	\$ 45,450	\$ 106,050	\$ 325,160.23
2022-2023	\$ 60,600	\$ 45,450	\$ 106,050	\$ 377,603.62
2023-2024	\$ 60,600	\$ 45,450	\$ 106,050	\$ 422,947.35
2024-2025	\$ 45,450	\$ 60,600	\$ 106,050	\$ 446,479.46
2025-2026	\$ 60,600	\$ 60,600	\$ 121,200	\$ 488,676.48

**RESOLUTION REQUESTING A PRELIMINARY
LEVY ALLOCATION FROM CITY OF WAHOO**

RESOLUTION NO. 2026-__

WHEREAS, Nebraska Statute 77-3443(3) requires all political subdivisions subject to city/village levy authority to submit a preliminary request for levy allocation to the city council/village board; and

WHEREAS, the Wahoo City Council is the levy authority for the Wahoo Airport Authority;

NOW, THEREFORE BE IT RESOLVED that the following is said Board's tax request for budget year 2026-2027:

FUND	TAX REQUEST
General Fund	<u>\$60,600</u>
TOTAL	\$60,600

BE IT FURTHER RESOLVED that said Board has Bonds for \$60,600 dollars and is not included in the above tax request as allowed by law.

BE IT FURTHER RESOLVED that said Public Airport has repayment of Interest-Free Loans from the Department of Transportation (Aeronautics) for \$34,885 dollars and is not included in the above tax request as allowed by law.

Motion by _____ to adopt Resolution NO. _____. Seconded by _____.

Voting yes were: _____

Voting no were: _____

Motion carried.

Dated this 13th day of July, 2026.

Brian Homes, Chairperson

Christina M Fasel, Secretary



Date: August 11, 2026

To: Mayor and Council

From: Christina Fasel, City Clerk

Re: Request for Reasonable Accommodation

I have received a request for reasonable accommodation from an individual requesting that he be allowed to have three chickens.

Municipal Code allows for individuals with a disability or handicap to request a reasonable accommodation to rules, standards or practices to eliminate regulatory barriers and provide a person with a disability or handicap with equal opportunity to use and enjoy a dwelling and/or otherwise receive services or participate in programs or activities provided by the City.

An application request shall include the applicants information, a statement from the applicant describing the basis for the claim that the individual is considered disabled or handicapped, a statement as to why the requested accommodation is financially, therapeutically, or otherwise necessary to afford a handicapped or disabled person equal opportunity to use and enjoy a dwelling and/or to otherwise receive services or participate in programs provided by the city, and documentation supporting the necessity for the accommodation.

The application that I have received includes the applicant's information and a letter from the applicant that asks for a variance to allow for the possession of three chickens that he already owns. Since the first time that this item was on the agenda I have also received a note from a medical provider however, there is no comment on a specific medical diagnosis or disability.

ORDINANCE NO. 2506

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 2.03 DEFINITIONS– 2.03.160 DWELLING, SINGLE FAMILY; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, OR PROVISION OR PORTION FOUND UNCONSTITUTIONAL OR INVALID; TO PROVIDE FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED WITHIN THE FIRST FIFTEEN (15) DAYS AFTER ITS PASSAGE AND APPROVAL, IN PAMPHLET FORM, IN THE CITY OF WAHOO, NEBRASKA, AND SHALL BE IN FULL FORCE AND TAKE EFFECT FROM AND AFTER ITS PASSAGE AND APPROVAL, AS PROVIDED BY LAW, AND AS PROVIDED HEREIN; AND THAT IT IS THE INTENTION OF THE MAYOR AND COUNCIL OF THE CITY OF WAHOO, NEBRASKA, AND IT IS HEREBY ORDAINED, THAT THE PROVISIONS OF THIS ORDINANCE SHALL BECOME AND BE MADE A PART OF THE ZONING ORDINANCE OF THE CITY OF WAHOO, NEBRASKA, AND THAT THE SECTIONS OF THIS ORDINANCE MAY BE RENUMBERED TO ACCOMPLISH SUCH INTENTION.

WHEREAS, on January 27, 2005, the Mayor and Council of the City of Wahoo, Nebraska, did adopt Ordinance No. 1886, known and cited as the Zoning Ordinance of the City of Wahoo, Nebraska, and,

WHEREAS, the Wahoo Planning Commission did hold a public hearing upon said proposed changes and has submitted, in writing, its recommendations to the Mayor and Council of the City of Wahoo, and,

WHEREAS, it is in the best interests of the citizens of the City of Wahoo, Nebraska, that language to amend the Section 2.03 Definitions, specifically subsection– 2.03.160 pertaining to Dwelling, Single Family in the Zoning ordinance of the City of Wahoo, Nebraska, as set forth herein, and,

WHEREAS, notice of said proposed changes was given by publication in the Wahoo Newspaper, a newspaper of general circulation in Wahoo, at least one time ten days prior to the hearing upon said changes,

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

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

2. That Section 2.03 Definitions – 2.03.160 Dwelling, single family shall be amended to add the following language and that sections of said ordinance may be renumbered to accomplish such amendment:

DWELLING, SINGLE FAMILY a building having accommodation for or occupied exclusively by one family which meet all the following standards:

1. The home shall have no less than 900 square feet of floor area, above grade, for single story construction; a minimum of 50 percent of the total square foot area must be habitable.
2. The home shall have no less than an 18-foot exterior width;
3. The roof shall be pitched with a minimum vertical rise of two and one-half inches for each 12 inches of horizontal run;
4. The exterior material shall be of a color, material and scale comparable with those existing in residential site-built, single-family construction; and shall not include vertical metal wall panels
5. The home shall have a non-reflective roof material that is or simulates asphalt or wood shingles, tile, or rock. Said roof may be finished in metal provided it is non-reflective and meets standards established for residential or commercial use;
6. The home shall be placed on a continuous permanent foundation and have wheels, axles, transporting lights, and removable towing apparatus removed, and
7. The home shall meet and maintain the same standards that are uniformly applied to all single-family dwellings in the zoning district.
8. Permanent foundation: Base on which building rests to be constructed from either poured concrete or laid masonry block or brick on a footing to be placed a minimum of 42 inches below the final ground level.

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

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

5. That this Ordinance shall be published within the first fifteen (15) days after its passage and approval in pamphlet form within the City of Wahoo, Nebraska, and shall be effective on the fifteenth (15th) day from and after its passage, approval, and publication according to law.

6. That the provisions of this Ordinance shall become and be made a part of the Zoning Ordinance of the City of Wahoo, Nebraska, and that the Sections of this Ordinance may be renumbered to accomplish such intention.

PASSED AND APPROVED this 28 day of July 2026.

CITY OF WAHOO, NEBRASKA

By: _____
Gerald D. Johnson, Its Mayor

ATTEST:

Christina Fasel, Its Clerk
(SEAL)