

PUBLIC HEARING for the purpose of hearing testimony concerning amendments to Section 2.02.500 and Section 5.08.05 of the Eagle Zoning Ordinance, as the same relates to the definition and lot requirements of Townhomes/Condominiums.

Open Public Hearing
Public Comment
Close Public Hearing

PUBLIC HEARING for the purpose of hearing testimony concerning an Application for Preliminary Plat, submitted by MDC Eagle One, LLC, pertaining to ± 80.731 acres located in part of the Northeast ¼ of Section 29, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska.

Open Public Hearing
Public Comment
Close Public Hearing

1. Discuss/possible action: First reading of Ordinance 2026-03 – Amending Section 2.02.500 and Section 5.08.05 of the Eagle Zoning Ordinance, as the same relates to the definition and lot requirements of Townhomes/Condominiums.
2. Discuss/possible action: Approve an Application for Preliminary Plat, submitted by MDC Eagle One, LLC, pertaining to ± 80.731 acres located in part of the Northeast ¼ of Section 29, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska.
3. Discuss/possible action: Approve waiver of the maximum block length submitted by MDC Eagle One, LLC, as part of the Eagle Point subdivision.
4. Report from Law Enforcement.
5. Report from Building & Zoning Administrator.
6. Public Comment.
7. Discuss/possible action: Updates on the new Fire & Rescue Facility.
8. Discuss/possible action: Acknowledge receipt of Cass County Tourism Grant and utilizing \$5,000 in matching funds for soccer/football combination goals east of the Eagle Municipal Pool.
9. Discuss/possible action: Approve purchase of two lifeguard stand platforms from Aqua-Chem in the amount of \$873.00 each plus shipping.

10. Discuss/possible action: Approve proposal from Gordon Electric to install a new electrical panel at the Eagle Pool in the amount of \$6,233.13.
11. Discuss/possible action: Approve Change Order No. 1 with Cather & Sons Construction in the amount of (\$2,018.38) as part of the 2026 Eagle Drive Mill & Overlay Improvements Project.
12. Discuss/possible action: Approve Application for Payment No. 1 with Cather & Sons Construction in the amount of \$125,854.12 as part of the 2026 Eagle Drive Mill & Overlay Improvements Project.
13. Discuss/possible action: Consider proposal from Saint for Network Modernization & Managed Technology Services in the amount of \$12,238.00.
14. Discuss/possible action: Approve transfer of \$25,000 from the General Account to the Park Account for the 2026 pool season.
15. Discuss/possible action: Approve or deny minutes as typed for the previous meeting.
16. Discuss/possible action: Approve claims.
17. Report from Attorney.
18. Report from Clerk/Treasurer.

The Agenda is readily available for inspection at the Village Clerk's Office located at 747 S. 2nd Street, Eagle, Nebraska during regular business hours.

Eagle Planning Commission Meeting Minutes
Eagle Fire and Rescue Department - 705 S 1st Street
April 22, 2026 - 7:00 PM

The April 22, 2026 Planning Commission Meeting was called to order at 7:01 P.M. by Chairman, Terry Caddy. The Chairman made the announcement that the Open Meetings Act is posted on the east wall of the Fire Hall meeting room and that the meeting announcement and agenda were posted at the Eagle Park, Village of Eagle Office, and the Eagle Fire Department.

Roll call of Planning Commission members present included: Terry Caddy, Willa DiCostanzo, Travis Moore, Randy Todd, Terry Skokan, and Jeramiah Lippold. Ashley Moyer was not present.

First order of business on the Planning Commission agenda. The reorganization of the 2026 planning commission.

a. Election of Officers:

i. Chairperson: Todd nominates Terry Caddy as chairman.

1. Willa motioned to cease nominations
2. Todd Seconded
3. Vote: All in favor of Caddy's nomination. Caddy chairperson.

ii. Vice Chairperson: DiCostanzo nominated by Todd; Todd nominated by Caddy.

1. Went to a vote via ballot.
2. Vote tally's Todd 4, DiCostanzo 2
3. Todd voted as Vice Chairperson

iii. Secretary: DiCostanzo nominated Moore. Moore declined.

DiCostanzo asked Skokan if they were interested. Skokan declined.

Moore nominated DiCostanzo:

1. Roll call vote: all in favor of DiCostanzo's nomination.
DiCostanzo nominated.

Close regular meeting 7:07.

Open Public Meeting for the purposes of hearing testimony concerning item number two on the agenda. An Application for Preliminary Plat submitted by MDC Eagle One, LLC, pertaining to the 80.731 acres located in part of the Northeast ½ of section 29, Township 10 North, Range 9 of the 6th P.M., Cass, County, Nebraska.

1. Discussion from developer's engineer Joe Flaxbeard on the preliminary plat identified 260 total dwelling units, 84 of those currently being considered as townhomes. Larger lots along Hwy 34 considered commercial. There's a drainage channel through here as you go through the property where we've done the preliminary sizing for the culvert crossing at the road. Developer made accommodations to connect our public street network to 4th St. that was dedicated and constructed when Dollar General was built. There are additional road connections at the edges of our property for future development connectivity. There are detention basins at points where stormwater would exit our site complying with the Village of Eagle's detention requirements for our drainage study. Developer has talked to many builders and they wanted to offer a variety of lot sizes. Developer and Village engineer – Barbara/Sam have been in discussions back and forth with additional comments from initial submission and they are corresponding as such.

Request from Caddy to discuss H Street.

2. Developer discussed H street is right in and right out per NDOT guidance. 4th street will be the access point for left and right out. NDOT is also requiring a right turn lane off of 34 into the development and that has been included in preliminary plan. A median is also drawn in from H street to deter people from a left turn out of H street.
3. Request from Caddy to developer to have something in writing from NDOT about right turn access from NDOT.
 - a. Joe identified he could provide some documentation that would satisfy Caddy's request but not explicit language from NDOT.
4. Planning commission broad discussion about traffic flow in and out of development, pedestrian crossings.
 - a. Flaxbeard identified he would bring up pedestrian crossing with NDOT to see what response might be.
5. Caddy request to Flaxbeard about Residential urban (R-2) vs Residential suburban (R-1).
 - a. Flaxbeard identified all the lots fell into the Residential Urban zoning requirements so that is why they looked at labeling them R-2 for greater flexibility instead of splitting.
6. Caddy asked Flaxbeard about townhome details. Flaxbeard didn't know details about design or build of townhomes.

- a. Caddy brought up parking as a consideration for future discussions for planning commission to consider as well as restrictions on street parking to one side only.
7. Caddy asked village engineer Barbara about water pressure in town homes. Water pressure was adequate.
 - a. Caddy asked if Flaxbeard had discussions with Rural Water on a buyout yet. Flaxbeard identified not yet but will when plat moves forward.
8. Todd asked about park space and percentage pay of lots?
 - a. Flaxbeard requested guidance on this definition in writing. Village legal counsel identified that she would send it to Flaxbeard for his review/understanding. Identified this in 3.1 of the zoning book.
9. Caddy recommended to Planning Commission the need for future park space to be included in future developments (to the east) of this property. Recommended planning commission look to have 15-20 acres set aside. If development money is paid to village, board should set it aside for future park development.
10. Discussion of what constitutes park ground or not from Caddy. Additional commission discussion. Legal Counsel- Maureen identified Village Board would be ultimate decision makers on parks space requirements to developer.
11. Todd asked about water pressure and capacity. Village engineer Barbara identified according to the study it would be at capacity when this is developed. Additionally waste water will need facility once all lots are developed.
 - a. Caddy recommended that the board take preventative steps to develop a plan for these items before it gets too close to the full development of properties.
12. Discussion of waiver of block length on the initial application (number three on preliminary plat).
 - a. Discussion between legal counsel, village engineer to planning commission that block length was alright but wanted to identify if there were additional pedestrian crossing needed.
 - b. After review by Village Engineer of topography, they agreed with the developer engineer that that topography doesn't allow for a pedestrian crossing.
13. Identification from Flaxbeard and Caddy that the commercial lots will not be a part of the SID and they can be annexed into the Village of Eagle as soon as desired.

Public meeting closed on item number two on the agenda at 8:25 pm.

Moved to item number four on the agenda. Opened Public meeting at 8:27 for the purposes of testimony concerning amendment to section 2.02.500 and section 5.08.05 of the Eagle

zoning Ordinance as the same relates to the definition and lot requirement of Townhomes/condominiums.

