

VILLAGE OF EAGLE
BOARD OF TRUSTEES AGENDA
SEPTEMBER 21, 2026
EAGLE FIRE & RESCUE DEPARTMENT—705 S 1st Street
7:00 P.M.

--A COPY OF THE OPEN MEETINGS ACT IS AVAILABLE FOR PUBLIC INSPECTION—

--THE BOARD OF TRUSTEES RESERVES THE RIGHT TO GO INTO EXECUTIVE SESSION PER NRS 84-1410—

--PLEDGE OF ALLEGIANCE

The regular board meeting of the Village of Eagle will commence immediately upon adjournment of the preceding budget hearing, which will begin at 7:05 p.m. on September 21, 2026, and continue until all attendee testimony has concluded.

PUBLIC HEARING at 7:00 p.m. for the purpose of hearing support, opposition, criticism, suggestions, or observations of taxpayers relating to setting the final tax request.

Open Public Hearing
Public Comment
Close Public Hearing

PUBLIC HEARING at 7:05 p.m. for the purpose of hearing support, opposition, criticism, suggestions, or observations of taxpayers relating to the 2026-2027 Budget.

Open Public Hearing
Public Comment
Close Public Hearing

PUBLIC HEARING for the purpose of hearing testimony concerning an Application for Change of Zoning and amendment of the Eagle Zoning Map from AG (Agricultural) to R-2 (Residential Urban) and HC (Highway Commercial) 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

PUBLIC HEARING for the purpose of hearing testimony concerning an Application for Final Plat and Subdivision Application 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: Resolution 2026-12 – Setting the 2026-2027 Property Tax Request.
2. Discuss/possible action: Approval of the 2026-2027 Budget.
3. Discuss/possible action: Approval of an Application for Change of Zoning and amendment of the Eagle Zoning Map from AG (Agricultural) to R-2 (Residential Urban) and HC (Highway Commercial) 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.
4. Discuss/possible action: Approval of an Application for Final Plat and Subdivision Application 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.
5. Report from Fire & Rescue.
6. Discuss/possible action: Updates on the new Fire & Rescue Facility.
7. Public Comment.
8. Discussion: SCS Engineers to provide updates on the NET Waste Diversion-Recycling Grant.
9. Discuss/possible action: Approve closure of Eagle Municipal Park parking lot and waiver of parking ban on 6th Street and D Street for Eagle Vision/Parks & Recreation-hosted Foam Party on September 27, 2026.
10. Discuss/possible action: Approve Eagle Vision utilizing the meeting room at the future community center site on the second Thursday of each month at 7:00 p.m.
11. Discuss/possible action: Approval of Building Code updates and the adoption of the following International Code Council's 2018 versions (with amendments): International Building Code; International Existing Building Code; International Plumbing Code; International Residential Code; International Mechanical Code; International Private Sewage Disposal Code; International Property Maintenance Code; and International Fuel Gas Code.
12. Discuss/possible action: Approval of Zoning and Building Jurisdiction Boundary Adjustment Agreement between the Village of Eagle and Cass County.
13. Discuss/possible action: Approval of updated water and sewer modeling with Snyder & Associates in an amount not to exceed \$5,000.
14. Discuss/possible action: Approval of work order for Wellfield Expansion Recommendations with Snyder & Associates in an amount not to exceed \$15,000.
15. Discuss/possible action: Consider proposals to provide annual audit services for the Village of Eagle.
16. Report on Streets and Maintenance.

17. Report on Wells and Sewer.

18. Discuss/possible action: Approve or deny minutes as typed for the previous meeting.

19. Report from Committees and Boards.

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.

**RESOLUTION SETTING THE PROPERTY TAX REQUEST
RESOLUTION NO. 2026-12**

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the Village of Eagle passes by a majority vote a resolution or ordinance setting the property tax request; and

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

NOW, THEREFORE, the Governing Body of the Village of Eagle resolves that:

1. The 2026-2027 property tax request be set at:
 - a. General Fund: \$451,141.16
2. The total assessed value of property differs from last year's total assessed value by 2.89 percent.
3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be 0.454027 per \$100 of assessed value.
4. The Village of Eagle proposes to adopt a property tax request that will cause its tax rate to be 0.438718 per \$100 of assessed value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of the Village of Eagle will increase from last year's budget by 5.37 percent.
6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2026.

Dated this 21st day of September, 2026.

Village Clerk / Treasurer

VILLAGE OF EAGLE
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 2, 2026

The September 2, 2026 Village of Eagle Planning Commission Meeting held at the Eagle Fire & Rescue Department meeting room was called to order at 7:01 p.m. by Chairman, Terry Caddy. The Chairman indicated that the Open Meetings Regulations are posted on the east wall of the meeting room and announced that the meeting agenda was posted on the announcement boards at the park restrooms, village office, and the Fire Department meeting room. The Chairman called the roll of Planning Commission members with 6 members present and one absent. The roster is found below.

Terry Caddy – present, Terry Skokan – present, Jeremiah Lippold – present, Ashley Moyer – present, Travis Moore – present, Randy Todd – present, Willa DiConstanzo – absent

Two Village Board Members were present, John Surman and Marcus Hochstein along with the following:

Brandon Varlek – NDOT Cory Worhol – District 145

Maureen Freeman-Caddy – Village Attorney Marty Pelster – MDC Attorney

Joe Flaxbeard – MDC Engineer Barbara Johnston – Village Engineer

Rick Hestermann – Village Zoning Administrator, Building Inspector

Sam Tomak – Village Engineer

The Public Hearing for the purpose of hearing testimony concerning an Application for Final Plat and Subdivision Application 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. The Hearing opened at 7:03 P.M.. Marty Pelster the Attorney for MDC spoke about the issue of the NDOT permits required for access to HWY 34. He indicated that the permits would be submitted in the near future. Pelster referenced the letter which was sent to the Village Clerk in April of 2026.

Joe Flaxbeard the Engineer for MDC followed Pelster's presentation with a short review of the subdivision and indicated that if everything went according to plan the Storm Sewer work could start as early as this fall followed by water, sewer, and gas next spring and summer with streets and sidewalks following.

Brandon Varlek the NDOT representative presented a brief presentation indicating that he felt that it would be a number of years before the 4-lane would go thru Eagle. Varlek indicated that NDOT has the right for a 300' ROW from the center of HWY 34 on each side, but felt that the state would probably settle for less – maybe around 100' to 150' – this is still under review by NDOT.

Maureen Freeman-Caddy the Attorney for the Village of Eagle asked several questions of the presenters and indicated what needed to be completed for a Final Plat and that conditions for approval would need to be made by the Planning Commission and possibly the Village Board. The Village Attorney indicated that she as well as the Planning Commission and Village Board would like to see proof of submission of permits to NDOT for the HWY accesses.

Seeing no questions or comments from the public or Planning Commission members the Public Hearing was closed at 7:45 P.M.

The Public Hearing for the purpose of hearing testimony concerning an Application for Change of Zoning and amendment of the Eagle Zoning Map from AG (Agricultural) to R-2 (Residential Urban) and HC (Highway Commercial) 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 was called to order at 7:46 P.M..

Joe Flaxbeard addressed the issue which might come up if NDOT took the entire 300' of State ROW for the four lane HWY 34 project in the future – at that point lot numbers and sizes might have to be changed. The NDOT should have a response within the next 30 to 90 days. There were no other comments or questions from the public or Planning Commission Members. The Public Hearing was closed at 7:48 P.M.

The regular session of the Planning Commission was opened at 7:49. The first item of business was the approval/recommendation of Zoning and Building Jurisdiction Boundry Adjustment Agreement with Cass County on a possible subdivision southeast of Eagle parcel # 130095621. The recommendation from the Village Attorney and Zoning Administrator – Rick Hestermann that this property shall be removed from the Extraterritorial Jurisdiction boundary for the Village and shall be under the jurisdiction of Cass County for Zoning and Building jurisdiction purposes since most of the subdivision is in Cass County and only three of the lots would be in Eagle's jurisdiction.

Lippold moved the motion to recommend to the Village Board to work with Cass County and remove the parcel # 130095621 from Eagle's ETJ and hand over control of Zoning and Building jurisdiction to Cass County. Moore seconded the motion - discussion was asked for – there was none. The vote was taken with all six Planning Commission members voting in favor of the motion.

