

Bellevue City Council Meeting

Tuesday, November 18, 2025 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. PLEDGE OF ALLEGIANCE
2. INVOCATION - Pastor Andrew Diorio, Midlands Baptist Church, 2407 Chandler Road East.
3. CALL TO ORDER AND ROLL CALL
4. OPEN MEETINGS ACT - Posted on the rear wall of the Council Chambers
5. APPROVAL OF AGENDA, CONSENT AGENDA, CLAIMS, AND ADVISORY COMMITTEE REPORTS:
 - a. Approval of the Agenda
 - b. Approval of the Consent Agenda **(Items marked with an (*) are approved where this item is, unless otherwise removed)**
 1. (*) Approval of the November 4, 2025 City Council Meeting.
6. APPROVAL OF CLAIMS
7. SPECIAL PRESENTATIONS:
 - a. Presentation from the Mayor's Youth Council
8. ORGANIZATIONAL MATTERS: NONE
9. APPROVED CITIZEN COMMUNICATION: NONE
10. LIQUOR LICENSES:
 - a. Recommend approval to the Nebraska Liquor Control Commission (NLCC) an amendment application for Katey S. Brewer as manager for Switchgear Entertainment LLC. dba The Alley located at 601 Chateau Drive, Bellevue, NE 68005. (City Clerk)
11. ORDINANCES FOR ADOPTION (3rd reading): NONE
12. ORDINANCES FOR PUBLIC HEARING (2nd reading): NONE
13. ORDINANCES FOR INTRODUCTION (1st reading):
 - a. Ordinance No. 4200: Updated Compensation Ordinance (HR Director)
14. PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES: NONE
15. RESOLUTIONS:
 - a. Resolution No. 2025-28: A resolution supporting the City of Papillion's request to have Sarpy County cede its jurisdiction over Parcel #010485368 to Papillion and authorize the Mayor to sign. (Planning Director)
16. CURRENT BUSINESS:
 - a. Approve and authorize the purchase of a new fountain set to replace the old fountain at American Heroes Park from Midwest Turf and Irrigation, in an amount not to exceed \$150,667.29. (Public Works Department)
 - b. Approve and authorize the Mayor to sign the Proposal with Porter Trustin Carlson for the purchase of retractable walls for the fire training site, in an amount not to exceed \$83,750.00. (Public Works Director)
 - c. Approve and authorize the purchase of (2) trucks for the Cemetery Dept. and (1) truck for Facility Maintenance Dept. from the Anderson Auto Group, in an amount not to exceed \$226,701.00. (Public Works Director)
 - d. Approve and authorize the Mayor to sign the (3) three Acquisition of Temporary Easement Contracts with Midwest ROW for Whitted Creek 25th Street Project from Lynnwood to Blackhawk for Tracts 18, 24 and 25, in an amount not to exceed \$7,430.00. (Public Works Director)
 - e. Approve and authorize the Council President to sign the (8) Acquisition of Temporary Easement Contracts with Midwest ROW for Mission Avenue Recontstruction and Streetscape

for Tracks 2; 19, 20 & 21; 24; 25; 26; and 27, in an amount not to exceed \$8,360.00. (Public Works Director)

f. Request approval of the extension to the professional services agreement with RDG Planning & Design Inc. for the CDBG-DR Multijurisdictional Housing Resilience Plan with a contract end date of January 15, 2026, in an amount not to exceed \$425,000. (CDBG Program Specialist/Planning Director)

g. Approve and authorize the purchase of a document storage system from Midwest Storage Solutions, in an amount not to exceed \$24,860.05. (Chief Clary)

17. ADMINISTRATION REPORTS: Comments must be limited to items on the current Reports **(November report will be attached to the December 2nd Council Packet)**

18. CLOSED SESSION:

19. ADJOURNMENT

MINUTE RECORD

Bellevue City Council Meeting, November 4, 2025, Page 1

A regular meeting of the Mayor and City Council of Bellevue was called to order by Mayor Rusty Hike at the Bellevue City Hall on the November 4, 2025 at 6:00 p.m. Present were Council Members Kathy Welch, Don Preister, Rich Casey, Thomas Burns, Julie Collins, and Jerry McCaw.

Also present were City Administrator Jim Ristow and City Attorney Aimee Bataillon.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times, on the NE Public Notices website, posted and put on city website, the designated method for giving notice and was also given to the Mayor and all members of the City Council. Available in the Office of the City Clerk confirmation of the affidavit of publication, the certificate of posting, and the council's acknowledgment of receipt of notice. All proceedings shown hereafter were taken while the convened meeting was open to the public.

PLEDGE OF ALLEGIANCE AND INVOCATION

Troop 474, Leonard Lawrence, led in the Pledge of Allegiance. Deacon Ted Powell, Church of the Holy Spirit, 1305 Thomas Drive, provided the invocation.

OPEN MEETINGS ACT

Mayor Hike announced a copy of the Open Meetings Act is posted on the rear wall of the City Council Chambers.

APPROVAL OF THE AGENDA:

Motion was made by Burns, seconded by Preister, to approve the agenda. Roll call vote to approve the agenda was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; absent: none. Motion carried.

APPROVAL OF THE CONSENT AGENDA:

Motion was made by Preister, seconded by McCaw, to approve the consent agenda consisting of the following items: Approval of the October 21, 2025 City Council Minutes; and request approval of the list of applications for hunting waivers, as reviewed and approved by Capt. Kurt Stroehler or Sgt. Don Pleiss. Roll call vote to approve the consent agenda was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

APPROVAL OF CLAIMS:

Motion was made by Casey, seconded by McCaw, to approve the claims. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: Preister; absent: none. Motion carried.

SPECIAL PRESENTATIONS:

Bellevue Food Pantry – Deanna Wagner

Ms. Deanna Wagner, 106 Lafayette Lane, was present on behalf of the Bellevue Food Pantry. She thanked the City of Bellevue for hosting the recent food drive. She thanked the community as well for their continued support. She provided an update on the needs at the food pantry and explained the significant need has increased substantially over the last two years.