1. Hestermann – Village Building and Zoning Administrator identified that the code was missed from the 2007 to the current update of the zoning regulations. This change is to update and correct the error in the documents.
2. Village engineer – Barbara- concurred that the changes need to be made.

No questions or public discussion. Caddy ended Public Hearing on agenda item number four at 8:32 pm.

Caddy opened Planning Commission meeting at 8:33 to address agenda item number 5 to discuss/possible action on the approval/recommendation of amendments to section 2.02.500 and section 5.08.05 of the Eagle zoning Ordinance as the same relates to the definition and lot requirement of Townhomes/condominiums.

1. Moore motioned to approve the amendment to section 2.02.500 and section 5.08.05 of the Eagle zoning Ordinance as the same relates to the definition and lot requirement of Townhomes/condominiums.
2. Skokan seconds it.
3. Discussion- none
4. All commissioner members in favor – motion carries.

Caddy moved to agenda item number three discussion possible action: Approval/recommendation of an Application to Preliminary Plat submitted by MDC Eagle One, LLC, pertaining to the 80.731 acres located in part of the Northeast ½ of section 29, Township 10 North, Range 9 of the 6th P.M., Cass, County, Nebraska.

1. Discussion from Village of Eagle legal counsel if we can move forward with the waiver at this time or if we have to have another hearing. Counsel clarified we can take care of waiver during this meeting.
 - a. Planning commission reviewed the conditions under 8.01.018.01.02 and 8.01.03.
 - b. Concurrence from village engineer that the topography won't work for the pedestrian crossing.
2. Moore made a motion all right then make a motion to determine if the conditions under 8.01.018.01.02 and 8.01.03 have been met and granted the waiver request as requested in the application.
 - a. Skokan seconded.
 - b. No discussion.
 - c. Vote: all aye, motion carried.

3. Legal counsel identified on final plat review the zoning changes would need to be made by the planning commission. This was her recommendation not to put in preliminary plat but instead put it in the final plat review.
4. Moore recommended approval of an Application to Preliminary Plat submitted by MDC Eagle One, LLC, pertaining to the 80.731 acres located in part of the Northeast ½ of section 29, Township 10 North, Range 9 of the 6th P.M., Cass, County, Nebraska.
 - a. Lippold seconded
 - b. Discussion- none
 - c. Vote: Caddy, DiCostanzo, Moore, Skokan and Lippold – Aye; Todd- nay.

Meeting adjourned at 9:15 p.m.

- 2.02.489 **SUBDIVISION OR DEVELOPER AGREEMENT** an agreement between a subdivider and the municipality that clearly establishes the sub divider's responsibility regarding project phasing, the provision of public and private facilities and improvements, and any other mutually agreed to terms and requirements.
- 2.02.490 **SURFACE WATERS** shall mean all waters within the jurisdiction of this state, including all streams, lakes, ponds, impounding reservoirs, marshes, wetlands, watercourses, waterways, springs, canal systems, drainage systems, and all other bodies or accumulations of water, natural or artificial, public or private, situated wholly or partly within or bordering upon the state.
- 2.02.491 **SWIMMING POOL** shall mean a structure, and all appurtenant equipment, constructed either above or below grade
- 2.02.492 **TANK FARMS** a facility having two (2) or more storage containers for the transfer of inorganic liquids or gases from which no retail sale of the fuel to the public is or may be conducted.
- 2.02.493 **TANNING STUDIO** shall mean any business that uses artificial lighting systems to produce a tan on an individual's body. These facilities may be either a stand-alone business or as an accessory use in spas, gymnasiums, athletic clubs, health clubs, and styling salons. This use is not included with any type of adult establishment.
- 2.02.494 **TATOO PARLOR / BODY PIERCING STUDIO** shall mean an establishment whose principal business activity is the practice of tattooing and/or piercing the body of paying customers.
- 2.02.495 **TAVERN** (see Bar).
- 2.02.496 **TEMPORARY STRUCTURE** a structure without any foundation or footing and removed when the designated time period, activity, or use for which the temporary structure was erected has ceased. Structure cannot be in place for more than six (6) months.
- 2.02.497 **TEMPORARY USE** a use intended for limited duration, not to exceed six months, to be located in a zoning district not permitting such use.
- 2.02.498 **THEATER** shall mean a building or structure used for dramatic, operatic, motion pictures, or other performance, for admission to which entrance money is received and no audience participation or meal service.
- 2.02.499 **TOWER** shall mean a structure situated on a site that is intended for transmitting or receiving television, radio, or telephone communications. (Also, see Antenna.)
- 2.02.500 **TOWNHOUSE** a dwelling unit having a common wall with or abutting one or more adjacent dwelling units in a town house structure, with its own front and rear access to the outside, and neither above nor below any other dwelling unit.
- 2.02.501 **TRAILER, AUTOMOBILE** shall mean a vehicle without motive power, designed and constructed to travel on the public thoroughfares and to be used for human habitation or for carrying property, including a trailer coach.
- 2.02.502 **TRANSFER STATION (REFUSE)** shall mean any enclosed facility where solid wastes, trash, or garbage is transferred from one vehicle or rail car to another or where solid wastes, trash, or garbage is stored and consolidated before being transported for disposal elsewhere.
- 2.02.503 **TRUCK REPAIR** shall mean the repair, including major mechanical and body work, straightening of body parts, painting, welding, or other work that may include noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in gasoline service stations, of trucks having a hauling capacity of over one (1) ton and buses but excluding pickups and other vehicles designed for the transport of under eight (8) passengers.

- 2.02.489 **SUBDIVISION OR DEVELOPER AGREEMENT** an agreement between a subdivider and the municipality that clearly establishes the sub divider's responsibility regarding project phasing, the provision of public and private facilities and improvements, and any other mutually agreed to terms and requirements.
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- 2.02.499 **TOWER** shall mean a structure situated on a site that is intended for transmitting or receiving television, radio, or telephone communications. (Also, see Antenna.)
- 2.02.500 **TOWNHOUSE/TOWNHOME** shall mean a one-family dwelling unit, with a private entrance, in a group of three or more dwelling units with a common wall, attached in a linear arrangement and having a totally exposed front and rear wall to be used for access, light and ventilation.
- 2.02.501 **TRAILER, AUTOMOBILE** shall mean a vehicle without motive power, designed and constructed to travel on the public thoroughfares and to be used for human habitation or for carrying property, including a trailer coach.
- 2.02.502 **TRANSFER STATION (REFUSE)** shall mean any enclosed facility where solid wastes, trash, or garbage is transferred from one vehicle or rail car to another or where solid wastes, trash, or garbage is stored and consolidated before being transported for disposal elsewhere.
- 2.02.503 **TRUCK REPAIR** shall mean the repair, including major mechanical and body work, straightening of body parts, painting, welding, or other work that may include noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in gasoline service stations, of trucks having a hauling capacity of over one (1) ton and buses but excluding pickups and other vehicles designed for the transport of under eight (8) passengers.

Section 5.08 District (R-2) Residential Urban

5.08.01 Intent: The Residential Urban District is intended to permit single-family density residential with an increase of density to include duplexes and higher density residential development such as apartments in areas providing all public facilities and supporting facilities to maintain a sound and pleasant environment for the inhabitants.

5.08.02 Permitted Uses:

1. Single-family detached dwellings.
2. Two-family, duplex, dwellings.
3. Single-family attached dwellings.
4. Townhouses, Condominiums, and Multiple family dwellings.
5. Public and private schools.
6. Publicly owned and operated facilities.
7. Public services.
8. Child care.
9. Religious institutions.
10. Public and private.
11. Solar panels, as per Section 8.10.
12. Home occupations, as per Section 8.07.

5.08.03 Permitted Conditional Uses:

1. Bed and Breakfast, provided guest rooms shall be within the principal residential building only and not within an accessory structure.
2. Public utility substations, distribution centers, regulator stations, pumping, treatment facilities, storage, equipment buildings, garages, towers, or similar uses.
3. Child care center.
4. Charitable clubs and organizations.
5. Hospitals, sanitariums, rest homes, nursing homes, convalescent homes, or other similar institutions, philanthropic institutions.
6. Group care home.
7. Community center.
8. Emergency shelters.
9. Adult care center.
10. Wind energy conversion system as per Section 8.12.
11. Mobile and manufactured home parks, provided they meet the following conditions:
 - A. A mobile home park shall be developed according to a site plan approved by the Zoning Administrator and Municipal Engineer.
 - B. There shall be a minimum livable floor area of five hundred (500) square feet in each mobile home.
 - C. Height of buildings
 1. Maximum height for principal uses: thirty-five (35) feet.
 2. Maximum height for accessory uses: twenty (20) feet.
 - D. Each lot shall have access to a hard surfaced drive not less than twenty-two (22) feet in width excluding parking.
 - E. Each lot shall be provided with water, sanitary sewer, and electrical hook-ups at a minimum.
 - F. Tie downs shall meet all manufacturers' recommendations.
 - G. Service buildings including adequate laundry and drying facilities, and toilet facilities for mobile homes which do not have these facilities within each unit.
 - H. Not less than 10% of the total court area shall be designated and used for park, playground and recreational purposes.
 - I. Limitations on lot coverage shall be no more than 40%.
 - J. Storm shelters shall be required and shall meet the following criteria:
 1. Shelter space equivalent to a minimum of two (2) persons per mobile home lot.
 2. Designed in conformance with "National Performance Criteria for Tornado Shelters" by the Federal Emergency Management Agency (FEMA) and any other referenced material by FEMA.

