

VILLAGE OF EAGLE

October 7, 2025

The Village Board of Trustees met in regular session at 7:00 p.m. on October 7, 2025 with Hochstein, Meier and Surman present. Todd and Dobbins were 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 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.

Village Clerk Nystrom opened the public hearing at 7:01 p.m. for the purpose of hearing testimony concerning a Replat of Tax Lot 1 & Tax Lot 2 located in the S½ of Section 17, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska. The Eagle Planning Commission unanimously recommended approval of this Replat at its September 18, 2025 meeting. Nystrom 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 7:02 p.m.

Village Clerk Nystrom opened the public hearing at 7:03 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 RE (Residential Estates) for Lot 1, Replat of Tax Lot 1 & Tax Lot 2 located in the S½ of Section 17, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska. The Eagle Planning Commission unanimously recommended approval of this zoning change at its September 18, 2025 meeting. Nystrom 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 7:04 p.m.

Village Clerk Nystrom opened the public hearing at 7:04 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 RE (Residential Estates) for Tax Lot 38 located in the NW¼ of Section 17, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska. The Eagle Planning Commission unanimously recommended approval of this zoning change at its September 29, 2025 meeting. Nystrom 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 7:05 p.m.

Discuss/possible action: Consider approval of the following preliminary plat waiver requests as part of the Replat of Tax Lot 1 & Tax Lot 2 located in the S½ of Section 17, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska – Nystrom

said the Village Board may grant waivers from the provisions of the Eagle Subdivision Regulations, but only after determining the following three conditions have been met for each individual waiver request: There are unique circumstances or conditions affecting the property that are not the result of actions by the subdivider; the waivers are necessary for the reasonable and acceptable development of the property in question; and the granting of waivers will not be detrimental to the public or injurious to adjacent and nearby properties.

Motion by Hochstein, second by Meier, to grant Preliminary Plat Waiver No. 1 (Existing & Proposed Grades) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Hochstein, second by Surman, to grant Preliminary Plat Waiver No. 2 (Phasing Schedule) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Hochstein, second by Meier, to grant Preliminary Plat Waiver No. 3 (Utilities, Sewers & Water Courses) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Hochstein, second by Meier, to grant Preliminary Plat Waiver No. 4 (Subdivision Agreement) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Hochstein, second by Surman, to grant Preliminary Plat Waiver No. 5 (Erosion Control Plan) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Surman, second by Hochstein, to grant Preliminary Plat Waiver No. 6 (Traffic Impact Study) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Hochstein, second by Meier, to grant Preliminary Plat Waiver No. 7 (Items 1-7) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Hochstein, second by Surman, to grant Preliminary Plat Waiver No. 8 (Drainage Plan) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Surman, second by Hochstein, to grant Final Plat Waiver No. 1 (Financial Cost for Sanitary & Improvement Districts) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Hochstein, second by Surman, to grant Final Plat Waiver No. 2 (Financial Cost for Public Improvements) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Hochstein, second by Meier, to grant Final Plat Waiver No. 3 (Bond/Escrow Agreement for Public Improvements) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Hochstein, second by Meier, to grant Final Plat Waiver No. 4 (Drainage Plan) after determining all three conditions to the waiver request have been met. Voting: Ayes – 3. Motion carried.

Motion by Surman, second by Hochstein, to approve the Replat of Tax Lot 1 & Tax Lot 2 located in the S½ of Section 17, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska. Voting: Ayes – 3. Motion carried.

Motion by Surman, second by Hochstein, to introduce Ordinance 2025-04. Voting: Ayes – 3. Motion carried.

Village Clerk Nystrom read Ordinance 2025-04 entitled:

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE VILLAGE OF EAGLE, CASS COUNTY, NEBRASKA, TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF EAGLE, NEBRASKA, PERTAINING TO THE FOLLOWING-DESCRIBED REAL ESTATE, TO WIT: LOT 1, REPLAT OF TAX LOT 1 & TAX LOT 2 LOCATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 9 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, FROM AG (AGRICULTURAL) TO RE (RESIDENTIAL ESTATES); TO PROVIDE THAT THE CHAIR AND THE APPROPRIATE DEPARTMENT, WHETHER ONE OR MORE OF THE VILLAGE OF EAGLE, NEBRASKA, ARE AUTHORIZED AND DIRECTED TO IMPLEMENT THIS ORDINANCE; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, OR PROVISION OR PORTION FOUND UNCONSTITUTIONAL OR INVALID; TO PROVIDE FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED WITHIN THE FIRST 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.

Motion by Hochstein, second by Meier, to accept the first reading of Ordinance 2025-04. Voting: Ayes – 3. Motion carried.