Councilman Preister explained he would like to make a motion later to assist the food pantry.

Councilwoman Welch questioned where someone would go to find information on the needs for the food bank. Ms. Wagner provided the website address and Facebook information for the food pantry. Discussion followed.

Ms. Jill Connor, 11416 Browne Circle, Omaha, spoke on behalf of the Bellevue Food Pantry. She provided an update on the Capital Campaign. She provided the address of the food bank if anyone would like to make donations. Conversation ensued.

Motion made by Preister, seconded by Burns, to donate \$5,000.00 from the Community Betterment Fund to ENCAP to further support the needs of the Bellevue Food Pantry. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; absent: none. Motion carried.

ORGANIZATIONAL MATTERS: NONE

APPROVED CITIZEN COMMUNICATION: NONE

LIQUOR LICENSES: NONE

MINUTE RECORD

Bellevue City Council Meeting, November 4, 2025, Page 2

ORDINANCES FOR ADOPTION: (Third Reading):

Ordinance No. 4194: Request to amend Section 5.17, City of Bellevue Zoning Ordinance, regarding the allowable multifamily residential density in the -PS, Planned Subdivision Overlay. Applicant: Great Lakes Capital. (Planning Director)

Ordinance No. 4194: An ordinance to amend Section 5.17 of the City of Bellevue, Nebraska zoning ordinance regarding the Planned Subdivision District; to provide for the repeal of ordinances inconsistent herewith; and to provide when this ordinance shall be in full force and effect was read for the third and final time.

Motion was made by Welch, seconded by Collins, to approve Ordinance No. 4194: Request to amend Section 5.17, City of Bellevue Zoning Ordinance, regarding the allowable multifamily residential density in the -PS, Planned Subdivision Overlay. Applicant: Great Lakes Capital.

Councilwoman Welch clarified this ordinance is regarding the work force housing. Mayor Hike replied yes. Councilwoman Welch explained what work force housing is. She explained she will be voting in favor of the request.

Councilman Preister explained the council listened carefully to this item and will vote as they see best.

Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; absent: none; abstain: none. Motion carried.

Ordinance No. 4198: Request to rezone Lot 1 and Outlot A, Mora Acres, being a platting of part of Tax Lots 12 and 13, located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to RA, and RG-8 for the purpose of residential development; and small subdivision plat Lot 1 and Outlot A, Mora Acres. Applicant: Orchard Valley, Inc. General Location: 1902 Lola Ave. (Planning Director)

Ordinance No. 4198: An ordinance to amend the official zoning map of the City of Bellevue, Nebraska, as provided for by Article 3 of Ordinance No. 4146 by changing the zone classification of land located at or about 1902 Lola Ave. more particularly described in Section 1 of the ordinance and to provide an effective date was read for the third and final time.

Motion was made by Casey, seconded by McCaw, to approve Ordinance No. 4198: Request to rezone Lot 1 and Outlot A, Mora Acres, being a platting of part of Tax Lots 12 and 13, located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to RA, and RG-8 for the purpose of residential development; and small subdivision plat Lot 1 and Outlot A, Mora Acres. Applicant: Orchard Valley, Inc. General Location: 1902 Lola Ave.

Councilman Preister explained the day after the last council meeting, a letter was received from a concerned neighbor, regarding the entryway and the drive in. He explained he drove by and he doesn't see where there could be any other access.

Mrs. Tammi Palm, Planning Director, explained the subdivision regulations specifically does not allow for dead end streets. The regulations state there will be streets that need to go through. Lola Avenue is the main access point. Discussion followed on the plat.

Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; absent: none; abstain: none. Motion carried.

Small subdivision plat Lot 1 and Outlot A, Mora Acres.

Motion was made by Collins, seconded by Welch, to approve Small subdivision plat Lot 1 and Outlot A, Mora Acres. Roll call vote to approve the motion was as follows: Welch, Preister, Burns, Collins, and McCaw voted yes; voting no: Casey; absent: none; abstain: none. Motion carried.

Ordinance No. 4199: Request to rezone Lot 6, Tiller's 4th Addition, from BG to RG-8-PS for the purpose of multi-family residential development, with site plan approval. Applicant: Ehrhart Griffin & Associates. General Location: 1724 Wilshire Dr. (Planning Director)

Ordinance No. 4199: An ordinance to amend the official zoning map of the City of Bellevue, Nebraska, as provided for by Article 3 of Ordinance No. 4146 by changing the zone classification of land located at or about 1724 Wilshire Drive more particularly described in Section 1 of the ordinance and to provide and effective date was read for the third and final time.

Motion was made by Welch, seconded by Collins, to approve to approve Ordinance No. 4199: Request to rezone Lot 6, Tiller's 4th Addition, from BG to RG-8-PS for the purpose of multi-family residential development, with site plan approval. Applicant: Ehrhart Griffin & Associates. General Location: 1724 Wilshire Dr.

Councilman Casey noted his last no vote was intended for this item not the last item and requested the City Clerk to correct his vote.

MINUTE RECORD

Bellevue City Council Meeting, November 4, 2025, Page 3

Councilman Casey noted he is in favor of workforce housing, he is okay with the density and the parking. He is not okay with the proximity to the villas and he will be voting no.

Councilman Preister mentioned the no parking on the west side of Wilshire should be located on the east side for safety reasons. Mrs. Palm replied that it can be reviewed and she can have a conversation with the Streets Department.

Roll call vote to approve the motion was as follows: Welch, Preister, Burns, Collins, and McCaw voted yes; voting no: Casey; absent: none; abstain: none. Motion carried.

Mrs. Susan City Clerk clarified for the record the vote has been changed per Councilman Casey's request to show the following vote on the previous request by changing his no vote to yes:

ORDINANCES FOR PUBLIC HEARING: (Second Reading): NONE

ORDINANCES FOR INTRODUCTION (1st reading): NONE

PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES:

Show Cause Hearing on the Proposed Condemnation at 11320 S. 47th Street Bellevue 68137. (Chief Building Inspector)

Mayor Hike opened the public hearing to give an opportunity for individuals to speak in favor of or in opposition.