- 3. Shelters shall be sited in order to provide maximum protection to park occupants and so that residents may reach a shelter within the maximum safe time frame as directed by FEMA.
- K. All mobile home pad locations shall be hard surfaced with properly reinforced poured in place concrete.
- L. All mobile homes shall have skirting which is in good repair, meets manufacturer standards, and is in conformance with the color scheme of the trailer.
- M. All off-street parking shall be hard surfaced.
- N. All mobile homes shall comply with all other Municipal Ordinances.
- O. A complete plan of the mobile home court shall be submitted showing:
- P. A development plan and grading plan of the court.
 - 1. The area and dimensions of the tract of land.
 - 2. The number, location, and size of all mobile home spaces.
 - 3. The number, location, and size of all hard surfaced pads shall be shown.
 - 4. The area and dimensions of the park, playground and recreation areas.
 - 5. The location and width of roadways and walkways.
 - 6. The location of service buildings and any other proposed structures.
 - 7. The location of water and sewer lines and sewage disposal facilities.
 - 8. Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home court.

5.08.04 Permitted Accessory Uses:

- 1. Buildings and uses customarily incidental to the permitted uses.
- 2. Decks, elevated patios either attached or detached.
- 3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
- 4. Signs as provided for in Section 7.01 through 7.04.
- 5. Parking as provided for in Section 8.01 through 8.06.
- 6. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence.
- 7. Landscaping as required by Section 9.03.
- 8. Incidental public safety uses such as emergency sirens.

5.08.05 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows (unless otherwise provided above):

Uses	Lot Area (sf)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Street Side Yd (ft)	Max Height (ft)	Max Lot Coverage
Single-Family Dwelling ³	6,000	50	25	7.5	25	15 ³	45	40% ¹
Two-Family Dwelling ³	8,000	60	25	7.5	25	15 ³	45	40% ¹
Single-Family Attached	6,000 per unit	45 per unit	25	7.5	25	15 ³	45	40% ¹
Multi-Family Dwelling	⁴	75	25	7.5	25	15 ³	45	40% ¹
Townhomes/Condominiums	2,500 per unit	75	25	7.5	25	15 ³	45	40% ¹
Other Permitted Uses	8,000	75	25	7.5	25	15 ³	45	40% ¹
Conditional Uses	8,000	75	25	7.5	25	15 ³	45	40% ¹
Accessory Uses	-	-	-	-	-	-	17	40% ^{1 2}

¹ Total lot coverage includes all principal structures, accessory structures and impervious surfaces.

² Provided total area of accessory structure does not exceed 720 square feet and the total lot coverage including all principal structures, accessory structures and impervious surfaces does not exceed 40%.

³ On Corner Lots the following criteria apply to setbacks. In existing developed areas, the Street Side Yard setback may conform to existing setbacks of existing structures along that street. In new developments, the Street Side Yard shall be equal to the Front Yard setback, except for accessory structures which shall be 35 feet.

⁴ The minimum square footage for Multi-family is 8,000 square feet for the first two units, plus, 2,500 square feet for each additional unit.

RU Data from 2007 Zoning Ordinance that was transferred to 2023 update in error

- 20. Walkway coverings shall be of sheet metal, metal shingles or of standing-seam construction, or of canvas or cloth.
- 21. Iron railings shall be of utilitarian styling as represented in the district.
- 22. Planter boxes and screening walls, when used shall be compatible with the primary structure.
- 23. Facades consisting of brick or masonry shall not be painted if they have not previously been painted.

5.15.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Lot Area (sf)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Street Side Yd (ft)	Rear Yard (ft)	Max Height (ft)	Max Lot Coverage
Single-Family Dwelling ³	7,000	70	25	7.5	15	25	35	40%
Single-Family Attached ⁴	4,500 per unit	50 per unit	25	7.5	15	25	35	40%
Two-Family Dwelling ³	10,000	75	25	7.5	15	25	35	40%
Townhomes/Condominiums ^{4,5}	2,500 per unit	25 per unit	25	7.5	15	25	35	40%
Multi-Family Dwelling ³	⁶	100	25	7.5 ¹	15	25	45 ¹	40%
Other Permitted & Conditional Uses	8,500	75	25	7.5	15	25	45	30%
Accessory Uses	-	-	35	7.5	15	5	17	10% ²

¹ For Multi-Family units the side yard shall be 10 feet if it is a 3-story structure, and 5 feet additional side yard on each side shall be provided for each story in excess of 3 stories.

² Provided the total area of accessory structure for single family does not exceed 700 sq. ft. and the total lot coverage of all buildings does not exceed 50%.

³ On Corner Lots the following criteria apply to setbacks. In existing developed areas, the Street Side Yard setback may conform to existing setbacks of existing structures along that street. In new developments, the Street Side Yard setback shall be equal to the Front Yard setback.

⁴ This applies to Condominiums and Townhouses where there are three (3) or more units connected and where there is a minimum of two (2) common walls; otherwise the criteria for single-family attached or two-family dwelling shall apply depending upon the appropriate condition.

⁵ Where there are three (3) or more units connected the side yard at the ends shall meet this criteria otherwise the side yard setback shall be zero (0) at common walls. The side yard not containing the common wall shall be double the normal required setback.

⁶ The minimum square footage for Multi-family is 10,000 square feet for the first two units, plus, 2,500 square feet for each additional unit.

MUC Data from 2023 Zoning Ordinance that is CORRECT

Section 5.08 District (R-2) Residential Urban

5.08.01 Intent: The Residential Urban District is intended to permit single-family density residential with an increase of density to include duplexes and higher density residential development such as apartments in areas providing all public facilities and supporting facilities to maintain a sound and pleasant environment for the inhabitants.

5.08.02 Permitted Uses:

1. Single-family detached dwellings.
2. Two-family, duplex, dwellings.
3. Single-family attached dwellings.
4. Townhouses, Condominiums, and Multiple family dwellings.
5. Public and private schools.
6. Publicly owned and operated facilities.
7. Public services.
8. Child care.
9. Religious institutions.
10. Public and private.
11. Solar panels, as per Section 8.10.
12. Home occupations, as per Section 8.07.

5.08.03 Permitted Conditional Uses:

1. Bed and Breakfast, provided guest rooms shall be within the principal residential building only and not within an accessory structure.
2. Public utility substations, distribution centers, regulator stations, pumping, treatment facilities, storage, equipment buildings, garages, towers, or similar uses.
3. Child care center.
4. Charitable clubs and organizations.
5. Hospitals, sanitariums, rest homes, nursing homes, convalescent homes, or other similar institutions, philanthropic institutions.
6. Group care home.
7. Community center.
8. Emergency shelters.
9. Adult care center.
10. Wind energy conversion system as per Section 8.12.
11. Mobile and manufactured home parks, provided they meet the following conditions:
 - A. A mobile home park shall be developed according to a site plan approved by the Zoning Administrator and Municipal Engineer.
 - B. There shall be a minimum livable floor area of five hundred (500) square feet in each mobile home.
 - C. Height of buildings
 1. Maximum height for principal uses: thirty-five (35) feet.
 2. Maximum height for accessory uses: twenty (20) feet.
 - D. Each lot shall have access to a hard surfaced drive not less than twenty-two (22) feet in width excluding parking.
 - E. Each lot shall be provided with water, sanitary sewer, and electrical hook-ups at a minimum.
 - F. Tie downs shall meet all manufacturers' recommendations.
 - G. Service buildings including adequate laundry and drying facilities, and toilet facilities for mobile homes which do not have these facilities within each unit.
 - H. Not less than 10% of the total court area shall be designated and used for park, playground and recreational purposes.
 - I. Limitations on lot coverage shall be no more than 40%.
 - J. Storm shelters shall be required and shall meet the following criteria:
 1. Shelter space equivalent to a minimum of two (2) persons per mobile home lot.
 2. Designed in conformance with "National Performance Criteria for Tornado Shelters" by the Federal Emergency Management Agency (FEMA) and any other referenced material by FEMA.