Motion by Surman, second by Meier, to introduce Ordinance 2025-05. Voting: Ayes – 3. Motion carried.

Village Clerk Nystrom read Ordinance 2025-05 entitled:

ORDINANCE NO. 2025-05

AN ORDINANCE OF THE VILLAGE OF EAGLE, CASS COUNTY, NEBRASKA, TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF EAGLE, NEBRASKA, PERTAINING TO THE FOLLOWING-DESCRIBED REAL ESTATE, TO WIT: TAX LOT 38 LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 9 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, FROM AG (AGRICULTURAL) TO RE (RESIDENTIAL ESTATES); TO PROVIDE THAT THE CHAIR AND THE APPROPRIATE DEPARTMENT, WHETHER ONE OR MORE OF THE VILLAGE OF EAGLE, NEBRASKA, ARE AUTHORIZED AND DIRECTED TO IMPLEMENT THIS ORDINANCE; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, OR PROVISION OR PORTION FOUND UNCONSTITUTIONAL OR INVALID; TO PROVIDE FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED WITHIN THE FIRST 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.

Motion by Surman, second by Hochstein, to accept the first reading of Ordinance 2025-05. Voting: Ayes – 3. Motion carried.

Open Forum – Trisha Morse (355 Wenzel Cir) said the property at 6th & G Street was purchased by the Village of Eagle but nothing has been put on the record as to what the intentions are for it. Hochstein said no plans have been discussed for the property at this time. The Village of Eagle does not yet have the deed for the property.

Motion by Hochstein, second by Meier, to approve the Special Event Permit and closure of E Street between 5th Street and 6th Street on October 25, 2025 from 9:30 a.m. until the end of auction event. Voting: Ayes – 3. Motion carried.

Motion by Surman, second by Hochstein, to approve minutes as typed for the previous meeting. Voting: Ayes – 3. Motion carried.

Motion by Hochstein, second by Meier, to approve claims as presented. Voting: Ayes – 3. Motion carried.

Approved Claims: Wages 12,620.43, Board Wages 900.00, ABC Termite & Pest Control 55.00, All Road Barricades 2,112.80, Allied Benefit Systems 7,203.00, Amazon Marketplace 230.29, American Exchange Bank 1,525.00, Ball Insurance Svc 1,461.60, Black Hills Energy 225.94, Bobcat of Omaha 816.17, Bound Tree Medical 1,070.23, Bromm Lindahl Freeman-Caddy & Lausterer 1,725.50, Buel Trucking 529.65, Caddy, Terry 6.07, Capital Business Systems 240.90, Casey's 658.51, Cass Co Refuse 306.00, Cass Co Sheriff's Dept 7,935.17, Constellation Energy 8.50, DH Construction 2,750.00,

Dollar General 8.50, Eagle Facilities & Grounds Assn 1,492.00, Eagle Fire & Rescue 500.00, EFTPS 4,161.00, Google LLC 201.60, Gordon Electric 552.50, Harbor Freight 1,159.98, Hestermann, Rick 434.18, Home Depot Credit Svc 135.82, Intuit Quickbooks 1,100.00, Iowa Pump Works 9,222.49, John Deere Financial 185.95, John Hancock Investments 407.20, Johnson Service Co. 18,796.50, Klabenes, Curtis 910.00, Langfeldt Overhead Door 120.00, Lovell Excavating 2,750.00, Maguire 4,063.28, Matheson Tri-Gas 272.81, Menards-South 651.91, Midwest Insurance Exchange 45,885.00, Midwest Labs 332.52, NE Dept of Rev 2,161.84, NE Municipal Clerks Assn 50.00, NE Public Health Env Lab 30.00, NeWorks 49.37, Norland Pure 26.18, Nystrom, Taira 540.00, Olive Creek Construction 100.00, One Billing Solutions 696.28, One Call Concepts 16.32, OPPD 6,087.41, Pavers 103,348.00, Quik Dump Refuse 2,717.75, Sherwin-Williams 228.44, Small Engine Specialists 79.40, Snyder & Associates 5,108.90, Stryker Sales 10,714.10, UNUM 935.80, US Postmaster 315.50, USA Bluebook 275.27, Verizon Wireless 726.26, Voice News 470.86, Windstream 656.53. Total of bills: **\$271,058.21**.

Approved Park Claims: ABC Termite & Pest Control 500.00, Black Hills Energy 56.29, OPPD 115.28, Windstream 24.91. Total of bills: **\$696.48**.

The meeting was adjourned at 8:42 p.m.

Nick Nystrom
Village Clerk

Marcus Hochstein
Chairperson Pro Tempore