Mr. Mike Christensen, Chief Building Inspector, provided a presentation and history of the property. He explained the structure suffered fire damage in October 2024. He provided explanations of each picture provided in the presentation and on the damage done to the structure. He mentioned two notices were sent out to the homeowner and the homeowner replied to both notices. The homeowner has advised he is in dispute with his insurance company.

Mayor Hike questioned if it is feasibly possible to restore the home. Mr. Christensen explained anything can be restored, it just depends on how much money you want to put into it. He stated in one conversation he had with the homeowner, the homeowner mentioned it was his intent to have the house torn down.

Councilman Preister questioned at this point is there anything new for the insurance company to learn regarding the structure. Mr. Christensen replied no. He explained if the resolution was passed tonight, the insurance company would still have another thirty days to investigate anything still in question. Councilman Preister questioned if the thirty days could potentially be extended because they would have to seek bids for someone to demolish the structure.

Councilwoman Welch questioned if the property is condemned if the lien goes against the homeowner or the insurance company. Mr. Christensen explained if it were to be condemned, the homeowner would have thirty days to remove the property himself. If the City of Bellevue must move in to demolish the home, the lien would be placed on the property. Discussion followed on the lien process.

Mr. Jeff Kunkle, 11320 South 47th Street, Papillion, noted that is his mailing address and advised for the record the zip code is not 68137 but 68133. He stated he is temporarily residing at 7057 Flint Drive, Unit #80, Papillion, Nebraska. He explained they were ready for the house to be torn down and had new house plans drawn up three weeks after the fire. Unfortunately, there is a disagreement with the insurance company. He explained that the insurance company thinks many of the remaining materials, including electrical, can be used. He feels the insurance company is continuing to delay, hoping they will cave into their offer. The insurance company sent an adjuster out; they offered a third of what it will take to rebuild the house. This is now tied up with the mortgage company, as the company's name was also on the check. The first time a representative from the insurance company came to the property was late August. He explained the fire inspector had not found a cause for the fire. He requested a little more time as this has been an emotional rollercoaster and all the issues with the insurance company.

Councilwoman Welch questioned if the condemnation order will help with regards to the insurance company. Mr. Kunkle replied he feels they will use it against them. He explained he does have legal counsel and is hoping to have an answer in the next few days regarding the disputes with the insurance company.

Councilwoman Welch requested clarification if she is understanding the house fire was in October 2024 and the first time the insurance adjuster came was August 2025. Mr. Kunkle said the desk adjuster came in August 2025 and adjuster in February 2025. It was a third-party adjuster. The amount they received in the beginning was based upon that visit, and the amount was not sufficient to replace the grade of the materials in the house. He stated his public adjuster wrote the estimate their way and his way, and their way was more expensive. The insurance company is still denying it. He stated they are saying he is obstructing and not going their way of reusing materials. He feels they are trying to intimate them into settling.

Councilwoman Welch questioned Mr. Christensen if this worth waiting for or should the city move forward. Mr. Christensen stated the city is just following the ordinance. This is a public nuisance, and the city has received numerous complaints. Conversation ensued.

Mayor Hike questioned if the city bids the jobs out and if they could use the homeowner's person. Mr. Christensen said they do bid out, and his contractor could bid.

MINUTE RECORD

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Councilman Burns questioned if the council voted today would that be beneficial to him. He asked what he is looking for the council to do this evening to assist him. Mr. Kunkle explained it is all about the timing of this since they are in negotiations and trying to reach a settlement with the insurance company. He stated he isn't sure what to tell the council with the way everything is going right now. Discussion followed on whether continuing the item would be beneficial to Mr. Knuckle.

Councilwoman Welch feels a vote tonight would be beneficial and would push the insurance company to decide to take care of the homeowner. Discussion followed.

Councilwoman Welch questioned if they vote on this tonight to condemn, does the 30 days start today. Mr. Christensen explained the process. He stated the 30-day starts, but if the 30 days have come by and the contractor is applying for application, there are asbestos reports, which is a 10-day waiting period. So, the property itself will not be demolished in 30 days. Discussion followed.

No one else in the audience came forth to speak in support of or in opposition to the ordinance.

Mayor Hike declared the public hearing closed.

Resolution No. 2025-26: Condemning the structure(s) located at 11320 S. 47th Street, Bellevue 68137.

Motion was made by Preister, seconded by Welch, to approved Resolution 2025-26: Condemning the structure(s) located at 11320 S. 47th Street, Bellevue 68133. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Show Cause Hearing on the Proposed Condemnation at 1416 Fairfax Road, Bellevue 68005. (Chief Building Inspector)

Mr. Mike Christensen, Chief Building Inspector, provided a presentation and history of the property. He explained there was an extensive fire about a year ago. He mentioned two notices were posted on the structure and there was no response.

Mayor Hike inquired if the mortgage company is notified. Mr. Christensen stated he had a request from a company in Pennsylvania and he sent him the information. Discussion followed.

Mayor Hike opened the public hearing to give an opportunity for individuals to speak in favor of or in opposition.

No one else in the audience came forth to speak in support of or in opposition to the ordinance.

Mayor Hike declared the public hearing closed.

Resolution No. 2025-27: Condemning the structure(s) located at 1416 Fairfax Road, Bellevue 68005.