Lippold – aye, Caddy – aye, Moore – aye, Skokan – aye, Moyer – aye, Todd – aye

The second item of business was to discuss possible action in consideration of Building Code updates and the adoption of the following International Code Council's 2018 versions (with amendments): per exhibit provided by the Zoning Administrator and Building Inspector, Rick Hesterman. Hesterman explained the need to update from the 2012 Building Code to the 2018 and indicated the changes per his exhibit provided to the Planning Commission Members. The Village Attorney also indicated the need to update. Caddy moved the motion to

recommend to the Village Board to update the International Building codes to the 2018 versions (with amendments) per exhibit provided to the Planning Commission by Hestermann. Moore seconded the motion, discussion was asked for and there was none. The vote was taken with all six Planning commission members voting in favor of the motion.

Lippold -aye, Caddy – aye, Moore – aye, Skokan – aye, Moyer – aye, Todd – aye

The third item of business was possible approval/recommendation of an application for Final Plat and Subdivision application 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. The topics of the NDOT access permits for the west access on Highway 34, the determination of additional ROW that may be required by NDOT, and Village Engineer approval of the width and lane extension design for 4th Street access to Highway 34 and the ROW permit required from NDOT were discussed by the Village Attorney, the NDOT Representative, and the Village Engineer. Todd moved the motion to recommend to the Village Board the Conditional approval of the application for Final Platt and subdivision application submitted by MDC Eagle One, LLC, pertaining to the 80.731 acres. The three conditions for the conditional approval being: 1. MDC obtains access permit from NDOT for the west access on Highway 34 and presents it to the Village. 2. The determination of additional ROW that NDOT determines necessary presented to the Village Board. 3. The Village Engineer approval of the width and lane extension design for the 4th Street access to Highway 34 and obtain the ROW permit from NDOT and present it to the Village. Moore seconded the motion, discussion was called for, seeing none the vote was taken with all six Planning Commission members voting in favor of the motion.

Lippold – aye, Caddy – aye, Moore – aye, Skokan – aye, Moyer – aye, Todd – aye

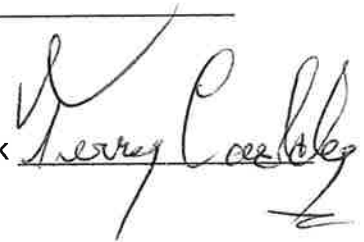
The fourth item of business was discussion and possible action on approval/recommendation of an application for Change of Zoning and amendment of the Eagle Zoning Map from AG (Agricultural) to R-2 (Residential Urban) and HC (Highway Commercial) submitted by MDC Eagle One, LLC, Pertaining to the 80.731 acres in the Subdivision. Moyer moved to recommend to the Village Board the approval of the Application for Change of Zoning and amendment of the Eagle Zoning Map from AG (Agricultural) to R-2 (Residential Urban) and HC (Highway Commercial) submitted by MDC Eagle One, LLC, pertaining to the 80.731 acre Subdivision. Moore seconded the motion and discussion was called for, seeing no discussion the vote was taken and all 6 Planning Commission Members voted in favor of the motion.

Lippold – aye, Caddy – aye, Moore – aye, Skokan – aye, Moyer – aye, Todd – Aye

Seeing no further business on the agenda the meeting was adjourned at 8:23 P.M.

Recording Secretary: Travis Moore _____

Minutes typed by: Terry Caddy – Village of Eagle Deputy Clerk

A handwritten signature in black ink, appearing to read "Terry Caddy", is written over a horizontal line. The signature is stylized with a large initial "T" and a long, sweeping underline.

A recording was made of the meeting.

APPLICATION FOR A CHANGE OF ZONING
Eagle, Nebraska

Date 2/20/2026

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

Applicant's Name MDC Eagle One, LLC Telephone No. 402-558-2200
Applicant's Address 11550 I Street, Suite #200, Omaha, NE 68137
Present Use of Subject Property Agriculture
Desired Use of Subject Property Single Family Residential
Present Zoning AG Requested Zoning R2/HC

Legal Description of Property Requested to be Rezoned _____
Eagles Landing 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

Area of Subject Property, Square Feet and/or Acres 80.73 acres
How is Adjoining Properties Used (Actual Use)

North R1/HC
East AG

South AG
West AG

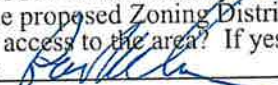
If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

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

Justification

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

1. What is the general character of the area? Describe.
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?
3. What type of sewer and water system will be used?
4. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner  or Signature of Agent _____

OFFICE USE ONLY

File No. _____ Fee paid Yes () No () _____

Date _____ Approved _____
Disapproved _____

Chair, Eagle Planning Commission. _____

Date _____ Approved _____
Disapproved _____

Chair, Village Board of Trustees _____

APPLICATION FOR FINAL PLAT**EAGLE, NEBRASKA****LEGAL DESCRIPTION AND GENERAL LOCATION**

Eagle Point, Lots 1 through 226, 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

SUBDIVIDERName: MDC PMGB, LLCAddress: 11550 I Street, Suite #200, Omaha, NE 68137Telephone: () 402-558-2200**OWNER**Name: MDC PMGB, LLCAddress: 11550 I Street, Suite #200, Omaha, NE 68137Telephone: () 402-558-2200**VILLAGE USE ONLY**

RECEIPT NO: _____

DATE: _____

FINAL PLAT #: _____

FEE PAID \$ _____

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

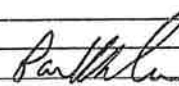
Name: _____

Address: _____

Telephone: () _____

ANY OTHER ASSOCIATES:Name: Lamp Rynearson (Engineer)Address: 14710 W. Dodge Road, Suite 100, Omaha, NE 68154Telephone: () 402-496-2498NAME OF FINAL PLAT: Eagle PointNUMBER OF LOTS: 226 lots and 8 outlots

- a. Does the subdivider have any interest in the land surrounding the final plat? Yes X No ____.
If yes, please describe the nature of such interest: The applicant has an option for future purchase of the property to the east.
- b. Will the final plat require any zoning or other action (rezoning, Clustered/Mixed Use, conditional use or vacations) to complete the development? Yes X No ____ If yes please describe the nature of the action:
Requested zoning was approved with the preliminary plat approval. The approved zoning will take affect with the approved final plat.
- c. The final plat is based upon the preliminary plat for Eagle Point, approved by the Village Board of Trustees on May 5, 2026, Resolution No. _____
- d. Is the final plat consistent with the approved preliminary plat? Yes X No ____ If not, please explain the proposed changes and the reasons therefore:
X
- e. Have all the improvements required by the preliminary plat been completed? Yes ____ No ____ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed:

Applicant's Signature: 

Date: _____

FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST

Eagle, Nebraska

NAME OF FINAL PLAT: Eagle Point

LOCATION OF SUCH PLAT: Highway 34 and 4th Street

REQUIREMENTS OF FINAL PLAT

- ☐ Name of subdivision
- ☐ Complete drawing on one sheet if possible
- ☐ Drawn in ink or photographed on Mylar
- ☐ Signatures in black opaque ink
- ☐ Blank margin of ½ inch and outline
- ☐ Scale of one inch equals 10 feet or sufficient to show all required information clearly
- ☐ Number and total number of sheets - index sheet if more than two sheets
- ☐ Boundary of the subdivision shall be indicated
- ☐ Vicinity Map

CERTIFICATES AND ACKNOWLEDGMENTS

- ☐ Owner's acknowledgment and offer of dedication by all parties having titled interest or lien upon the lands
- ☐ Surveyor's certificate with legal description written in meets and bounds
- ☐ Planning Commission approval certificate
- ☐ Acknowledgment by Notary
- ☐ Village Board of Trustees approval and acceptance certificate
- ☐ Certificate of approval by Village Engineer
- ☐ Certification of approval by the Village Enforcement officer, when individual sewage disposal or water systems are to be installed
- ☐ Certification by the Chair of the Board of Trustees and Village Clerk that plat is approved for recording by County Register of Deeds
- ☐ Certification that the Subdivider has complied with one of the following alternatives:
 - ☐ Improvements have been installed in accordance with requirements of the subdivision ordinance
 - ☐ A security bond or certified check filed with the Village
 - ☐ Subdivision Improvements Agreement along with sufficient surety has been filed
- ☐ All affidavits, certificates, acknowledgments, endorsements, dedications, and notaries' seals as are required by Law and the provisions of the zoning ordinance and subdivision regulations.

