

VILLAGE OF EAGLE

September 21, 2026

The Village Board of Trustees met in regular session at 7:00 p.m. on September 21, 2026 with Todd, Meier, Surman and Crook present. Hochstein 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 Temp, at the beginning of the meeting, informed the public about the location of the posted current copy of the Open Meetings Act. Chairperson Pro Temp Todd 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.

Chairperson Pro Temp Todd opened the 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. The Village of Eagle proposes to adopt a property tax request that will cause its tax rate to be 0.438718 per \$100 of assess value. The 2026-2027 property tax request is resolved to be set at \$451,141.16. Todd asked if there were any comments or questions from the public. There were no comments or questions from the public. The Village Board agreed to stand at ease until which time the next public hearing begins at 7:05 p.m.

The public hearing was closed at 7:05 p.m.

Chairperson Pro Temp Todd opened the 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. Nystrom presented an outline of the key provisions of the proposed budget statement, as follows: The Village is decreasing their tax request due to having paid off their existing bonds. The large valuation increase will also decrease the levy by a total of 2.8452 cents per \$100 of valuation; the levy will likely increase next year since there will be new bonds in place at that time; the Village is budgeting for street improvements with bond proceeds estimated at \$2,700,000; the Village is also budgeting for its share of a new Fire & Rescue Station, along with remodeling for a Community Center. There are additional amounts budgeted for capital improvements and other capital outlay (equipment) in the event something unexpected arises. Todd asked if there were any comments or questions from the public. There were no comments or questions from the public.

The public hearing was closed at 7:07 p.m.

Chairperson Pro Temp Todd opened the public hearing at 7:07 p.m. 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. Joe Flaxbeard (Lamp Rynearson) and Martin Pelster (Crocker Huck Law Firm) were present on behalf of the applicant. Flaxbeard said both the proposed zoning change request and final plat match the preliminary plat that was approved in May aside from comments that were addressed from the Village Engineer. The Eagle Municipal Office received a letter from the Nebraska Department of Transportation (NDOT) dated August 27, 2026 indicating that this development is under corridor protection as per State Statute 39-1311 and that NDOT is proposing to work with the developer to discuss accommodations for future highway expansion and development in the area. Flaxbeard said the development team did receive an email from NDOT today and they are estimating right-of-way acquisition of 120' south of the Highway 34 centerline. The Eagle Planning Commission voted unanimously to recommend approval of the proposed zoning change during its public hearing held on September 2, 2026. Todd asked if there were any comments or questions from the public. There were no comments or questions from the public

The public hearing was closed at 7:10 p.m.

Chairperson Pro Temp Todd opened the public hearing at 7:11 p.m. 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. Crook identified a missed answer on the Application for Final Plat asking if all improvements required by the Preliminary Plat have been completed. Flaxbeard said yes, all necessary improvements have been completed. Flaxbeard briefly discussed the subdivision's plan to expand 4th Street south of Highway 34 to accommodate additional traffic per the results of the Traffic Study. The Eagle Planning Commission voted unanimously to recommend approval of the proposed Final Plat and Subdivision Application contingent upon the developer obtaining a permit from NDOT for the west access onto Highway 34, the determination of additional right-of-way (ROW) deemed necessary by NDOT, and the Village Engineer's approval of the width and lane extension design for 4th Street. Todd asked if there were any comments or questions from the public. There were no comments or questions from the public.

Hochstein arrived to the meeting at 7:12 p.m.

The public hearing was closed at 7:14 p.m.

Motion by Surman, second by Meier, to introduce Resolution 2026-12. Voting: Ayes – 5. Motion carried.

Village Clerk Nystrom read Resolution 2026-12 entitled:

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.

Motion by Meier, second by Surman, to adopt Resolution 2026-12. Voting: Ayes – 5. Motion carried.

Motion by Meier, second by Crook, to approve the 2026-2027 Budget. Voting: Ayes – 5. Motion carried.

Motion by Surman, second by Meier, to approve 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. Voting: Ayes – Crook, Meier, Surman, Hochstein. Nays – Todd. Motion carried.

Motion by Hochstein, second by Surman, to approve 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, with the following conditions: Obtain a permit from NDOT for the west access onto Highway 34; allowing a period of thirty (30) days for NDOT to determine the amount of right-of-way (ROW) necessary to be acquired; the Village Engineer's approval of the width and lane extension design for

4th Street; and amending the Subdivision Agreement to require the construction of sidewalk infrastructure on the south side of Highway 34 on the east and west sides of 4th Street. Voting: Ayes – Surman, Crook, Meier, Hochstein. Nays – Todd. Motion carried.

Motion by Todd, second by Crook, to approve a \$500.00 supply reimbursement to Eagle Fire & Rescue for Eagle Elementary Fire Awareness Day. Voting: Ayes – 5. Motion carried.

Motion by Todd, second by Crook, to approve the purchase of two Lucas 3 Chest Compression Devices from Stryker in the amount of \$36,128.04. Voting: Ayes – 5. Motion carried.

Public Comment – No public comment.

Motion by Crook, second by Todd, to approve closing the Eagle Municipal Park parking lot and waiving the parking ban on 6th Street and D Street for Eagle Vision/Parks & Recreation-hosted Foam Party Event on September 27, 2026. Voting: Ayes – 5. Motion carried.

Motion by Todd, second by Meier, to 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. Voting: Ayes – 5. Motion carried.

Motion by Surman, second by Meier, to direct the Village Attorney to draft an ordinance to approve 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. Voting: Ayes – 5. Motion carried.

Motion by Surman, second by Meier, to approve the Zoning and Building Jurisdiction Boundary Adjustment Agreement between the Village of Eagle and Cass County. Voting: Ayes – 5. Motion carried.

Motion by Surman, second by Crook, to approve the work order for Wellfield Expansion Recommendations with Snyder & Associates in an amount not to exceed \$15,000. Voting: Ayes – 5. Motion carried.

Motion by Todd, second by Crook, to approve the proposal from Herzberg CPA, P.C. to provide audit services for the Village of Eagle for Fiscal Year 2026 in the amount of \$14,000. Voting: Ayes – Meier, Todd, Crook, Hochstein. Nays – Surman. Motion carried.

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

The meeting was adjourned at 9:18 p.m.

Nick Nystrom
Village Clerk

Marcus Hochstein
Chairperson