Motion was made by Burns, seconded by Collins, to approved Resolution 2025-27: Condemning the structure(s) located at 1416 Fairfax Road, Bellevue 68005. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

RESOLUTIONS:

Resolution 2025-24: A resolution authorizing the Mayor to sign the Annual Year-End Certification of City Street Superintendent Form for 2025, verifying Robert Joseph Riggs as the City Street Superintendent from January 1, 2025 to December 31, 2025. (City Clerk)

Motion was made by Burns, seconded by Collins, to approved Resolution 2025-24: A resolution authorizing the Mayor to sign the Annual Year-End Certification of City Street Superintendent Form for 2025, verifying Robert Joseph Riggs as the City Street Superintendent from January 1, 2025 to December 31, 2025. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Resolution No. 2025-25: Request the Sarpy County Board of Commissioners to cede jurisdiction of Tax Lots 10B and 12C to the City of Bellevue. Applicant: City of Bellevue. (Planning Director)

Motion was made by Collins, seconded by McCaw, to approved Resolution 2025-25: A resolution to request the Sarpy County Board of Commissioners to cede jurisdiction of Tax Lots 10B and 12C to the City of Bellevue. Applicant: City of Bellevue. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

MINUTE RECORD

Bellevue City Council Meeting, November 4, 2025, Page 5

CURRENT BUSINESS:

Approve the purchase of Cruiser cameras and body cameras from Motorola Solutions for use in the new cruisers and retrofit older cruisers with the new body cameras, in a price not to exceed \$76,403.29. (Police Chief)

Motion was made by Welch, seconded by Collins, to approve the purchase of Cruiser cameras and body cameras from Motorola Solutions for use in the new cruisers and retrofitting older cruisers with the new body cameras, in a price not to exceed \$76,403.29. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve and authorize the Mayor to sign the Agreement with Best Cut Lawn Care to replace the retaining wall at the cemetery, in an amount not to exceed \$22,750.00. (Public Works Director)

Motion was made by Collins, seconded by Casey, to approve and authorize the Mayor to sign the Agreement with Best Cut Lawn Care to replace the retaining wall at the cemetery, in an amount not to exceed \$22,750.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve and authorize the Mayor to sign the (3) three Acquisition of Temporary Easement Contracts with Midwest ROW for Whitted Creek 25th Street Project from Lynnwood to Blackhawk for Tracts: 12, 20 & 23, in an amount not to exceed \$8,690.00. (Public Works Director)

Motion was made by Welch, seconded by McCaw, to approve and authorize the Mayor to sign the (3) three Acquisition of Temporary Easement Contracts with Midwest ROW for Whitted Creek 25th Street Project from Lynnwood to Blackhawk for Tracts: 12, 20 & 23, in an amount not to exceed \$8,690.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve and authorize the Mayor to sign the Acquisition of Temporary Easement Contract with Midwest ROW for Mission Avenue Reconstruction and Streetscape for Track 9, in an amount not to exceed \$260.00. (Public Works Director)

Motion was made by Casey, seconded by Burns, to approve and authorize the Mayor to sign the Acquisition of Temporary Easement Contract with Midwest ROW for Mission Avenue Reconstruction and Streetscape for Track 9, in an amount not to exceed \$260.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve request and authorize the Mayor to sign the Amendment to the Subdivision Agreement for Belle Lago South (SID #325). Applicant: City of Bellevue.

Motion was made by Welch, seconded by Collins, to approve request and authorize the Mayor to sign the Amendment to the Subdivision Agreement for Belle Lago South (SID #325). Applicant: City of Bellevue. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve and authorize the Mayor to sign the Third Extension to the Real Estate Broker Services Agreement with CBRE for a one-year term beginning December 22, 2025 through December 21, 2026. (Administration)

Motion was made by Welch, seconded by Collins, to approve and authorize the Mayor to sign the Third Extension to the Real Estate Broker Services Agreement with CBRE for a one-year term beginning December 22, 2025 through December 21, 2026. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve and authorize the purchase of the New Ventrac 4520 and accessories in the amount not to exceed \$54,612.60. (Public Works Director)

Motion was made by Casey, seconded by Collins, to approve and authorize the purchase of the New Ventrac 4520 and accessories in the amount not to exceed \$54,612.60. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve and authorize the Mayor to sign the Harley-Davidson Police Motorcycle Lease Agreement with Dillion Brothers to lease six (6) police motorcycles for a four (4) year term ending October 1, 2029, in an amount not to exceed \$109,440.00. (Police Chief)

Motion was made by Collins, seconded by McCaw, to approve and authorize the Mayor to sign the Harley-Davidson Police Motorcycle Lease Agreement with Dillion Brothers to lease six (6) police motorcycles for a four (4) year term ending October 1, 2029, in an amount not to exceed \$109,440.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

MINUTE RECORD

Bellevue City Council Meeting, November 4, 2025, Page 6

Approve and authorize the Mayor to sign the Pipeline Easement Agreement with Trailblazer CO2 Pipeline, LLC., with City receiving an amount of \$25,000.00. (City Clerk)

Motion was made by Preister, seconded by McCaw, to approve and authorize the Mayor to sign the Pipeline Easement Agreement with Trailblazer CO2 Pipeline, LLC., with City receiving an amount of \$25,000.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve and authorize the Mayor to sign the Notice of Award the Construction Agreement with Chas. Vrana & Sons for the construction of the Bellevue Entertainment District, Phase I Public Improvement Project, in an amount not to exceed \$2,998,559.98 (upon receipt of the insurance and bonds by the Public Works Dept). (Public Works Director)

Motion was made by Welch, seconded by Collins, to approve and authorize the Mayor to sign the Notice of Award the Construction Agreement with Chas. Vrana & Sons for the construction of the Bellevue Entertainment District, Phase I Public Improvement Project, in an amount not to exceed \$2,998,559.98 (upon receipt of the insurance and bonds by the Public Works Dept). Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

ADMINISTRATION REPORTS: Comments must be limited to items on the current reports.
(October report is attached to packet)

CLOSED SESSION: NONE

ADJOURNMENT

There being no further business to come before the Council at this time, on motion by Welch, seconded by Burns, the meeting was adjourned at 7:13 p.m.