DATA REQUIRED ON THE FINAL PLAT

- ☐ Sufficient data to determine all existing and placed stakes and to locate and retrace all lots, blocks, and parcels, Include:
 - ☐ Bearings of lines
 - ☐ Radii, arcs and central angles of all curves with dimensions to the nearest second
- ☐ All dimensions shall be to the nearest .01 of a foot
- ☐ Meets or exceeds the "minimum standards of surveys"
- ☐ Location and description of monuments
- ☐ Lot numbers, square footage, outlot, block dimensions, and frontage dimensions
- ☐ Lot, outlot, and block identification system
- ☐ Areas reserved for public use - must clearly identify which are private and which are public
- ☐ If park land for use of public, must have an outlot letter and be included in the dedication
- ☐ If park land is private, must state so and provide maintenance agreement

FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Eagle, Nebraska

- ☐ Purpose for which other than residential lots are dedicated or reserved
- ☐ Minimum building set back lines
- ☐ Locations and names of adjoining subdivisions and streets, adjoining unplatted properties with names and addresses of adjoining owners of unplatted properties.
- ☐ Abutting streets, cul-de-sacs and alleys, whether public or private, must include the following:
 - ☐ Location
 - ☐ Names
 - ☐ Centerline
 - ☐ Centerline radius
 - ☐ Length and interior angle of horizontal curves
 - ☐ Tangent length
 - ☐ Right-of-Way and paving widths (according to sub-division regulations, future land use and transportation plans)
- ☐ Location, width and purpose of all easements (according to sub-division regulations)
- ☐ Location and identification of all section corners
- ☐ Total number of lots, outlots, and total number of acres in subdivision
- ☐ Cross-sections, profiles and grades of streets, gutters, curbs and sidewalks; with locations of all "in street utilities" -drawn to Village standards
- ☐ Protective covenants, when required
- ☐ Any interest in the land surrounding the plat
- ☐ Changes in zoning that may have been made

REQUIRED ON EACH STREET

- ☐ Name of Subdivision
- ☐ Scale
- ☐ North arrow and graphic scale
- ☐ Date
- ☐ Sheet number and total number of sheet comprising the subdivision
- ☐ Location of Subdivision (first sheet only)

DOCUMENTS REQUIRED

- ☐ Tax payment status form
- ☐ Special assessment status form
- ☐ Certificates of Title or Title Opinion
- ☐ Private restrictions or covenants, if necessary
- ☐ Prior to approval by the Village Board of Trustees, at least three signed reproducible copies (Mylar) of the final plat (2) 18" x 24", and one full size mylar with two additional signed copies. Copies of the original shall be prepared as specified in this Ordinance.
 - [] 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

CONFORMS TO APPROVED PRELIMINARY PLAT

- ☐ Meets and bounds description
- ☐ Lot dimensions and configurations
- ☐ Street names
- ☐ Street alignment
- ☐ Reasons for differences

FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)
Eagle, Nebraska

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE FINAL PLAT:
(Please use additional sheet if necessary)

Applicant's Signature(s):



A handwritten signature in black ink, appearing to be 'R. M. L.', is written over a horizontal line.

Date: _____

The following are the proposed changes to the Eagle Municipal Code CHAPTER 9 BUILDING REGULATIONS for consideration of Building Code updates and the adoption of the 2018 International Building Code. The following excerpts are sections of the current Eagle Municipal Code, items highlighted in red/strike through/noted are proposed changes/updates.

§9-101: BUILDING CODE; ADOPTED BY REFERENCE.

To provide for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; the *International Building Code, 2018 edition, (see International Building Code Section 101.2.1, 2018 edition)*, as published by the International Code Council, be and is hereby adopted as the Building Code of the Municipality of Eagle, Nebraska and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Municipal Clerk of the Village of Eagle are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed as follows:

Section 101.1 Insert: Village of Eagle

Section 1612.3 Insert: Village of Eagle

Section 1612.3 Insert: the most currently dated and issued map applicable under this section.

~~Section 3412.2 Insert: June 20, 2016 REMOVE (not applicable, action taken during code development process removed Chapter 34, Existing Structures, from the IBC. The provisions of this chapter are contained in the International Existing Building Code Section 101.4.7; see below)~~

(2012 IBC)

3412.2 Applicability.

Structures existing prior to [DATE TO BE INSERTED BY THE JURISDICTION. NOTE: IT IS RECOMMENDED THAT THIS DATE COINCIDE WITH THE EFFECTIVE DATE OF BUILDING CODES WITHIN THE JURISDICTION], in which there is work involving *additions, alterations* or changes of occupancy shall be made to comply with the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

(2018 IBC)

CHAPTER 34 RESERVED

Action taken during the 2012 Code Development Process removed Chapter 34, Existing Structures, from the IBC. The provisions of this chapter are contained in the International Existing Building Code. See Section 101.4.7.

§9-106: WORK EXEMPT FROM PERMIT.

Pursuant to the **IBC 2018**, a Building Permit shall not be required for the conditions set forth in section 105.2 of the **IBC 2018** and additionally, said section shall be amended to include the following additional exemptions:

1. Fences less than 6 feet 4 inches high.
2. Temporary Pools which are removed seasonally and occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons (18 927 L).
3. Re-roofing.
4. Replacement of windows and/or doors with new units, matching sizes and functions of existing windows.
5. Re-siding.
6. Replacing current sidewalk.
7. Minor modifications or repairs, which do not affect structural integrity or life-safety elements.
8. Decks which are:
 - Under 30" above grade
 - AND not attached to any other structures.

Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

§9-107: EXISTING BUILDING CODE; ADOPTED BY REFERENCE

To provide for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefor; the **2018 edition of the *International Existing Building Code***, as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the Municipality of Eagle, Nebraska and each and all of the regulations, provisions, penalties, conditions and terms of said Code on file in the office of the Municipal Clerk of the Village of Eagle are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, as follows:

Section 101.1 Insert: Municipality of Eagle, Nebraska

~~Section 1401.2 Insert: June 20, 2016~~ REMOVE (not applicable; see below)

(2012 IEBC)

[B] 1401.2 Applicability.

Structures existing prior to [DATE TO BE INSERTED BY THE JURISDICTION. NOTE: IT IS RECOMMENDED THAT THIS DATE COINCIDE WITH THE EFFECTIVE DATE OF BUILDING CODES WITHIN THE JURISDICTION], in which there is work involving *additions, alterations or changes of occupancy* shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I.

(2018 IEBC)

1301.2 Applicability.

Existing buildings in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 6 through 12. The provisions of Sections 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.

§9-108: FUEL GAS CODE; ADOPTED BY REFERENCE

To provide for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefor; the **2018 edition of the *International Fuel Gas Code***, as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the Municipality of Eagle, Nebraska and each and all of the regulations, provisions, penalties, conditions and terms of said Code on file in the office of the Municipal Clerk of the Village of Eagle are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, as follows

Section 101.1 Insert: Municipality of Eagle, Nebraska

Section 106.6.2 Insert: Building Permit Fee Schedule as set forth in Chapter 9, Article 7

Section 106.6.3 Insert: 85%; 85%

Section 108.4 Insert: Misdemeanor; \$500; 0 days

Section 108.5 Insert: \$100; \$500.

§9-201: PROPERTY MAINTENANCE CODE; ADOPTED BY REFERENCE.

To provide for the regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor the **2018 edition of the *International Property Maintenance Code***, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Municipality of Eagle, Nebraska and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Municipal Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes as follows:

Section 101.1 Insert: Municipality of Eagle, Nebraska

Section 103.5 Insert: Building Permit Fee Schedule as set forth in Chapter 9, Article 7

Section 112.4 Insert: \$100, \$500.

Section 302.4 Deleted.