- 3. Shelters shall be sited in order to provide maximum protection to park occupants and so that residents may reach a shelter within the maximum safe time frame as directed by FEMA.
- K. All mobile home pad locations shall be hard surfaced with properly reinforced poured in place concrete.
- L. All mobile homes shall have skirting which is in good repair, meets manufacturer standards, and is in conformance with the color scheme of the trailer.
- M. All off-street parking shall be hard surfaced.
- N. All mobile homes shall comply with all other Municipal Ordinances.
- O. A complete plan of the mobile home court shall be submitted showing:
- P. A development plan and grading plan of the court.
 - 1. The area and dimensions of the tract of land.
 - 2. The number, location, and size of all mobile home spaces.
 - 3. The number, location, and size of all hard surfaced pads shall be shown.
 - 4. The area and dimensions of the park, playground and recreation areas.
 - 5. The location and width of roadways and walkways.
 - 6. The location of service buildings and any other proposed structures.
 - 7. The location of water and sewer lines and sewage disposal facilities.
 - 8. Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home court.

5.08.04 Permitted Accessory Uses:

- 1. Buildings and uses customarily incidental to the permitted uses.
- 2. Decks, elevated patios either attached or detached.
- 3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
- 4. Signs as provided for in Section 7.01 through 7.04.
- 5. Parking as provided for in Section 8.01 through 8.06.
- 6. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence.
- 7. Landscaping as required by Section 9.03.
- 8. Incidental public safety uses such as emergency sirens.

5.08.05 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows (unless otherwise provided above):

Uses	Lot Area (sf)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Street Side Yd (ft)	Max Height (ft)	Max Lot Coverage
Single-Family Dwelling ³	6,000	50	25	7.5	25	15 ³	45	40% ¹
Two-Family Dwelling ³	8,000	60	25	7.5	25	15 ³	45	40% ¹
Single-Family Attached	6,000 per unit	45 per unit	25	7.5	25	15 ³	45	40% ¹
Multi-Family Dwelling	⁴	75	25	7.5	25	15 ³	45	40% ¹
Townhomes/Condominiums ^{5, 6}	2,500 per unit	25 per unit	25	7.5	25	15 ³	45	40% ¹
Other Permitted Uses	8,000	75	25	7.5	25	15 ³	45	40% ¹
Conditional Uses	8,000	75	25	7.5	25	15 ³	45	40% ¹
Accessory Uses	-	-	-	-	-	-	17	40% ^{1 2}

¹ Total lot coverage includes all principal structures, accessory structures and impervious surfaces.

² Provided total area of accessory structure does not exceed 720 square feet and the total lot coverage including all principal structures, accessory structures and impervious surfaces does not exceed 40%.

³ On Corner Lots the following criteria apply to setbacks. In existing developed areas, the Street Side Yard setback may conform to existing setbacks of existing structures along that street. In new developments, the Street Side Yard shall be equal to the Front Yard setback, except for accessory structures which shall be 35 feet.

⁴ The minimum square footage for Multi-family is 8,000 square feet for the first two units, plus, 2,500 square feet for each additional unit.

⁵ This applies to Condominiums and Townhouses where there are three (3) or more units connected and where there is a

minimum of two (2) common walls; otherwise, the criteria for single-family attached or two-family dwelling shall apply depending upon the appropriate condition.

- Where there are three (3) or more units connected the side yard at the ends shall meet this criteria otherwise the side yard setback shall be zero (0) at common walls. The side yard not containing the common wall shall be double the normal required setback.

PROPOSED UPDATE
HIGHLIGHTED

**APPLICATION FOR PRELIMINARY PLAT
EAGLE, NEBRASKA**

LEGAL DESCRIPTION AND GENERAL LOCATION

Lots 1 Through 266, Inclusive, and Outlots A Through H, Inclusive Being
a Platting of Part of the Northeast Quarter of Section 29, Township 10
North, Range 9 East of the 6th P.M., Cass County, Nebraska

SUBDIVIDER

Name: MDC Eagle One, LLC

Address: 11550 I Street, Suite #200, Omaha, NE 68137

Telephone: () 402-558-2200

OWNER

Name: MDC Eagle One, LLC

Address: 11550 I Street, Suite #200, Omaha, NE 68137

Telephone: () 402-558-2200

VILLAGE USE ONLY

RECEIPT NO: _____

DATE: _____

PRELIMINARY PLAT #: _____

FEE PAID \$ _____

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

Name: _____

Address: _____

Telephone: () _____

ANY OTHER ASSOCIATES:

Name: Lamp Rynearson (Engineer)

Address: 14710 W. Dodge Road, Suite 100, Omaha, NE 68154

Telephone: () 402-496-2498

NAME OF PRELIMINARY PLAT: Eagle Point NUMBER OF LOTS: 266

1. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes No . If yes, please describe the nature of such interest: The applicant has an option for future purchase of the property to the east.

2. Will the preliminary plat require any zoning or other action (rezoning, Clustered/Mixed Use, conditional use, or vacations) to complete the development? Yes No . If yes, please describe the nature of the action: Rezoning from AG to R2/ HC.

3. Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the Village of Eagle or the Village's Design Standards? Yes No . If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (additional sheets may be added): Requesting a waiver of the maximum block length.

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

Applicant's Signature: 

Date: 2/25/2026

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST

Eagle, Nebraska

NAME OF PRELIMINARY PLAT: Eagle Point

LOCATION OF SUCH PLAT: S 5th Street & Hwy 34

REQUIREMENTS OF PRELIMINARY PLAT

- Name of Subdivision on each sheet
- Names and addresses of owners/applicants
- Names of adjacent property owners
- Name of engineer or surveyor
- Names of utility companies to be involved
- North arrow and graphic scale (according to sub-division regulations' specs)
- Date prepared
- A vicinity sketch at a scale no greater than one inch = 400 feet and no smaller than one inch = 2,000 feet
- Sheet number and total number of sheets
- Contour lines (within and adjacent to subdivision, not greater than 2 feet intervals)
- Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers
- Is proposed use of preliminary plat in accordance with permitted Village's zoning? Is a zoning action required?
- Existing and proposed streets or access easements to include:
 - R.O.W. width (according to future land use and transportation plans)
 - Paving width (according to future land use and transportation plans)
 - Approximate grades
 - Tangent length
 - Curve data and interior angle
 - Angle of Intersection
 - Name or number
- Sketch of future street system outside of plat where subdivision owns abutting land
- Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
- Lot lines and dimensions; curvilinear should be noted as arc or chord
- Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot
- Public areas for schools, parks, playgrounds or any other public uses
- All existing and proposed easements with locations, widths and distances
- All existing and proposed sidewalks, pedestrian ways and bikeways
- Location of all existing buildings and structures, easements, roads and major natural features on or within 100 feet of the boundaries of, within/adjacent to on or within 100 feet of the proposed subdivision. Any other interest in land surrounding the preliminary plat?
- Minimum building set back lines
- Erosion and sediment control plan
- Certified accurate survey by engineer or professional land surveyor
- All plans and other information conform to the Village's General Requirements and Minimum Standards of Design

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Eagle, Nebraska

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

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

IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

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

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:

(Please use additional sheet if necessary)

Applicant's Signature(s):



Date: 2/25/2026

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE VILLAGE OF EAGLE, CASS COUNTY, NEBRASKA, TO AMEND ARTICLE 2, SECTION 2.02.500 AND ARTICLE 5, SECTION 5.08.05 OF THE ZONING ORDINANCE OF THE VILLAGE OF EAGLE, NEBRASKA, BY MODIFYING THE DEFINITION AND LOT REQUIREMENTS OF TOWNHOMES/CONDOMINIUMS; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, PROVISION OR PORTION FOUND UNCONSTITUTIONAL OR INVALID; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED WITHIN THE FIRST 15 DAYS AFTER ITS PASSAGE AND APPROVAL EITHER IN PAMPHLET FORM OR BY POSTING IN THREE PUBLIC PLACES IN THE VILLAGE OF EAGLE, NEBRASKA, AND SHALL BE IN FULL FORCE AND TAKE EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION, AS PROVIDED HEREIN; AND TO PROVIDE THAT THE PROVISIONS OF THIS ORDINANCE SHALL BECOME AND BE MADE A PART OF THE ZONING ORDINANCE OF THE VILLAGE OF EAGLE, NEBRASKA, AND THE SECTIONS OF THIS ORDINANCE MAY BE RENUMBERED TO ACCOMPLISH SUCH INTENTION.