Roll call vote to approve the adjournment was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Susan Kluthe, City Clerk

Rusty Hike, Mayor

I, the undersigned, City Clerk of the City of Bellevue, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the City Council on November 4, 2025; 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 City Clerk; that such subjects were contained in said agendas for at least twenty-four 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 were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Susan Kluthe, City Clerk

MINUTE RECORD

6.
11/18/2025

CLAIMS FOR 2025/11/18 COUNCIL MEETING

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CITY ADMINISTRATOR

CAPITAL BUSINESS SYSTEMS, INC	2025/09/20-10/19 COPIER EXPENSE	103.35
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	31.62
GIFF PROPERTY SERVICES	APPRAISAL FEE-KARNIK FARMS	2,500.00
GREATER OMAHA CHAMBER	PC-REGIONAL ECON DEV SUMMIT-H JOHNSON	25.00
IDEAL PURE WATER COMPANY	BOTTLE WATER	73.90
KWIK SHOP #0675	PC-FUEL FOR CITY VEHICLE	52.62
OMAHA WORLD HERALD	PC-2025/08/31M OWH DIGITAL SUBSCRIPTION	19.99
OPENAI	PC-2025/07/30-08/30 CHATGPT PLUS	20.00
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	130.93
WALGREENS COMPANY	PC-COMMUNITY PICTURES	119.83
WSJ/BARRONS SUBSCRIPTION	PC-2025/08/31M WSJ SUBSCRIPTION	58.84
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		\$ 3,136.08

LEGAL SERVICES

CAPITAL BUSINESS SYSTEMS, INC	2025/08/07-09/06 COPIER EXPENSE	51.54
CORPORATION SERVICE COMPANY	ONE-TIME IMPLEMENTATION FEE	120.00
THOMSON REUTERS - WEST	PC-2025/06/30M ONLINE SOFTWARE SUBSCRIPTION	471.24
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		\$ 642.78

CABLE ADVISORY

ADOBE CREATIVE SOFTWARE	PC-2025/07/21-2026/07/20 CREATIVE CLOUD	1,283.87
COX BUSINESS SERVICES	2025/10/19-11/18 MONTHLY SERVICE	9.04
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		\$ 1,292.91

CITY CLERK

CAPITAL BUSINESS SYSTEMS, INC	2025/09/26-10/25 COPIER EXPENSE	118.74
CAPITAL BUSINESS SYSTEMS, INC	2025/09/26-10/25 COPIER EXPENSE	200.65
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	15.81
COLUMN SOFTWARE, PBC	PC-LEGAL AD	978.99
DESIGN8 STUDIO SIGNS GRAPHICS	OCCUPATION TAX STICKERS	505.04
MICROFILM IMAGING SYSTEMS	2025/11/1-2026/10/30 MICRO FICHE RENEWAL	587.50
ONE SOURCE	PC-2025/07/01-08/01 BACKGROUND CHECKS	99.00
SMITH DAVIS INSURANCE INC	2024/12/31-2026/12/31 SURETY BOND-COLLINS	112.00
SMITH DAVIS INSURANCE INC	2024/12/10-2028/12/10 SURETY BOND-MCCAW	232.00
SMITH DAVIS INSURANCE INC	2022/10/10-2026/12/10 SURETY BOND-WELCH	100.00
SMITH DAVIS INSURANCE INC	2025/12/08-2028/12/08 SURETY BOND-BURNS	232.00
SMITH DAVIS INSURANCE INC	2024/12/10-2028/12/10 SURETY BOND-PREISTER	232.00
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		\$ 3,413.73

FINANCE/RISK MANAGEMENT

AMAZON.COM, LLC	PC-PHONE MESSAGE FORMS, CORRECTION TAPE, BATTERIES, OFFICE SUPPLIES	211.22
CAPITAL BUSINESS SYSTEMS, INC	2025/09/21-10/20 PRINTER EXPENSE	14.31
CAPITAL BUSINESS SYSTEMS, INC	2025/09/20-10/19 COPIER EXPENSE	256.31
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	15.81
HANEY SHOE STORE	SAFETY SHOES FOR 35 EMPLOYEES	6,053.78
INFOSAFE SHREDDING	ON-SITE SHREDDING SERVICE	180.00
LEAGUE OF NEBRASKA MUNICIPALITIES	PC-CREDIT-2025 LEAGUE CONF-SEVERSON DUPLICATE PMT	(552.00)
MARCEY HORTON	REIMB MILEAGE AND PARKING FOR US BANK P-CARD CONSORTIUM	82.20
RED WING BUSINESS ADVANTAGE	SAFETY SHOES FOR 11 EMPLOYEES	2,164.48
RICH SEVERSON	REIMB MILEAGE FOR GFOA CONFERENCE	148.40
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		\$ 8,574.51

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LIBRARY

ABE BOOKS	PC-BOOKS	24.64
AMAZON.COM, LLC	PC-ADHESIVE TRANSFER TAPE, LABEL MAKER, OFFICE SUPPLIES, BOOKD, DVD'S, PROGRAM	2,724.08
CAPITAL BUSINESS SYSTEMS, INC	2025/09/30-10/30 COPIER EXPENSE	144.63
CENGAGE LEARNING, INC	LARGE PRINT BOOKS	739.78
COLUMN SOFTWARE, PBC	PC-LEGAL AD	18.00
HOSTGATOR.COM	PC-2025/07/26-08/25 MONTHLY DOMAIN MAINTENANCE	87.99
INDOFF, INC	PC-COPY PAPER	439.92
INGRAM LIBRARY SERVICES LLC	BOOKS	2,634.76
KOREN SMITH	CUSTOM ILLUSTRATION FOR PROMOTIONAL USE	250.00
MATRIX BUSINESS SYSTEMS INC	2025/10/01-30 COPIER EXPENSE	16.96
MICHELLE BULLOCK	REIMBURSE PROGRAM SUPPLIES	197.78
NEBRASKA EXTENSION-DOUGLAS SARPY	PC-PROGRAMS-BABYSITTING CLASSES	750.00
OVERDRIVE, INC	DIGITAL CONTENT PURCHASES ON-LINE	2,000.00
RUFF WATERS, INC	2025/10/31M AQUARIUM MAINTENANCE	120.00
SCOTT WELCH	2025/11/30M WEB HOSTING & SUPPORT	125.00
VERIZON WIRELESS	2025/10/17-11/16 MONTHLY SERVICE	120.03
WALMART SUPERCENTER	PC-DVD	14.95
WALMART SUPERCENTER	PC-PROGRAM SUPPLIES	13.92
WESTLAKE ACE HARDWARE	PC-TRASH CAN	26.99
		<u>\$ 10,449.43</u>