Section 304.14 Insert: May 1, November 1.

Section 602.3 Insert: September 1, May 1.

Section 602.4 Insert: September 1, May 1.

§9-301: PLUMBING CODE; INTERNATIONAL PLUMBING CODE; ADOPTED BY REFERENCE.

To provide for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefor; the *International Plumbing Code, 2018 edition*, as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the Municipality of Eagle, Nebraska and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code on file in the office of Municipal Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes as follows:

Section 101.1 Insert: Municipality of Eagle, Nebraska

Section 106.6.2 Insert: Building Permit Fee Schedule as set forth in Chapter 9, Article 7

Section 106.6.3 Insert: 85%, 85%

Section 108.4 Insert: Misdemeanor, \$500, 0 days.

Section 108.5 Insert: \$100, \$500.

~~Section 305.6.1~~ (see item 1 below) Substitute and Insert: Building sewers that connect to private sewage disposal systems shall conform to ~~Nebraska Department of Environmental Quality~~, (see item 2 below) Title 124, relative to minimum depth below finished grade

~~Section 904.1. Insert: 10, 10.~~ (see item 3 below)

1. Section 701.2
2. Nebraska Department of Water, Energy and Environment (NWEE)
3. Section listed is an error and not applicable - REMOVE

§9-401: INTERNATIONAL RESIDENTIAL CODE; ADOPTED BY REFERENCE.

To provide for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress in the Municipality; providing for the issuance of permits and collection of fees therefor; the *2018 edition of the International Residential Code*, as published by the International Code Council, be and is hereby adopted as the Residential Code of the Municipality of Eagle, Nebraska; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the Municipal Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes as follows:

Section R101.1. Insert: Municipality of Eagle, Nebraska

Table R301.2 (1) Insert: Ground Snow Load: 25; Wind Speed: 90; Seismic Design Category: B; Weathering: Severe; Front line depth: 36"; Termite: Mod-Heavy; Decay: Slight – Moderate; Winter Design Temp: 0 Degree F; Ice Shield Underlayment: Yes; Air Freezing Index: 1500; Mean Annual Temp 50 Degree F.

Section R313. Deleted. Automatic Fire Sprinkler Systems

Section P2603.6.1 Substitute and Insert: Building sewers that connect to private sewage disposal systems shall conform to ~~Nebraska Department of Environmental Quality~~, (see item 1 below) Title 124, relative to minimum depth below finished grade.

1. ~~Nebraska Department of Water, Energy and Environment (NWEE)~~

**§9-501: MECHANICAL CODE; INTERNATIONAL MECHANICAL CODE
ADOPTED BY REFERENCE.**

To provide for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefor, the **2018 edition of the International Mechanical Code**, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of Eagle, Nebraska; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the office of the Municipal Clerk are hereby referred to, adopted, and made a part thereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes as follows.

Section 101.1 Insert: Municipality of Eagle, Nebraska

Section 106.5.2 Insert: Building Permit Fee Schedule as set forth in Chapter 9, Article 7

Section 106.5.3 Insert: 85%, 85%.

Section 108.4 Insert: Misdemeanor, \$500, 0 days.

Section 108.5 Insert: \$100, \$500.

§9-601: NO PRIVATE SEWAGE DISPOSAL PERMITTED WITHIN CORPORATE LIMITS; INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE; ADOPTED BY REFERENCE TO APPLY TO THE REMAINDER OF ZONING JURISDICTION.

A. No private sewage disposal system is permitted within the Corporate Limits of the Municipality.

B. In areas within the zoning jurisdiction of the Municipality, but outside of the Corporate Limits, to provide for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of individual sewage disposal systems, providing for the issuance of permits and collection of fees therefor the *2018 edition of the International Private Sewage Disposal Code*, as published by the International Code Council, be and is hereby adopted as the Private Waste Disposal Code of Eagle, Nebraska; and each and all of the regulations, provisions, penalties, conditions and terms of said Code on file in the office of the Municipal Clerk are hereby referred to, adopted, and made a part thereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes as follows.

Section 101.1 Insert: Municipality of Eagle, Nebraska

Section 106.4.2 Insert: Building Permit Fee Schedule as set forth in Chapter 9, Article 7

Section 106.4.3 Insert: 85%, 85%

Section 108.4 Insert: Misdemeanor; \$500; 0 days

Section 108.5 Insert: \$100, \$500

Chapter 4: Deleted, subject matter is under authority of the ~~Nebraska Department of Environmental Quality~~. (See item 1 below)

1. ~~Nebraska Department of Water, Energy and Environment (NWEE)~~

ZONING AND BUILDING JURISDICTION BOUNDARY ADJUSTMENT

THIS AGREEMENT is entered into this _____ day of _____, 2026, by and between the Village of Eagle, Nebraska, a Nebraska Political Subdivision ("Village"), and the County of Cass, Nebraska, a Nebraska Political Subdivision ("County").

WHEREAS, in 2013, the Village submitted a request to extend its jurisdiction for an area between 1 mile and 1 ¼ miles beyond its corporate boundary pursuant to Neb. Rev. Stat §13-327 and to set an extraterritorial jurisdiction boundary to better define where each entity will control zoning and building authority on specific real property parcels; and,

WHEREAS, the County approved the proposed boundary map, and thereafter, the Village enacted Ordinance 2013-16, officially adopting said map as its official extraterritorial jurisdiction boundary map, a copy of said Ordinance and Map attached hereto as Exhibit A, and

WHEREAS, Cass County Parcel Number 130095621 currently contains two real estate parcels which are not contiguous, being separated by Tax Lots 9 and 10, all located in the East Half of the West Half of the Northeast Quarter of Section 33, Township 10, Range 9 Cass County, Nebraska. The North portion of the parcel, adjacent to A Street, is included in the Village Extraterritorial Jurisdiction and the South portion is within the County's Jurisdiction. Cass County Parcel Number 130175811, west of and adjacent to the parcel described above, and within the County's Jurisdiction, is under common ownership, and given the adjacency of the parcels, it is desirable that both county tax parcels should be under the jurisdiction of one zoning authority; and

WHEREAS, the cumulative area that is under the current jurisdiction of the County greatly exceeds the area under the jurisdiction of the Village, and the parties agree that the best result is to allow the Village to cede the identified north portion of Cass County Parcel Number 130095621 to the County for Zoning and Building jurisdiction purposes.

NOW, THEREFORE IT IS AGREED:

1. Cass County Parcel 130095621, identified on Exhibit B, attached hereto, shall be removed from the Extraterritorial Jurisdiction boundary for the Village and shall be under the jurisdiction of the County for Zoning and Building jurisdiction purposes, until further action of the Village and County.
2. The adjusted Village of Eagle Extraterritorial Jurisdiction Map is attached as Exhibit C.
3. The parties understand that in the event the Village annexes property after this date, that the Extraterritorial Jurisdiction Boundary of the Village may be adjusted and the County will be notified, as required by Nebraska Law, of said annexation process.
4. No separate legal or administrative entity will be created hereunder. Existing agents of the respective Parties will administer the terms of the contract. This agreement will be financed as may be provided for by law for each of the respective Parties.
5. **SAVINGS:** The parties do hereby agree that should any paragraph, clause, phrase, sentence, or provision of this Agreement be declared null, void, illegal, invalid, or otherwise, unenforceable, the remainder of this Agreement shall remain binding upon the parties hereto, and shall remain in full force and effect.
6. **ENTIRE AGREEMENT:** This Agreement with any attachments contains the entire agreement between the parties hereto, and there are no other written or oral promises, contracts, or warrants which may affect it, except as contained herein. This Agreement cannot be amended except by written agreement by all of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective upon the date set forth above.