WHEREAS, Nebraska Revised Statutes 19-901 thru 19-929, set forth the authority for the Village of Eagle, Nebraska, to adopt zoning regulations for the purpose of promoting health, safety, morals, and the general welfare of the community within the corporate limits of the Village of Eagle, Nebraska, and for that area within its extraterritorial zoning jurisdiction, and,

WHEREAS, the Planning Commission of the Village of Eagle, Nebraska, has held a public hearing regarding said amendments to the Eagle Zoning Ordinance, and,

WHEREAS, the Board of Trustees of the Village of Eagle, Nebraska, has held a public hearing regarding said amendments to the Eagle Zoning Ordinance, and,

WHEREAS, it is the desire of the Board of Trustees of the Village of Eagle, Nebraska, to amend Article 2, Section 2.02.500 and Article 5, Section 5.08.05 of the Zoning Ordinance of the Village of Eagle, Nebraska, by this Ordinance,

NOW, THEREFORE, BE IT ORDAINED BY THE CHAIR AND BOARD OF TRUSTEES OF THE VILLAGE OF EAGLE, NEBRASKA, AS FOLLOWS:

1. That the findings here and above made should be, and are hereby made a part of this Ordinance as fully as if set out at length herein.
2. That the Chairperson and Board of Trustees of the Village of Eagle, Nebraska, do hereby amend the Zoning Ordinance for the Village of Eagle, Nebraska, by amending Article 2, Section 2.02.500, as follows:

2.02.500 TOWNHOUSE/TOWNHOME shall mean a one-family dwelling unit, with a private entrance, in a group of three or more dwelling units with a common wall, attached in a linear arrangement and having a totally exposed front and rear wall to be used for access, light and ventilation.

3. That the Chairperson and Board of Trustees of the Village of Eagle, Nebraska, do hereby amend the Zoning Ordinance for the Village of Eagle, Nebraska, by amending Article 5, Section 5.08.05, as follows:

5.08.05 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows (unless otherwise provided above):

Uses	Lot Area (sf)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Street Side Yd (ft)	Max Height (ft)	Max Lot Coverage
Single-Family Dwelling ³	6,000	50	25	7.5	25	15 ³	45	40% ¹
Two-Family (Duplex) Dwelling ³	8,000	60	25	7.5	25	15 ³	45	40% ¹
Single-Family Attached	6,000 per unit	45 per unit	25	7.5	25	15 ³	45	40% ¹
Multi-Family/Condominium ⁵	⁴	75	25	7.5	25	15 ³	45	40% ¹
Townhomes ^{5, 6}	2,500 per unit	25 per unit	25	7.5	25	15 ³	45	40% ¹
Other Permitted Uses	8,000	75	25	7.5	25	15 ³	45	40% ¹
Conditional Uses	8,000	75	25	7.5	25	15 ³	45	40% ¹
Accessory Uses	-	-	-	-	-	-	17	40% ^{1, 2}

¹ Total lot coverage includes all principal structures, accessory structures and impervious surfaces.

² Provided total area of accessory structure does not exceed 720 square feet and the total lot coverage including all principal structures, accessory structures and impervious surfaces does not exceed 40%.

³ On Corner Lots the following criteria apply to setbacks. In existing developed areas, the Street Side Yard setback may conform to existing setbacks of existing structures along that street. In new developments, the Street Side Yard shall be equal to the Front Yard setback, except for accessory structures which shall be 35 feet.

⁴ The minimum square footage for Multi-family is 8,000 square feet for the first two units, plus, 2,500 square feet for each additional unit.

⁵ This applies to Condominiums and Townhouses where there are three (3) or more units connected and where there is a minimum of two (2) common walls; otherwise, the criteria for single-family attached or two-family dwelling shall apply depending upon the appropriate condition.

⁶ Where there are three (3) or more units connected the side yard at the ends shall meet these criteria otherwise the side yard setback shall be zero (0) at common walls. The side yard not containing the common wall shall be the normal required setback.

4. That the Chair and Board of Trustees of the Village of Eagle, Nebraska, and its Clerk, are hereby authorized and directed to implement this Ordinance.

5. 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 Chairperson and Board of Trustees of the Village of Eagle 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.

6. 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.
7. That this Ordinance shall be published within the first fifteen (15) days after its passage and approval either in pamphlet form or by posting in three public places within the Village of Eagle, Nebraska, and shall be effective on the fifteenth (15th) day from and after its passage, approval, and publication as provided herein.

PASSED AND APPROVED this _____ day of May, 2026.

VILLAGE OF EAGLE, NEBRASKA

By: _____
Marcus Hochstein, Its Chair

ATTEST:

Nick Nystrom, Village Clerk

(SEAL)

AQUA-CHEM, INC.

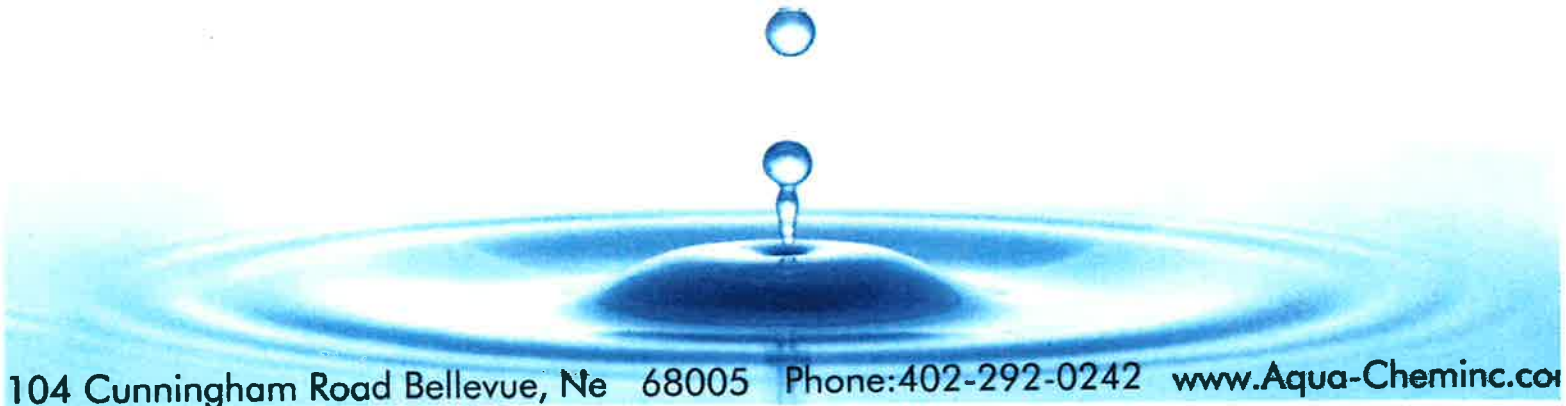
Excellence in Water

April 29, 2026
Village of Eagle
Attn: Curtis Kablenes
747 South 2nd Street
Eagle, NE 68347

Curtis,

Thanks for the pictures of your lifeguard stand and the platform. We identified that as an S.R. Smith Cantilever Platform. The platform, by itself is available, and, as I mentioned, they are pricey. Your cost on each platform would be \$873.00 each plus shipping. Let me know if you want me to proceed with getting these ordered.

Scott Holtmeyer
President
Aqua-Chem, Inc.



Gordon Electric Inc.

517 S 4th St
(PO Box 50)
Eagle, NE 68347

Estimate

Date	Estimate #
4/27/2026	3940

Name / Address
Village of Eagle PO Box 130 Eagle, NE 68347

Customer approval signature: _____

Project

Description	Qty	Rate	Total
Remove the pool panel and install a new 3 phase panel Hook up all of the conduits to the panel RE install new breakers in the panel Hook up proper grounding Install proper GFCI breakers Take out state permit Labor/Materials Any work the state may require to be done above and beyond this bid will be T and M Option to install a Humidity Sensing fan in the panel room Labor/Materials			
		5,557.18	5,557.18
		675.95	675.95

Thank you for your business.