ADMINISTRATIVE SERVICES/PERSONNEL

BAIRD HOLM LLP	PC-JULY LABOR & EMPLOYMENT LAW WEBINAR	109.05
CENTURY LINK	FEE-DECKER	15.81
COLUMN SOFTWARE, PBC	2025/10/22-11/21 MONTHLY SERVICE	9.82
INTEGRATED CARE, LLC	LEGAL AD SCS	860.00
OMAHA PUBLIC POWER DISTRICT	2025/10/31M MEDICAL TESTING	242.93
SIMPLIVERIFIEDS, LLC	2025/09/22-10/21 MONTHLY SERVICE	31.00
SOCIETY FOR HUMAN RESOURCE	BACKGROUND CHECK	299.00
UPS	PC-2025/09/01-2026/08/31 SHRM MEMBERSHIP- PAYROLL MAILING	7.97
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	2,063.93
		<u>\$ 3,639.51</u>

CODE ENFORCEMENT

AMAZON.COM, LLC	PC-NOTARY STAMP	19.79
BELLEVUE PRINTING COMPANY	3-PART NOTICES FOR CODE	773.67
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	15.81
GREAT PLAINS UNIFORMS	UNIFORM ITEMS-A MENJIVAR, T WOLD	503.96
TIM ROSE TREE SERVICE	REMOVE DEAD ASH TREE BRANCHES-103 GREGG	899.00
TIM ROSE TREE SERVICE	REMOVE DEAD TREE AND FLUSHOUT TRUNK- 1010 BEA CIR	1,599.00
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	633.87
		<u>\$ 4,450.10</u>

PUBLIC WORKS

CROWNE PLAZA HOTEL	PC-LODGING FOR TRAINING-ADEKUNLE, KRAGER	403.64
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	31.62
CUNNINGHAM'S JOURNAL	PC-MEAL WHILE TRAVELING FOR TRAINING- ADEKUNLE, KRAGER	37.52
JOHN KRAGER	REIMB 2025 ACEC CONFERENCE EXPENSES	84.98
MATRIX BUSINESS SYSTEMS INC	2025/10/31M COPIER EXPENSE	151.71
ONE CALL CONCEPTS	2025/10/31M LOCATES	1,243.39
PETRO YORK 362	PC-GAS FOR CITY VEHICLE-ADEKUNLE	47.01
STARBUCKS	PC-CHARGE REIMB BY SHANEE-CR01 2973	11.12
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	173.33
		<u>\$ 2,184.32</u>

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PARKS

BIG RED LOCKSMITHS	KEYS	40.00
CAPITAL BUSINESS SYSTEMS, INC	2025/09/18-10/17 COPIER EXPENSE	23.26
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	15.81
MENARDS	PC-WEDGE ANCHORS, WIPES, AIR FRESHENER	85.24
MIDWEST DCM, INC	BPW 250108-EVERETT PICKLEBALL & PARKING THRU 2025/10/31	16,468.34
NEBRASKA LAKE MANAGEMENT, LLC	STOCK UP AHP POND WITH FISH-BELLEVUE FOUNDATION GRANT	2,500.00
OMAHA PUBLIC POWER DISTRICT	2025/09/02-10/01 MONTHLY SERVICE	105.16
OMAHA PUBLIC POWER DISTRICT	2025/09/11-10/10 MONTHLY SERVICE	1,472.57
OMAHA PUBLIC POWER DISTRICT	2025/09/22-10/21 MONTHLY SERVICE	39.91
OMAHA PUBLIC POWER DISTRICT	2025/09/23-10/22 MONTHLY SERVICE	403.55
OMAHA PUBLIC POWER DISTRICT	2025/09/25-10/27 MONTHLY SERVICE	72.63
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	4,052.79
WESTLAKE ACE HARDWARE	PC-HOSE, BAR/CHAIN OIL, FUNNELS, HITCH PIN, COUPLERS	105.50
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		\$ 25,384.76

RECREATION

BAKERS BELLEVUE	PC-CONCESSION SUPPLIES	263.07
BIG RED LOCKSMITHS	PC-SET OF KEYS-HAWORTH AND BALLFIELDS	93.00
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	94.86
CHICK-FIL-A	PC-LUNCH FOR SEASONAL EMPLOYEES	292.50
DICK'S CLOTHING AND SPORTING GOODS	PC-TENNIS EQUIP FOR FREE TENNIS PLAY DAY	161.06
OMAHA PUBLIC POWER DISTRICT	2025/09/02-10/01 MONTHLY SERVICE	58.74
OMAHA PUBLIC POWER DISTRICT	2025/09/11-10/10 MONTHLY SERVICE	250.89
OMAHA PUBLIC POWER DISTRICT	2025/09/22-10/21 MONTHLY SERVICE	391.96
OMAHA PUBLIC POWER DISTRICT	2025/09/23-10/22 MONTHLY SERVICE	39.77
SAM'S CLUB DIRECT	PC-CONCESSION SUPPLIES	630.74
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	318.54
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		\$ 2,595.13