Marcus Hochstein, Eagle Board Village Chair

Date

Nick Nystrom, Eagle Village Clerk

Date

Alex DeGarmo, Chair,
Cass County Board of Commissioners

Date

Geri Draper, Cass County Clerk

Date

Approved as to form:

Christopher Perrone, Cass County Attorney

Date

Prepared by:
Maureen Freeman-Caddy
BROMM, LINDAHL, FREEMAN-CADDY & LAUSTERER
P.O. Box 134
Eagle, Nebraska 68347
Village Attorney

ORDINANCE NO. 2013-16

AN ORDINANCE OF THE VILLAGE OF EAGLE, CASS COUNTY, NEBRASKA, TO AMEND THE EXTRATERRITORIAL JURISDICTION MAP FOR THE VILLAGE OF EAGLE, NEBRASKA; TO AMEND CODE SECTION 11-201 OF THE MUNICIPAL CODE; 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 AND APPROVAL, AS PROVIDED BY LAW AND AS PROVIDED HEREIN; AND TO PROVIDE THAT THE PROVISIONS OF THIS ORDINANCE SHALL BECOME AND BE MADE A PART OF THE COMPREHENSIVE PLAN OF THE VILLAGE OF EAGLE, NEBRASKA.

WHEREAS, Neb. Rev. Stat. §13-327 provides that upon request by the Village to cede and transfer extraterritorial jurisdiction of lands up to one-quarter of a mile beyond one mile outside of its corporate boundaries to the County Board and approval by the County Board, the Village, by ordinance, may exercise jurisdiction for a territory described in by reference to an official map, and,

WHEREAS, said request was made to the Cass County Board and the Cass County Board approved the request,

WHEREAS, the Chairman and Board of Trustees of the Village of Eagle, Nebraska, desires to amend the extraterritorial boundaries and approve an official extraterritorial jurisdiction map accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CHAIRMAN AND BOARD OF TRUSTEES OF THE VILLAGE OF EAGLE, NEBRASKA, as follows:

Section 1. That the findings here and above should be, and they are hereby made a part of this Ordinance, as fully as if set out at length herein, amending the extraterritorial jurisdiction boundary of the Municipality as provided on the Map appended hereto.

Section 2. That Municipal Code Section 11-201 be amended as follows:

§11-201 ZONING REGULATIONS; ADOPTED BY REFERENCE, MAP.

1. The Village and the Board of Trustees do hereby adopt Zoning Regulations dated June 18, 2007 (Ord. 2007-03) and amended September 17, 2007 (Ord. 2007-11 and 2007-12) for the Village and for that area ~~within one (1) mile of the corporate limits~~so designated on the official zoning map, said Zoning Regulations, together with all explanatory material and supporting documentation, being incorporated herein by reference and declared to be a part of this Code.

2. The official Zoning Map for the Village and for that area ~~within one (1) mile of its corporate limits~~so designated on said Map shall be identified by the signature of the Chairman of the Board of Trustees, attested by the Village Clerk and bear the Seal of the Village under the following words:

"This is to certify that this is the Official Zoning Map referred to in Zoning Regulations of the Village of Eagle, Nebraska, adopted June 18, 2007, ~~2007~~-amended September 17, 2007"

3. Three (3) copies of the Zoning Regulations of the Village, and three (3) copies of the official Zoning Map of the Village and for that area within one (1) mile of its corporate limits, together with all changes, amendments, or additions thereto, shall be maintained in the office of the Village Clerk and shall be available for public inspection during regular office hours. (Modification to regulations 2.02; 4.14; 5.06; 5.07; 5.08; & 5.17 by Ordinance 2008-7. Effective Date 12/03/2008) (Modification to regulations 4.14.01 & 4.14.05 by Ordinance 2011-1, Effective 1/19/2011)

Section 3. That the Chairman and Board of Trustees of the Village of Eagle, Nebraska, and its Clerk, are hereby authorized and directed to implement this Ordinance.

Section 4. 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 Chairman 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.

Section 5. 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.

Section 6. 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 within the Village of Eagle, Nebraska, and shall be effective on the 15th day from and after its passage, approval, and publication as provided herein.

Exhibit A

PASSED AND APPROVED THIS 16 day of December,
2013.

VILLAGE OF EAGLE, NEBRASKA

By: Travis Moore
Travis Moore, Its Chairman

ATTEST:

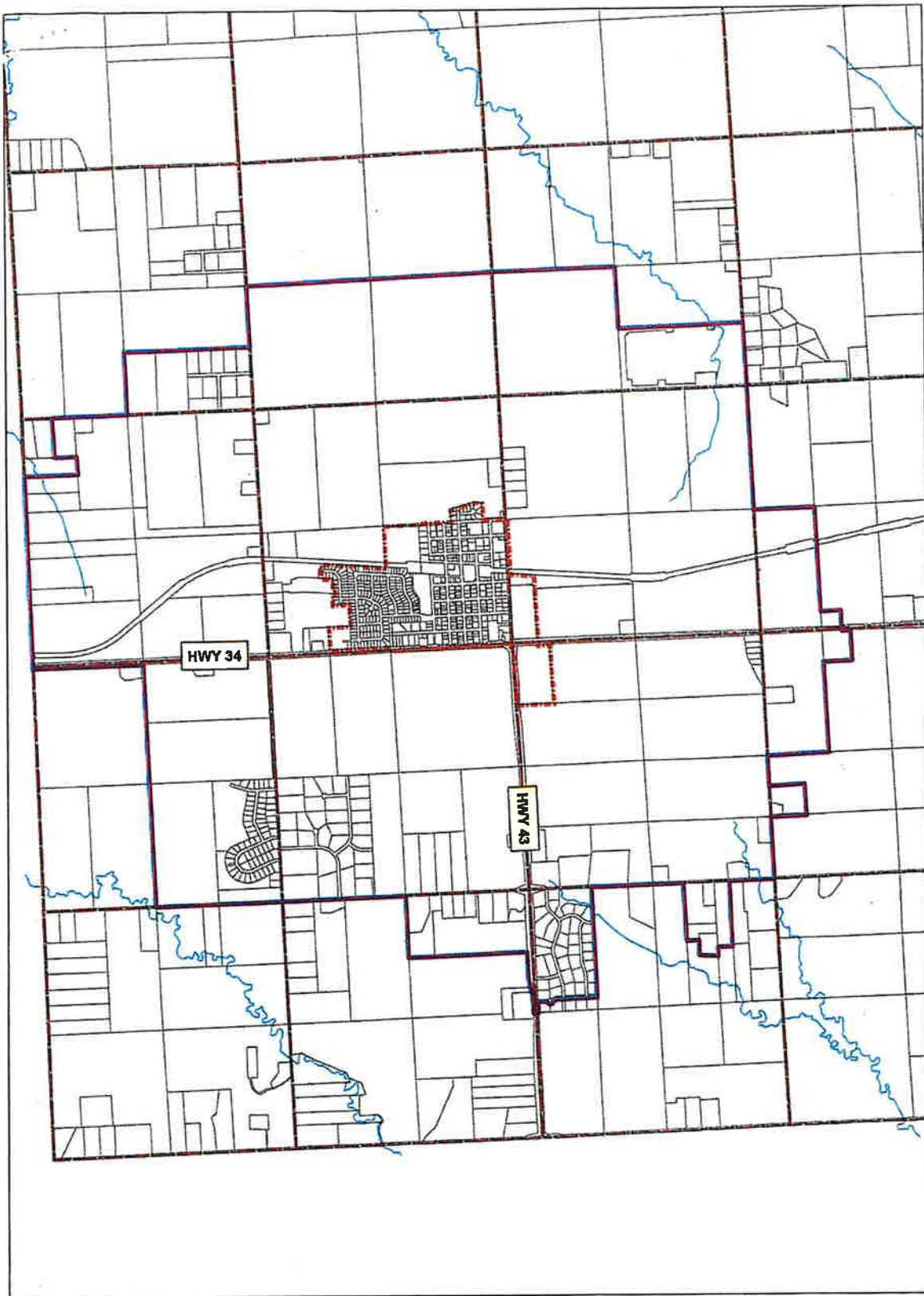
Nick Nystrom

Nick Nystrom, Its Clerk

(SEAL)



Exhibit A



F:\GEO\Map\MOZ\TJ Map_11x17.mxd

EAGLE, NEBRASKA
DECEMBER, 2013



OLSSON
ASSOCIATES

Exhibit B

Parcel ID: 130095621 (North Section)