Phone #

4027602835

E-mail

dustinjames@hotmail.com

Total

\$6,233.13

CHANGE ORDER NO. 1

OWNER: Village of Eagle

2026 Mill & Overlay Improvements
S&A PROJECT #: 126.0002.20

To: Cather and Sons Construction, Inc.
Contractor
PO Box 29199
Address
Lincoln, NE, 68529
City, State, Zip

You are directed to make the following changes in this contract:

1. **Description of change to be made:**
Addition of mill and resurface work on E Street, adjust quantities to reflect as-built conditions.

2. **Reason for Change:**
Full depth patches were needed in fewer areas than planned. Project budget allowed for additional work on E Street. Adjust as-bid to as-built quantities for final payment and project closeout.

3. **Settlement for the cost of making the change shall be as follows:**

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
3	Asphalt Mill, 2"	756.67	SY	\$ 2.85	\$ 2,156.51
4	Asphalt Concrete Surface Course, Type SPR	113.89	TN	\$ 99.00	\$ 11,275.11
5	Full Depth Asphalt Patch	(350)	SY	\$ 65.00	\$ (22,750.00)
6	Curb Repair	73.00	LF	\$ 100.00	\$ 7,300.00
TOTAL					(\$2,018.38)

4. **This change order will result in a net change in the contract completion time of 0 days and a net change in the cost of the project of -\$2018.38 divided as follows:**

	Contract Amount	Contract Completion Date
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	\$127,872.50	May 9, 2026
Change due to this C.O. (+ or -)	(\$2,018.38)	0
Totals including this C.O.:	\$125,854.12	May 9, 2026

The change described herein is understood, and the terms of settlement are hereby agreed to:

Cather and Sons Construction, Inc.
CONTRACTOR

By _____

DATE: _____

Snyder & Associates, Inc.
ENGINEER

By *Bodwan Johnston*

DATE: 5/1/2026

Village of Eagle
OWNER

By _____

DATE: _____

APPLICATION FOR PARTIAL PAYMENT NO. 1

PROJECT: 2026 Mill and Overlay Improvements

S&A PROJECT NO.: 126.0002.20

OWNER: Village of Eagle
CONTRACTOR: Cather and Sons Construction, Inc.
ADDRESS: PO Box 29199, Lincoln, NE, 68529

DATE: 5/1/2026

PAYMENT PERIOD: 4/9/2026
to 5/1/2026

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 127,872.50
Net Change by Change Order: \$ (2,018.38)
Contract Amount to Date: \$ 125,854.12

CONTRACT PERIOD: TOTAL WORKING DAY:

Original Contract Date: April 8, 2026
Original Contract Time: 30

2. WORK SUMMARY:

Total Work Performed to Date: \$ 125,854.12
Retainage: 0% \$0.00
Total Earned Less Retainage: \$125,854.12
Less Previous Applications for Payment: \$ -
AMOUNT DUE THIS APPLICATION: \$125,854.12

Added by Change Order: 0
Contract Time to Date: 30
Time Used to Date: 12
Contract Time Remaining: 18

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

- (1) all previous progress payments received from OWNER on account of Work done under the contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for Payment; and
- (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by the application for Payment are free and clear of all liens, claims, security interests, and encumbrances

Pavers, Inc.
CONTRACTOR

By _____ DATE: _____

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER

By *Bobana Johnston* DATE: 5/1/2026

5. OWNER'S APPROVAL

OWNER

By _____ DATE: _____

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK	
		PLAN QTY.	UNIT	UNIT COST	COST TOTAL	QTY. TO DATE	COST TOTAL
1.	Mobilization	1	LS	\$ 4,000.00	\$ 4,000.00	1	\$ 4,000.00
2.	Traffic Control	1	LS	\$ 500.00	\$ 500.00	1	\$ 500.00
3.	Asphalt Mill, 2"	5,650	SY	\$ 2.85	\$ 16,102.50	5,650	\$ 16,102.50
4.	Asphalt Concrete Surface Course, Type SPR	630	TN	\$ 99.00	\$ 62,370.00	630	\$ 62,370.00
5.	Full Depth Asphalt Patch	660	SY	\$ 65.00	\$ 42,900.00	660	\$ 42,900.00
6.	Curb Repair	20	LF	100.00	2,000.00	20	2,000.00
					TOTAL ORIGINAL CONTRACT =	\$ 127,872.50	\$ 127,872.50
CHANGE ORDER SUMMARY:							
ITEM NO.	DESCRIPTION	PLAN QTY.	UNIT	UNIT COST	COST TOTAL	QTY. TO DATE	COST TOTAL
3.	Asphalt Mill, 2"	756.67	SY	\$ 2.85	\$ 2,156.51	756.67	\$ 2,156.51
4.	Asphalt Concrete Surface Course, Type SPR	113.89	TN	\$ 99.00	\$ 11,275.11	113.89	\$ 11,275.11
5.	Full Depth Asphalt Patch	(350)	SY	\$ 65.00	\$ (22,750.00)	(350)	\$ (22,750.00)
6.	Curb Repair	73	LF	\$ 100.00	\$ 7,300.00	73	\$ 7,300.00
					TOTAL CHANGE ORDERS =	\$ (2,018.38)	\$ (2,018.38)
					TOTAL CONTRACT & CHANGE ORDERS	\$ 125,854.12	\$ 125,854.12



TECHNOLOGY SERVICES

VETERAN-OWNED • SECURITY-FIRST

PROPOSAL

Network Modernization & Managed Technology Services

Managed IT, Cybersecurity & Physical Security Technology

PREPARED FOR

Board of Trustees, Village of Eagle

Attn: Nick Nystrom • 402-781-2748

Prepared by **SAINT Technology Services**

April 28, 2026 • Lincoln, Nebraska • 531-625-2111

Executive Summary

SAINT Technology Services is pleased to present this proposal to the Village of Eagle for a comprehensive network modernization paired with ongoing managed technology services. This engagement is designed specifically for small Nebraska municipalities — accessible in price, transparent in scope, and structured to grow alongside the Village over time.

Phase one delivers a modern, enterprise-grade UniFi network across both Village facilities (City Barn and Firehouse), connected by a high-speed wireless bridge, with proper rack infrastructure and battery backup. Phase two is the ongoing managed services partnership: 24/7 monitoring, helpdesk support, cybersecurity, and administration of the Village’s existing Verkada physical security platform — all under a single, accountable provider.

SAINT is a veteran-owned MSP based in Lincoln, Nebraska, just minutes from Eagle. Local presence means real response times, in-person visits when needed, and a vendor that understands the operational and budgetary realities of Nebraska village government.

Why SAINT

<p>Lincoln-Based</p> <p>Headquartered minutes away in Lincoln — real on-site response, not an out-of-state call center.</p>	<p>Veteran-Owned</p> <p>Military-grade discipline applied to documentation, security, and accountability.</p>
<p>One Vendor, Two Worlds</p> <p>IT, cybersecurity, and physical security technology under a single point of accountability.</p>	<p>Built for Small Municipalities</p> <p>Pricing and service structure designed for village budgets and council approval cycles.</p>

<p>CLIENT</p> <p>Board of Trustees</p> <p>Village of Eagle, NE</p>	<p>PRIMARY CONTACT</p> <p>Nick Nystrom</p> <p>402-781-2748</p>	<p>SERVICE TYPE</p> <p>Managed IT & Network</p>	<p>VALID UNTIL</p> <p>June 5, 2026</p>
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02

Scope of Work

This engagement consists of a one-time network modernization project followed by an ongoing managed services partnership. The Village's existing Verkada cameras and access control will be integrated with the new network and brought under SAINT's administration.

PHASE 1 — NETWORK MODERNIZATION (ONE-TIME)

- Site survey and network design across City Barn and Firehouse
- Deployment of UniFi Dream Machine Pro, switches, and access points
- Wireless point-to-point bridge link between Firehouse and City Barn
- Structured cabling, rack mounting, and patch panel termination
- Battery backup (UPS) installation at both sites
- VLAN, wireless, and firewall configuration
- Migration of existing devices and Verkada equipment to the new network
- As-built documentation and network diagrams

PHASE 2 — INCLUDED MONTHLY SERVICES (\$289/mo)

- 24/7 automated monitoring of network gateway, switches, access points, and wireless bridge
- Health monitoring of the Village's existing Verkada platform
- Managed endpoint cloud backup for all Village workstations (file/folder backup with daily automated snapshots, encrypted cloud storage, and on-demand restore)
- Firmware and patch management for all SAINT-deployed network equipment
- Vendor coordination on the Village's behalf for ISP, Verkada, and connected systems
- Monthly network health and uptime summary report
- Annual technology roadmap and budget planning conversation
- Single point of contact for all Village technology needs

PHASE 2 — ON-CALL SUPPORT (BILLED HOURLY)

- Helpdesk support for Village staff (Google Workspace, email, printers, peripherals)
- User account creation, modification, and offboarding
- Endpoint troubleshooting and software install/repair
- Verkada user access changes and footage retrieval requests
- Network changes and additions outside Phase 1 scope
- Cybersecurity incident response and post-incident remediation

- Hardware procurement assistance and lifecycle planning
- Standard rate: \$155/hour, billed in 15-minute increments. M–F 8 AM–5 PM CT.