FACILITY MAINTENANCE

AE SUPPLY	PC-KIT-REGULATOR W/GREEN SPRING, COUPLERS-THOMPSON PARK, REG ASSY W/RED INTERNAL SPRING-REED CENTER	120.00
AFFORDABLE OPENERS	PC-NORTHSTAR NP2 SERIES FOR GARAGE DOOR-1510 WASHBAY	170.25
AMAZON.COM, LLC	PC-HUMIDIFIER WATER PADS, HUMIDIFIER PADS, PEST CONTROL	106.70
BEST CUT LAWN CARE	REPLACE CONCRETE DRIVE NORTH SIDE OF PD	58,047.00
BIG RED LOCKSMITHS	PC-BEST MORTISE DEADBOLTS, LEVER TRIMS-HB SPLASHPAD, KEYS-POLICE	1,872.50
CARPENTER PAPER CO	JANITORIAL SUPPLIES	771.73
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	47.43
CERRIS SYSTEMS NORTH CENTRAL, INC	CARRIER UNIT REPAIR-CITY HALL	1,835.45
FERGUSON ENTERPRISES INC #227	PC-VALVE-HAWORTH PARKS	308.98
GRAINGER	PC-TOILET SUPPORT-LIBRARY	186.87
HD SUPPLY formerly Home Depot Pro	JANITORIAL SUPPLIES	1,382.32
HEARTLAND PNEUMATIC	AIR COMPRESSOR MAINTENANCE-FLEET	2,088.90
HOSE & HANDLING, INC	PC-HOSE ASSY-DIST 4	66.98
IDEAL PURE WATER COMPANY	BOTTLED WATER, COOLER RENTAL	17.50
JACKSON SERVICES, INC	DOOR MAT SERVICE-CITY BUILDINGS	157.81
JOHNSTONE SUPPLY	PC-SOLENOID VALVE-CEMETERY OFFICE	57.97
KEN BROOKE ROOFING, INC	1500 WALL ST LIGHTS	1,236.89
MENARDS	PC-BATTERIES, BRASS COUPLING & NIPPLE, ELECTRICAL SUPPLIES, PAINT & SUPPLIES, SEALANT, CLEANING SUPPLIES, CEILING FAN, VALVE KIT, FLUSH VALVE, MOULDING, DRILL BITS	1,223.71
OMAHA DOOR & WINDOW COMPANY, INC	PC-NORTON 7500 DOOR CLOSER-DIST 4	300.00

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FACILITY MAINTENANCE (cont'd)

OMAHA PUBLIC POWER DISTRICT	2025/09/11-10/10 MONTHLY SERVICE	1,155.34
OMAHA PUBLIC POWER DISTRICT	2025/09/22-10/21 MONTHLY SERVICE	205.20
OMAHA PUBLIC POWER DISTRICT	2025/09/23-10/22 MONTHLY SERVICE	42.20
OVERHEAD DOOR CO OF OMAHA	PC-CPS-U PHOTOCELLS-1510 WALL ST	170.00
ROCHESTER MIDLAND CORPORATION	2025/11/30M WATER ENERGY TEAM BILLING	370.00
SHERWIN WILLIAMS CO	PC-PAINT-DIST 3, BPD	329.68
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	645.14
VOSS LIGHTING	PC-LIGHTS-DIST 1	115.00
WESTLAKE ACE HARDWARE	PC-ANTIBACTERIAL WINDEX-SPLASH PADS, COUPLINGS, WEEK CONTROL, TRASH CANS	233.05
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		\$ 73,264.60

CEMETERY

CAPITAL BUSINESS SYSTEMS, INC	2025/11/06-12/05 COPIER EXPENSE	17.51
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	12.57
OMAHA PUBLIC POWER DISTRICT	2025/09/22-10/21 MONTHLY SERVICE	206.68
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	162.35
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		\$ 399.11

STREETS

AMAZON.COM, LLC	PC-UPRIGHT VACUUM CLEANER, LAPTOP, PRESSURE WASHER HOSE	482.86
ALFRED BENESCH & COMPANY	BPW 250104-CITY OVERLAY PROJECTS 2025/09/15-10/19	19,328.75
ALFRED BENESCH & COMPANY	BPW 240101-STREET RESURFACING 2025/09/15- 10/19	17,037.96
ALFRED BENESCH & COMPANY BECKI MOORE	BPW 250103-CDBG SIDEWALK IMP 2025/09/15- BPW 240124 TEMP EASEMENT ROW WHITTED CREEK TRACT 26	14,936.25 3,835.00
BRANDI KAWULA	BPW 240124 TEMP EASEMENT ROW WHITTED CREEK TRACT 22	3,055.00
BURRELL ENTERPRISES, LLC CENTURY LINK	BPW 250102-CONCRETE PROJECTS THRU 2025/10/22-11/21 MONTHLY SERVICE	31,982.79 79.05
DIAMOND VOGEL PAINT, INC	PC-500LB GLASS BEADS, PAINT	569.50
FREDERICK J GANNON AND POK NAM GANNON	BPW 240124 TEMP EASEMENT ROW WHITTED CREEK TRACT 14	4,740.00
GREG A SOKOLIK	BPW 240109 TEMP EASEMENT ROW MISSION AVE TRACT 16, 15 AND 13	910.00
JEO CONSULTING GROUP, INC	BPW 250120 - INDUSTRIAL RD DRAINAGE IMP THRU 2025/10/24	1,108.75
LOGAN CONTRACTORS SUPPLY MENARDS	WOOD GRATE STAKE, TIE BAR PC-WINGGARD WIRE NUTS, ELECTRICAL TAPE	268.00 101.26
METROPOLITAN COMMUNITY COLLEGE	CDL TRAINING-S KELLER, J DRISCOLL	684.00
OMAHA PUBLIC POWER DISTRICT	2025/09/02-10/01 MONTHLY SERVICE	116.38
OMAHA PUBLIC POWER DISTRICT	2025/09/11-10/10 MONTHLY SERVICE	523.98
OMAHA PUBLIC POWER DISTRICT	2025/09/19-10/20 MONTHLY SERVICE	303.05
OMAHA PUBLIC POWER DISTRICT	2025/09/22-10/21 MONTHLY SERVICE	46.35
OMAHA PUBLIC POWER DISTRICT	2025/09/23-10/22 MONTHLY SERVICE	741.71
OMAHA PUBLIC POWER DISTRICT	2025/09/25-10/27 MONTHLY SERVICE	13,247.41
OMAHA PUBLIC POWER DISTRICT	2025/09/29-10/29 MONTHLY SERVICE	100,884.69
OMNI ENGINEERING	ASPHALT	1,730.54
READY MIXED CONCRETE COMPANY	CONCRETE	3,196.60
SHEILA HOLLOWAY-STOVALL AND CLIFTON E STOVALL	BPW 240124 TEMP EASEMENT ROW WHITTED CREEK TRACT 6	2,010.00
THE SCHEMMER ASSOCIATES	BPW 240201-FONTENELLE HILLS & FOREST HILLS 2025/09/01-09/30	6,355.00
THE SCHEMMER ASSOCIATES	BPW 250102-CONCRETE PANEL PROJECTS 2025/09/01-09/30	13,417.70
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	3,484.48
WESTLAKE ACE HARDWARE	PC-CHAINSAW CHAINS	99.98
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		\$ 245,277.04