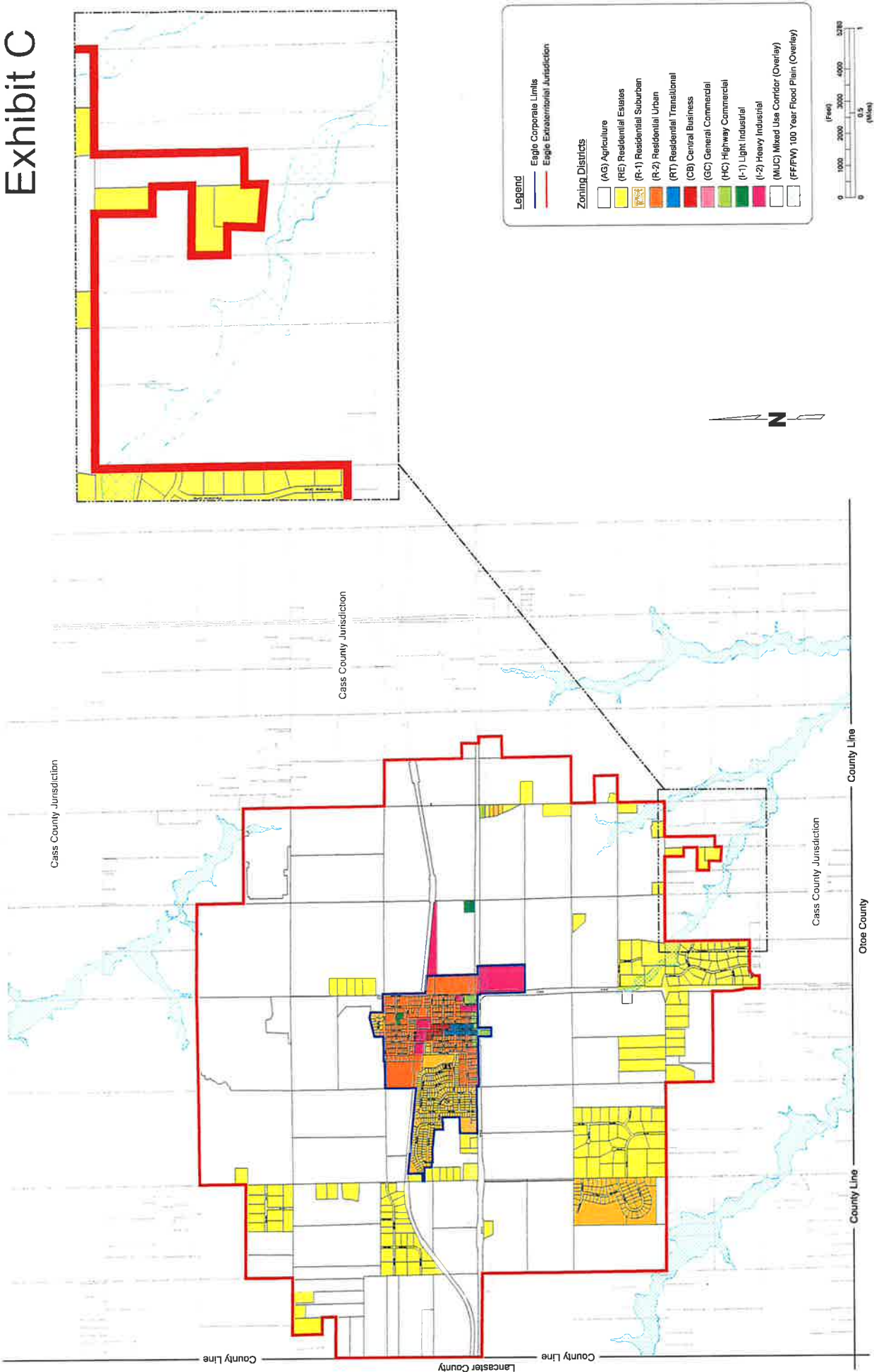
PORTION TO BE REMOVED FROM
THE VILLAGE OF EAGLE
EXTRATERRITORIAL JURISDICTION
BOUNDARY:



NEW EXTRATERRITORIAL
JURISDICTION BOUNDARY LINE:



Exhibit C



August 3, 2026

Village of Eagle
747 S. 2nd Street
Eagle, NE 68347

RE: Wellfield Expansion Recommendations

To whom it may concern:

In 2023, Snyder & Associates completed a Preliminary Engineering Report that provided recommendations for improvements to the Village of Eagle water system to accommodate anticipated future population growth. The recommended projects in this report included addressing the capacity of the Village's wellfield by drilling a new well in proximity to the Village's existing operational wells. An exhibit showing the proposed well location included in that report is enclosed.

It is understood that the Village of Eagle is now interested in planning for an additional well to increase available water supply. Snyder & Associates was asked to evaluate the alternatives of drilling a new well in the existing wellfield or finding a new location within the Village for a secondary wellfield.

After additional review, Snyder & Associates maintains the recommendation to locate the new well within the Village's existing wellfield, provided hydrogeological testing confirms that new pumping operations will not negatively influence or excessively draw down existing active wells. If hydrogeological conditions support this placement, remaining within the current wellfield offers substantial technical, operational, and financial advantages to the Village:

- **Utilization of Existing Infrastructure:** Siting the well within the current field allows the Village to maximize existing investments by utilizing the current well house controls, portion of the electrical distribution, monitoring systems, and auxiliary equipment, significantly reducing initial capital costs.
- **Land Ownership & Permitting Efficiency:** Because the Village already owns the property encompassing the existing wellfield, utilizing this land would eliminate costly land acquisition, easements, property negotiations, and associated legal expenditures.
- **Strategic Alignment with Future Water Tower:** The existing wellfield footprint is well situated relative to the anticipated location for a future elevated water storage tank, streamlining future distribution piping.
- **Centralized Treatment Infrastructure:** In the event that state regulation mandates or water quality considerations necessitate centralized water treatment in the future, having

all wells co-located ensures a single connection point for a treatment facility rather than requiring multiple interconnected transmission lines from dispersed sites.

- **Hydrogeological Source Considerations:** Developing a new site relatively close to the Village would likely still draw from the same aquifer formation and source water without providing significant hydrogeological isolation. Therefore, moving to a nearby alternate site may offer little hydrogeological benefit while incurring substantial additional infrastructure costs.

Next Steps & Hydrogeological Review

To verify that a new well within the existing field will not create unacceptable interference with the Village's operational wells, a formal hydrogeological analysis and test well program are required. Snyder & Associates will retain Mid-State Hydro to review potential test well locations and evaluate aquifer influence for each. Their specialized evaluation will confirm optimal spacing to prevent adverse impacts on existing wells.

A formal proposal from Snyder & Associates and Mid-State Hydro is attached to this letter, for your review and consideration by the Village Board. Upon your approval, we will coordinate directly with Mid-State Hydro to initiate the site investigation and report the final hydrogeological findings to the Board.