PHASE 2 — VERKADA ADMINISTRATION (INCLUDED)

- Health and uptime monitoring of existing Verkada cameras and access control
- Firmware update tracking and platform-level alerts
- Coordination with Verkada support on the Village's behalf
- User access changes and footage retrieval handled at on-call hourly rate

02b

Exclusions, Responsibilities & Assumptions

The following items are not included in this proposal unless explicitly stated above. Out-of-scope work and ongoing support beyond the included monthly services are billed at SAINT's on-call rate of \$155/hour, in 15-minute increments, with the Village's prior approval.

PROJECT EXCLUSIONS

- Verkada hardware, licensing, or subscription fees (existing Village contract)
- Internet service provider charges, modems, or telecom fees
- Hardware procurement outside the itemized list in Section 03
- Electrical work, conduit installation, or building modifications
- After-hours emergency on-site dispatch (available at premium rate)
- Custom software development or in-house application work
- Compliance audits or third-party certification fees
- Data recovery for systems without validated existing backups
- Recovery from incidents caused by unauthorized configuration changes

VILLAGE RESPONSIBILITIES

- Provide building access and electrical readiness during installation
- Designate a primary point of contact for project decisions
- Maintain Verkada and Google Workspace subscriptions in good standing
- Provide existing network and credential information for migration
- Respond to routine SAINT requests within 5 business days
- Notify SAINT of any planned facility or staffing changes

PROJECT ASSUMPTIONS

- Existing Verkada equipment is in working order and on supported firmware
- Internet service is provided by the Village and meets minimum bandwidth needs
- Clear line-of-sight exists between the Firehouse and City Barn for the wireless point-to-point bridge
- Installation can be completed during normal business hours over consecutive days
- Up to 14 user accounts (Google Workspace) and 2 sites are within the monthly managed services scope
- Endpoint backup covers user file and folder data (Documents, Desktop, custom folders) up to 100 GB per workstation with 30-day retention; server-class systems and bulk video archives are out of scope

FUTURE CONSIDERATION: NEW FIREHOUSE CONSTRUCTION

SAINT understands the Village is planning construction of a new firehouse. This proposal covers the existing Firehouse and City Barn facilities only. The UniFi network equipment specified here is portable and the majority can be relocated to the new firehouse when it is built. At the appropriate time, SAINT will provide a separate, no-obligation addendum covering: (1) network design for the new construction, (2) re-cabling and wireless bridge re-establishment, (3) any additional hardware required for the expanded footprint, and (4) a managed transition plan that minimizes service disruption. The Village will not be charged for design or planning conversations related to the new firehouse, and the existing managed services agreement can be amended — not restarted — when the transition occurs.

Note: This proposal outlines the scope, deliverables, and pricing of the engagement. Full contractual terms — including payment, liability, warranty, dispute resolution, and SLAs — are governed by a separate Master Services Agreement (MSA) executed alongside this proposal.

03

Investment Summary

DESCRIPTION	TYPE	QTY	UNIT PRICE	TOTAL
MONTHLY RECURRING SERVICES				
Managed Network Monitoring, Endpoint Backup & Vendor Coordination 24/7 network monitoring, Verkada platform health monitoring, managed endpoint cloud backup for Village workstations, firmware and patch management for SAINT-deployed equipment, vendor coordination, and monthly reporting.	Monthly	1	\$289/mo	\$289/mo
ON-CALL SUPPORT (BILLED AS USED)				
On-Call IT Support — Helpdesk, User Management, Endpoint & Verkada Changes Billed in 15-minute increments. M–F 8 AM–5 PM CT. After-hours and weekend support available at 1.5x rate. No retainer or minimum monthly commitment.	Hourly	—	\$155/hr	As used
ONE-TIME PROFESSIONAL SERVICES				
Network Design & Engineering	One-time	1	\$750	\$750
On-Site Installation, Cabling & Wireless Bridge Setup	One-time	1	\$1,500	\$1,500
UniFi Stack Configuration & Deployment	One-time	1	\$750	\$750
Verkada Integration with New Network	One-time	1	\$350	\$350
Documentation, Testing & Staff Training	One-time	1	\$400	\$400
ONE-TIME HARDWARE — FIREHOUSE SITE				
UniFi Dream Machine Pro (UDM-Pro) — Network gateway	One-time	1	\$493	\$493
UniFi Switch 16 PoE (USW-16-POE)	One-time	1	\$389	\$389
UniFi U6 Pro Access Point	One-time	1	\$207	\$207
16-Port Patch Panel	One-time	1	\$48	\$48
12U Open Frame Network Rack	One-time	1	\$142	\$142
CyberPower 2000VA UPS Battery Backup	One-time	1	\$532	\$532
<i>Firehouse Subtotal</i>				\$1,811
ONE-TIME HARDWARE — CITY BARN SITE				

DESCRIPTION	TYPE	QTY	UNIT PRICE	TOTAL
UniFi Switch 24 PoE (USW-24-POE)	One-time	1	\$493	\$493
UniFi U6 Pro Access Points	One-time	2	\$207	\$414
24-Port Patch Panel	One-time	1	\$38	\$38
12U Open Frame Network Rack	One-time	1	\$142	\$142
CyberPower 2000VA UPS Battery Backup	One-time	1	\$532	\$532
<i>City Barn Subtotal</i>				\$1,619
ONE-TIME HARDWARE — INTER-BUILDING & SHARED CABLING				
UniFi Building Bridge (UBB) — 60 GHz wireless point-to-point link between Firehouse & City Barn	One-time	1	\$649	\$649
UniFi Cat6A Indoor Cable (CMP) — Bulk run	One-time	1	\$649	\$649
RJ45 Connectors	One-time	1	\$72	\$72
UniFi Etherlighting Patch Cables (24-pack)	One-time	2	\$110	\$220
<i>Inter-Building & Cabling Subtotal</i>				\$1,590

ENGAGEMENT TERMS

Term: **12 Months (Renewable)**

Payment: **Net 30 Days**

Recurring Billing: **Monthly in Advance**

Valid Until: **June 5, 2026**

Recurring services begin upon Phase 1 cutover and acceptance.

TOTAL INVESTMENT

Monthly Recurring: **\$289 / mo**

On-Call Support: **\$155/hr (as used)**

One-Time Services: **\$3,750**

One-Time Hardware: **\$5,020**

Project Start Cost: **\$8,770**

\$12,238

First-Year Baseline Investment
(Excludes as-needed on-call hours)

Implementation Timeline

Phase 1 network modernization is structured as a 5-week engagement to minimize disruption to Village operations. Recurring managed services begin in Month 2 following cutover and acceptance.

WEEK 1	Discovery & Procurement Site survey at City Barn and Firehouse, network design finalization, hardware ordering, Verkada inventory review.
WEEK 2	Pre-Staging & Configuration UniFi gear configured at SAINT lab, VLAN and firewall policies built, Verkada integration plan validated.
WEEK 3	On-Site Installation — City Barn Rack, switch, AP, and UPS installation. Cable termination and patch panel setup. Verkada cameras migrated to new network.
WEEK 4	On-Site Installation — Firehouse + Wireless Bridge Gateway, switch, AP, and UPS installation. UBB wireless bridge activation between buildings. End-to-end network testing.
WEEK 5	Cutover, Documentation & Training Final cutover, staff walkthrough, as-built network diagrams delivered, monitoring activated, formal acceptance.
MONTH 2+	Managed Services Active 24/7 monitoring, helpdesk, cybersecurity, and Verkada administration begin. First monthly report delivered by the 10th of the following month.

Service Level Agreement (SLA)

The following response and resolution targets apply to ongoing managed services. Tickets are categorized at intake based on operational impact.