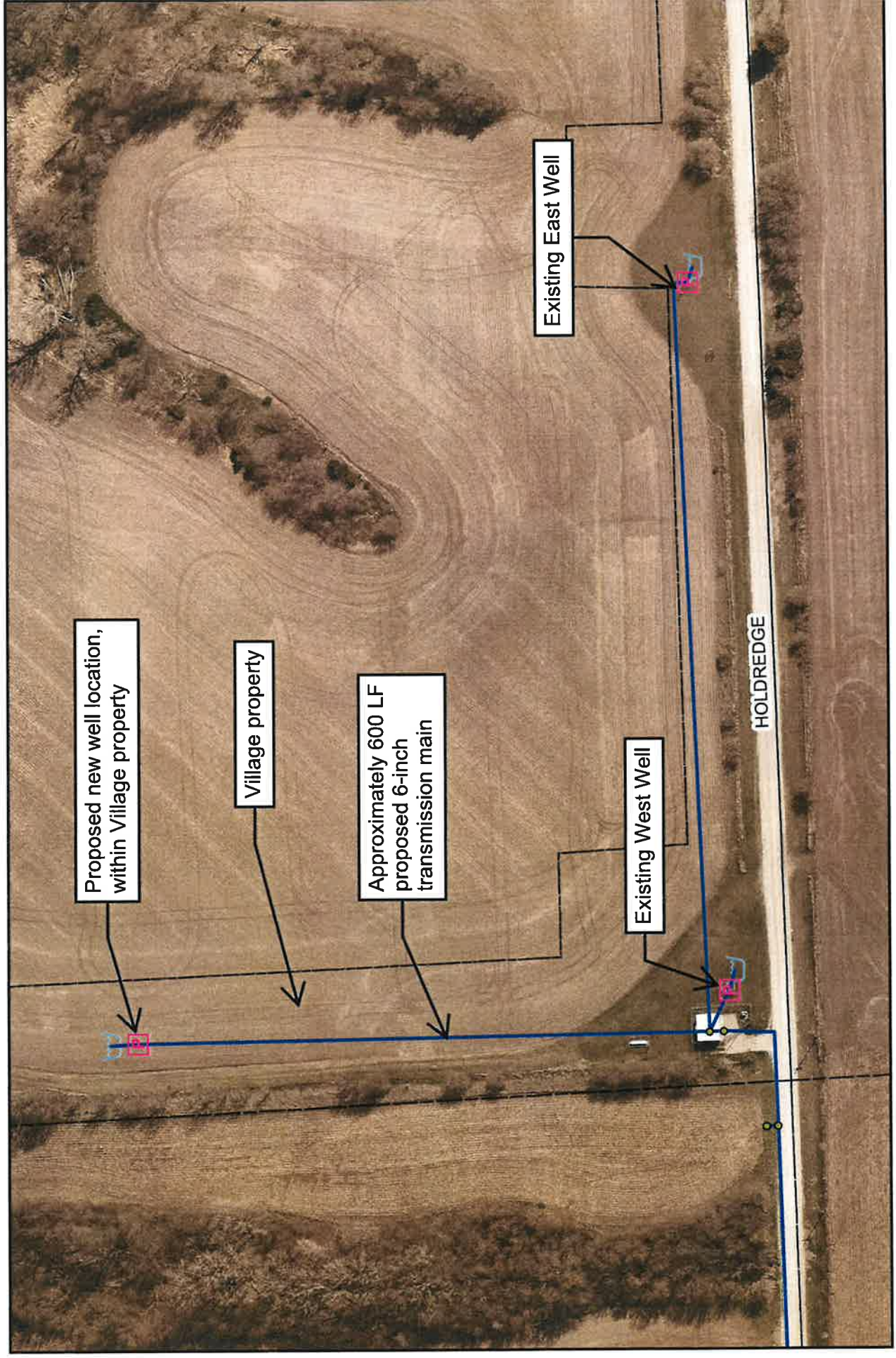
We appreciate the opportunity to assist the Village with this critical infrastructure decision. Please do not hesitate to contact me if you have any questions or require further clarification prior to the next Board meeting.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Barbara Johnston". The signature is fluid and cursive, with the first name "Barbara" and last name "Johnston" clearly distinguishable.

Barbara Johnston, PE
Village Engineer



Supplement to the Standard Professional Services Master Agreement

Project No.: 126.0002.20

Work Order: 001

Effective Date: _____

Snyder & Associates, Inc. (Consultant) agrees to provide to Village of Eagle (Client) the professional services described below for the Project identified below. The professional services shall be performed in accordance with and shall be subject to the terms and conditions of the "Snyder & Associates, Inc. Standard Professional Services Master Agreement" executed by and between Consultant and Client on the 7th day of December, 2021.

PROJECT NAME: Wellfield Expansion Recommendations

PROJECT DESCRIPTION:

The Village of Eagle is planning for an additional well to increase available water capacity. Snyder & Associates was asked to evaluate the alternatives of drilling a new well in the existing wellfield or finding a new location within the Village for a secondary wellfield.

SCOPE OF WORK:

1. Review of water system master plan and recommendations for future improvements to water system. Coordination with Village of Eagle staff to establish preferences and priorities for well field expansion.
2. Identify up to three (3) proposed well locations for review.
3. Obtain and review existing data and reports, as identified in attached proposal from Mid-State Hydro.
4. Data evaluation and determination of potential well interference effects, as described in attached proposal from Mid-State Hydro.
5. Summarize conclusions, findings, and recommendations in report to the Village Board.

COMPENSATION:

Snyder & Associates fee: \$6,000 hourly, not to exceed

Mid-State Hydro fee: \$9,000 hourly, not to exceed

Total fee: \$15,000, hourly not to exceed

SPECIAL TERMS AND CONDITIONS:

The Village of Eagle shall provide water quality data, pumping records, pumping test data and other pertinent data from existing wells for review.

Consultant is directed to proceed with the Work as set forth herein upon both parties executing this Work Order.

(Type or Print Name above line) (Client) SNYDER & ASSOCIATES, INC. (Consultant)

By: _____
(Authorized signature and Title)

By: _____
(Authorized signature and Title)

Date: _____

Date: _____



Mid-State Hydro
749 Locust St.
Lawrence, KS 66044
(816)853-9474

July 21, 2026

Ms. Barbara Johnson
Civil Engineer
Snyder Associates, Inc.
11850 Nicholas St., Ste. 110
Omaha, Nebraska 68154

RE: Proposal for Phase 1 Hydrogeologic Services – Water Supply Expansion
Eagle, Nebraska

Dear Ms. Johnson:

Mid-States Hydro (M-S Hydro) is pleased to respond to Snyder & Associates proposal request. We have prepared a scope of work and fee estimate based on information and direction you provided during our recent phone conversations and emails. For the work covered in this proposal, M-S Hydro will work directly with the Snyder & Associates project team to achieve a successful project completion.

The purpose of this project is to assist Snyder & Associates to determine the best location(s) for additional wells for the Village of Eagle, Nebraska (Village), providing the desired redundancy in the Village's raw water supply. The target aquifer for this study is the Dakota Aquifer.

I SCOPE OF SERVICES

Task 1 Obtain and Review Existing Data and Reports

This data shall include but is not limited to:

- Well drilling logs for existing wells from the Nebraska Department of Natural Resources, test hole logs from the Nebraska Conservation Survey Division (CSD), and Information from the Lower Platte South Natural Resource District (LPSNRD).
- Water quality data, pumping records, pumping test data and other pertinent data from existing Village wells.
- Water system pipeline maps, PER reports, and other relevant reports.
- Communication with Snyder & Associates, Village, the CSD, and LPSNRD, as needed.
- Potential contaminant sources within 2,500 feet of any potential well site.

Task 2 Data Evaluation and Determination of Potential Well Interference Effects and Recommended Well Spacing

- Review with Snyder & Associates and the Village the proposed well locations and any known potential impacts of property acquisitions that would affect the well locations.
- Evaluate the estimated aquifer capacity at each of the proposed well locations using analytical equations and existing aquifer parameter data.
- Summarize conclusions and findings of the review of available data, and recommended well field sites.

COST ESTIMATE

M-S Hydro's estimated cost to complete the task as described will not exceed \$ 9,000 and will be based on a time and materials basis. This cost is based on M-S Hydro's review of currently available information and experience with similar projects. If the project requires M-S Hydro services to go beyond our scope or in excess of the cost provided, these services will not be completed without justification and your authorization.

We appreciate this opportunity to work with Snyder & Associates and the Village on this project. Please do not hesitate to call me at (816) 853-9474 or email martha@midstateshydro.com or if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Martha Silks". The signature is fluid and cursive, with the first name "Martha" written in a larger, more prominent script than the last name "Silks".

Martha Silks, PG

VILLAGE OF EAGLE

September 1, 2026

The Village Board of Trustees met in regular session at 7:00 p.m. on September 1, 2026 with Hochstein, Todd, Meier, Surman and Crook present. 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 – Meier thanked Trisha Morse for assisting the Village in operating the streaming equipment for meetings. Terry Caddy said residential surveys will be delivered door-to-door this week as part of the NET recycling grant. Crook said the silt fences that were taken down at Eagle Point were not put back up after dirt work was completed and now there is an abundance of silt, particularly on the southwest end of the property where it is going into the detention basin.

Motion by Surman, second by Meier, to approve the proposal from HOA Solutions to add the west lift station generator to Scada in the amount of \$912.00. Voting: Ayes – 5. Motion carried.

Motion by Surman, second by Meier, to approve minutes as typed for the previous meetings, as amended. Voting: Ayes – 5. Motion carried.

Motion by Meier, second by Surman, to approve claims as presented. Voting: Ayes – 5. Motion carried.

Approved Claims: Wages 16,143.23, Board Wages 1,400.00, ABC Termite & Pest Control 186.00, Amazon Marketplace 255.47, American Exchange Bank 1,125.00, Bailey's Local 330.00, Black Hills Energy 153.81, BOK Financial 15,346.25, Bound Tree Medical 440.86, Bromm, Lindahl, Freeman-Caddy & Lausterer 3,071.00, Capital Business Systems 246.23, Casey's 586.77, Cass Co Refuse 334.56, Cass Co Sheriff's Dept 3,145.21, Constellation Energy 2.58, Eagle Facilities & Grounds Assn 1,492.00, EFTPS 5,830.82, Google LLC 201.60, Grainger 207.53, Home Depot Credit Svc 281.91, John Hancock Investments 422.04, Lovell Excavating 1,600.00, Medica 9,677.34, Meininger Fire Protection 1,342.00, Menards-South 709.14, Midwest Insurance Exchange 7,541.00, Midwest Labs 473.87, NE Dept of Rev 2,002.54, NE Public Health Env Lab 64.00, Nippon Sanso Matheson 295.26, Norland Pure 26.18, Nystrom, Taira 540.00, One Billing Solutions 389.32, One Call Concepts 110.62, OPPD 6,504.38, O'Reilly Auto Parts 109.87, Quik Dump Refuse 1,930.17, Rainbow Fireworks 2,500.00, SCS Engineers 4,512.50, Smart Sign 174.51, Snyder & Associates 7,780.00, Travelers 9,144.00, UNUM 1,024.44, US Postmaster 325.00, Verizon Wireless 766.46, Voice News 155.71, Windstream 700.82, Y&M Concrete 33,900.00. Total of bills: **\$145,502.00**.

Approved Park Claims: Wages 8,778.36, ABC Termite & Pest Control 500.00, Aqua-Chem 2,061.53, Black Hills Energy 79.06, Lonergan, Makinsey 480.00, OPPD 495.87, Windstream 28.46. Total of bills: **\$12,423.28**.

Motion by Surman, second by Meier, to go into executive session at 7:31 p.m. to discuss Curtis Klaben's six-month employee evaluation and to protect the reputation of the employee. Voting: Ayes – 5. Motion carried.

Chairperson Hochstein said the Village Board has come out of executive session at 7:35 p.m. after discussing Curtis Klaben's six-month employee evaluation.

Motion by Surman, second by Meier, to increase Curtis Klaben's wage to \$39.00 per hour. Voting: Ayes – 5. Motion carried.

The meeting was adjourned at 7:36 p.m.

Nick Nystrom
Village Clerk

Marcus Hochstein
Chairperson

VILLAGE OF EAGLE

September 1, 2026

The Village Board of Trustees met in regular session at 7:00 p.m. on September 1, 2026 with Hochstein, Todd, Meier, Surman and Crook present. 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.

Report from Law Enforcement – Sergeant Boehm said the Cass County Sheriff's Office patrolled 174.77 hours, answered 25 calls for service, and issued 3 citations and 14 warnings/violations for the month of August. Meier encouraged law enforcement to be more aware of parking violations, including vehicles parked in driveways and blocking sidewalks. Terry Caddy said there continues to be vehicles parked adjacent to commercial property at 3rd & Highway 34 well beyond the 24-hour time limit. Surman expressed concern with speeding in the school zone, unlicensed off-road vehicles, and people running stop signs.

Report from Building & Zoning Administrator – Hestermann reported 9 inspections during the month of August. There are 14 total open permits to date. Hestermann finalized the process of reviewing the building code update from the 2012 to 2018 International Building Code and how it aligns with Chapter 9 of the Eagle Municipal Code.

Public Comment – Meier thanked Trisha Morse for assisting the Village in operating the streaming equipment for meetings. Terry Caddy said residential surveys will be delivered door-to-door this week as part of the NET recycling grant. Crook said the silt fences that were taken down at Eagle Point were not put back up after dirt work was completed and now there is an abundance of silt, particularly on the southwest end of the property where it is going into the detention basin.

Discuss/possible action: Updates on the new Fire & Rescue Facility – Nystrom said the office met with OPPD yesterday and two light poles that are no longer in use will be removed from the project area. Public works removed the east chain link fence today.

Motion by Surman, second by Meier, to approve the proposal from HOA Solutions to add the west lift station generator to Scada in the amount of \$912.00. Voting: Ayes – 5. Motion carried.

Motion by Surman, second by Meier, to approve minutes as typed for the previous meetings, as amended. Voting: Ayes – 5. Motion carried.

Motion by Meier, second by Surman, to approve claims as presented. Voting: Ayes – 5. Motion carried.

Approved Claims: Wages 16,143.23, Board Wages 1,400.00, ABC Termite & Pest Control 186.00, Amazon Marketplace 255.47, American Exchange Bank 1,125.00, Bailey's Local 330.00, Black Hills Energy 153.81, BOK Financial 15,346.25, Bound Tree Medical 440.86, Bromm, Lindahl, Freeman-Caddy & Lausterer 3,071.00, Capital Business Systems 246.23, Casey's 586.77, Cass Co Refuse 334.56, Cass Co Sheriff's Dept 3,145.21, Constellation Energy 2.58, Eagle Facilities & Grounds Assn 1,492.00, EFTPS 5,830.82, Google LLC 201.60, Grainger 207.53, Home Depot Credit Svc 281.91, John Hancock Investments 422.04, Lovell Excavating 1,600.00, Medica 9,677.34, Meininger Fire Protection 1,342.00, Menards-South 709.14, Midwest Insurance Exchange 7,541.00, Midwest Labs 473.87, NE Dept of Rev 2,002.54, NE Public Health Env Lab 64.00, Nippon Sanso Matheson 295.26, Norland Pure 26.18, Nystrom, Taira 540.00, One Billing Solutions 389.32, One Call Concepts 110.62, OPPD 6,504.38, O'Reilly Auto Parts 109.87, Quik Dump Refuse 1,930.17, Rainbow Fireworks 2,500.00, SCS Engineers 4,512.50, Smart Sign 174.51, Snyder & Associates 7,780.00, Travelers 9,144.00, UNUM 1,024.44, US Postmaster 325.00, Verizon Wireless 766.46, Voice News 155.71, Windstream 700.82, Y&M Concrete 33,900.00. Total of bills: **\$145,502.00**.

Approved Park Claims: Wages 8,778.36, ABC Termite & Pest Control 500.00, Aqua-Chem 2,061.53, Black Hills Energy 79.06, Lonergan, Makinsey 480.00, OPPD 495.87, Windstream 28.46. Total of bills: **\$12,423.28**.

Report from Attorney – Freeman-Caddy said the majority of last month has been spent on reviewing the final plat submissions for Eagle Point, primarily the Subdivision Agreement. The Highway 34 corridor protection issue that may impact the subdivision was briefly discussed.

Report from Clerk/Treasurer – Nystrom said the office has begun collecting signatures for temporary construction easements as part of the F Street and 4th Street Reconstruction Projects. The Planning Commission meets tomorrow night (7:00PM) and will have two public hearings related to the Eagle Point subdivision. Additional items of business include a Zoning & Building Jurisdiction Boundary Adjustment Agreement with Cass County and building codes updates. Nystrom said public hearings have been scheduled to set the final tax request and budget for September 21, 2026. A meeting with the Community Center Steering Committee is being planned for this month. Nystrom said the total monthly income ending August 31, 2026 was \$134,142.93.

Motion by Surman, second by Meier, to go into executive session at 7:31 p.m. to discuss Curtis Klabenes' six-month employee evaluation and to protect the reputation of the employee. Voting: Ayes – 5. Motion carried.

Chairperson Hochstein said the Village Board has come out of executive session at 7:35 p.m. after discussing Curtis Klabenes' six-month employee evaluation.

Motion by Surman, second by Meier, to increase Curtis Klabenes' wage to \$39.00 per hour. Voting: Ayes – 5. Motion carried.

The meeting was adjourned at 7:36 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 September 1, 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