PRIORITY	DEFINITION	RESPONSE TARGET	COVERAGE
P1 — CRITICAL	Village-wide outage; production system down; security incident in progress	45 minutes	24 / 7
P2 — HIGH	Significant degradation; single user fully blocked; partial outage	2 business hours	M-F 8–5 CT
P3 — MEDIUM	Limited impact; workaround available; non-blocking issue	4 business hours	M-F 8–5 CT

PRIORITY	DEFINITION	RESPONSE TARGET	COVERAGE
P4 — LOW	Standard request; question; non-urgent change	1 business day	M–F 8–5 CT

<p>NETWORK UPTIME</p> <p>99.5%</p> <p>Excludes ISP outages</p>	<p>FIRST-RESPONSE SLA</p> <p>95%</p> <p>Within target windows</p>	<p>REPORTING</p> <p>Monthly</p> <p>Delivered by the 10th</p>
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05

Acceptance & Next Steps

By signing below, the Village of Eagle Board of Trustees accepts the scope of work, deliverables, timeline, and pricing outlined in this proposal. Upon countersignature, SAINT Technology Services will deliver a Master Services Agreement (MSA) for execution alongside this proposal. The MSA governs payment terms, liability, warranty, confidentiality, and dispute resolution. Phase 1 work begins upon execution of both documents and receipt of the project deposit.

SAINT looks forward to attending the Board's May 5, 2026 meeting to walk through this proposal, answer questions, and discuss any adjustments the Board would like to make before signature.

KEY ENGAGEMENT TERMS

- **Initial Term:** 12 months, renewable annually
- **Project Deposit:** 50% of one-time costs due at signing; balance due at cutover
- **Recurring Billing:** Monthly in advance, Net 30
- **On-Call Rate:** \$155/hour, billed in 15-minute increments
- **Annual Review:** Pricing reviewed at renewal; no automatic increases mid-term

VILLAGE OF EAGLE BOARD OF TRUSTEES

SAINT TECHNOLOGY SERVICES

Marcus Hochstein

Chairperson, Village Board of Trustees

Date: _____

Colton J. Porter

Colton J. Porter

Founder & President

Date: April 28, 2026

SAINT Management Group LLC d/b/a SAINT Technology Services

Lincoln, Nebraska • Veteran-Owned Managed Service Provider
 www.saintsecured.com • clientcare@saintsecured.com • 531-625-2111

VILLAGE OF EAGLE

April 20, 2026

The Village Board of Trustees met in regular session at 7:00 p.m. on April 20, 2026 with Hochstein, Todd, Meier and Surman present. Dobbins was absent. The Agenda items listed thereon were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting. The Chairperson, at the beginning of the meeting, informed the public about the location of the posted current copy of the Open Meetings Act. Chairperson Hochstein named the three (3) areas where the agenda was posted as follows: Eagle Municipal Building, Eagle Fire & Rescue Department and Eagle Municipal Park. The Pledge of Allegiance was recited.

Public Comment – David Hibler was present and introduced himself as the Director of Subdistrict #2 with Lower Platte South NRD. MoPac Trail access from Eagle's Landing was briefly discussed.

Motion by Todd, second by Meier, to approve Eagle Vision's request for parade route and associated street closings and barricades for June 27, 2026. Voting: Ayes – 4. Motion carried.

Motion by Surman, second by Meier, to introduce Resolution 2026-08. Voting: Ayes – 4. Motion carried.

Village Clerk Nystrom read Resolution 2026-08 entitled:

RESOLUTION NO. 2026-08

A RESOLUTION APPROVING DAILY DOUBLE KENO OUTLETS, INC. AS THE KENO OPERATOR FOR THE EAGLE KENO LOTTERY.

BE IT RESOLVED by the Board of Trustees of the Village of Eagle, Nebraska:

SECTION 1. Daily Double Keno Outlets, Inc. is hereby approved as the Lottery Operator for the Village of Eagle under the Nebraska County and City Lottery Act, Neb. Rev. Stat. Section 9-601 et seq., and the Village Board Chairperson, Village Clerk, and other such Village officials as may be necessary or appropriate are authorized and directed to sign the Lottery Operator Agreement as proposed by the Lottery Operator, and to take such other actions as may be necessary or appropriate in order to establish Daily Double Keno Outlets, Inc. as the Lottery Operator.

SECTION 2. This resolution shall be in full force and effect from and following the passage and publication hereof as required by law.

Motion by Surman, second by Meier, to adopt Resolution 2026-08. Voting: Ayes – 4. Motion carried.

Motion by Meier, second by Todd, to approve the Keno Operator Agreement with Daily Double Keno Outlets. Voting: Ayes – 4. Motion carried.

Motion by Surman, second by Meier, to approve the purchase of forty bags of Weed & Feed from Menards at the cost of \$49.99 per bag. Voting: Ayes – 4. Motion carried.

Motion by Todd, second by Meier, to set the season opening date for the Eagle Pool as May 23, 2026. Voting: Ayes – 4. Motion carried.

Motion by Meier, second by Surman, to approve minutes as typed for the previous meeting. Voting: Ayes – 4. Motion carried.

The meeting was adjourned at 7:37 p.m.

Nick Nystrom
Village Clerk

Marcus Hochstein
Chairperson

VILLAGE OF EAGLE

April 20, 2026

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Report from Fire & Rescue – Makinsey Lonergan (Rescue Captain) reported 14 rescue calls, 3 fire calls and 4 hazardous material calls since the March 16, 2026 board meeting. The new Lifepak 35 device was ordered and is projected to be delivered next month.

Discuss/possible action: Updates on the new Fire & Rescue Facility – Terry Caddy said the next step is running utilities which is expected to begin in the next couple of weeks. No further updates were provided.

Public Comment – David Hibler was present and introduced himself as the Director of Subdistrict #2 with Lower Platte South NRD. MoPac Trail access from Eagle's Landing was briefly discussed.

Motion by Todd, second by Meier, to approve Eagle Vision's request for parade route and associated street closings and barricades for June 27, 2026. Voting: Ayes – 4. Motion carried.

Discuss/possible action: Driveway approach concerns as part of the 2026 Mill & Overlay Improvements Project on Eagle Drive – Nystrom said there were ten driveway approaches identified by the Village Engineer that were impacted by the Eagle Drive project. The impacted driveway approaches now have a 1-3" height difference from the street surface. Nystrom provided photos of each of the affected driveway approaches for the Board's reference. Todd asked what the suggested repair is. Nystrom said tearing out the existing approach and repouring it with concrete so it meets flush with the street. Hochstein asked if grinding the end of the approach would be sufficient. Meier said grinding the end will make the concrete thin and result in cracking. Todd asked what was done with residential driveway approaches in the past when similar street projects occurred. Nystrom said in past instances the Board decided to make it the responsibility of the homeowner to correct, if desired. Surman noted the ADA sidewalk approach at F Street and Eagle Drive needs to be repaired by the Village. The Village Board generally agreed to follow past policy decision and not offer to repair driveway approaches impacted by

the Eagle Drive project. No action taken.

Motion by Surman, second by Meier, to introduce Resolution 2026-08. Voting: Ayes – 4. Motion carried.

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Motion by Todd, second by Meier, to set the season opening date for the Eagle Pool as May 23, 2026. Voting: Ayes – 4. Motion carried.

Report on Streets and Maintenance – Surman said a walk-through of Eagle Drive will be held tomorrow morning with the Village Engineer to determine what punch-list items remain on the asphalt mill and overlay project. He also reported that rock or asphalt millings are needed where the alley meets D Street between 3rd & 4th Street. Meier said in the future the Street Committee would like to see concrete used as a base whenever concrete is removed; during the Eagle Drive project, concrete base was removed and full-depth asphalt was used as the base. Hochstein said he would like to see one of the public works employees at the second meeting of each month.

Report on Wells and Sewer – Surman said the reported wastewater influent and effluent looks to be inaccurate indicating the meters need to be recalibrated. The average water pumped from the wells per day over the last 30 days is 90,774 gallons.

Motion by Meier, second by Surman, to approve minutes as typed for the previous meeting. Voting: Ayes – 4. Motion carried.

Report from Committees and Boards – The Eagle Planning Commission will meet and hold two public hearings on April 22, 2026. The Community Center Steering Committee will hold a public open house at the existing Fire & Rescue Station on April 23, 2026.

The meeting was adjourned at 7:37 p.m.

I, the undersigned Village Clerk for the Village of Eagle, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Chair and Board of Trustees on April 20, 2026 at 7:00 p.m. and that all of the subjects included in the foregoing proceedings were contained in the Agenda for the meeting, kept continually current and readily available for public inspection at the office of the Village Clerk; that such subjects were contained in said Agenda for at least twenty-four (24) hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten (10) working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meeting of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Seal

Nick Nystrom
Village Clerk

Marcus Hochstein
Chairperson