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FLEET MAINTENANCE

AMAZON.COM, LLC	PC-FILTERS, CIRCUIT BREAKERS, CLEANING SUPPLIES, BRAKE CONTROLLER, OFFICE SUPPLIES, SAW B LADES, USB CABLES, REARVIEW MIRRORS, LIGHT BAR, SIREN SPEAKER, ADAPTER PLATE, SWIVEL KIT, DUO LINEAR ION	1,727.70
911 CUSTOM, LLC	TRAILER WHEEL DUST CAPS, BALL MOUNT, LIGHT W/GROMMET	6,094.54
AA WHEEL & TRUCK SUPPLY, INC	OIL, DRY DIESEL FLUID, ANTIFREEZE	63.68
ALLIED OIL & TIRE COMPANY	STRUT ASSEMBLY (2), CITIZEN VEHICLE REPAIR, ALTERNATOR, STRUT ASSY	3,937.25
ARNOLD MOTOR SUPPLY	TOW CHARGE-ST359	3,636.60
ARROW TOWING OF OMAHA	AIR VALVE, FILTERS, FITTINGS, LIGHTS, HOSES, PAINT, TRAILER HITCH, BELTS, STRIKER TIRES	250.00
AUTOMOTIVE WAREHOUSE DIST, INC	ALIGNMENT	661.12
BAUER BUILT TIRE & SERVICE	TIRES (4)-PI3	262.60
BAUER BUILT TIRE & SERVICE	INTERCEPTOR LOWER GASKET, SHOCK ABSORBER, ALTERNATOR, HOUSING, INJECTOR, AXLE ASSY, TEMP SENSOR	165.00
BAUER BUILT TIRE & SERVICE	TROUBLESHOOT HEATING/AC SYSTEM-CE3	483.20
BAXTER FORD	PC-TIRES-ST301	1,693.82
BEARDMORE CHEVROLET	2025/09/20-10/19 COPIER EXPENSE	1,687.69
BOBCAT OF OMAHA	2025/10/22-11/21 MONTHLY SERVICE	1,579.00
CAPITAL BUSINESS SYSTEMS, INC	PC-WEB CONFERENCE TRAINING FOR FLEET PARTS ROOM	89.75
CENTURY LINK	PC-LUBRICANTS	47.43
COLLECTIVE DATA, INC	FITTINGS, VALVES, CONNECTORS, FILTERS, BREATHER KIT, FRONT MARKING LIGHT HARNESS, BRAKE SYSTEM AIR TANK	750.00
COLONIAL RESEARCH CHEMICAL CORP	PC-SPEED SENSOR KIT-TRUCK21	459.39
CORNHUSKER INTERNATIONAL TRUCKS	PRESSURE SENSOR	2,178.73
CUMMINS SALES AND SERVICE	TRUCK CONE, COLLET SET, HAMMERHEAD LASER, FLANGE, PRESSUE SENSOR	366.74
CUMMINS SALES AND SERVICE	PC-ADAPTERS	206.36
DANIELSON / TECH SUPPLY	GATE VENT BREATHER	4,836.98
DULTMEIER SALES LLC	PC-NEGATIVE BATTERY CABLE CLAMP	8.80
DXP ENTERPRISES, INC	PC-BALL PINTLE HITCH-FC15	191.34
EDWARDS CHRYSLER DODGE JEEP RAM	WHEEL HUB, SENSOR ASSY, FILTERS, RADIATOR	218.25
ETRAILER CORPORATION	PC-HARNESS CABLES, CONNECTORS	389.00
FACTORY MOTOR PARTS CO	BACK WINDOW-FC11	242.84
FORCE AMERICA INC	PC-TIRES	1,102.58
GALVIN GLASS	BUS STRIP PACKAGE DECALS	558.88
GRAHAM TIRE COMPANY	PC-REPLACE EXHAUST PIPE, MUFFLER, TAIL PIPE	1,020.00
HARRIS DECALS INC	BOTTLED WATER, COOLER RENTAL	817.38
HOUSE OF MUFFLERS AND BRAKES	PC-POWER TAKE OFF VALVE ASSY, MOUNT	1,765.93
IDEAL PURE WATER COMPANY	GASKETS FOR PLOW TRUCKS	163.00
INLAND TRUCK PARTS CO	QUICK RELEASE VALVE	494.95
INLAND TRUCK PARTS CO	PC-BATTERIES	26.66
INTERSTATE BATTERIES	PC-NOTCHED BLADES (10), THROTTLE CABLE, PUMP SEAL KIT, REGULATOR, MANIFOLD ASSY	2,449.91
J & J SMALL ENGINE SERVICE	SYNTHETIC OIL	3,682.96
JASPER WELLER, LLC	PC-CLEVIS KITS (8), BRAKE CHAMBER, PURGE VALVE KIT, BOLTS	280.54
JIM HAWK TRUCK TRAILERS	PC-4 DUPLICATE KEYS	532.07
KEYMASTERS OF GREATER OMAHA, INC	PC-90 DEG SWIVELS, TEE HYDRAULIC FITTINGS, COUPLERS, HOSE BARBS, O-RINGS, SPRING	14.00
KRIHA FLUID POWER CO	PIVOT BOLTS, SHUT OFF VALVE, AGITATOR	1,152.78
LOGAN CONTRACTORS SUPPLY	PC-LIGHT MARKER RED/AMBER LED, SENSOR, SWITCHES, VALVE	151.76
MACQUEEN EQUIPMENT, LLC	WELDING SUPPLIES	1,225.30
MATHESON TRI-GAS INC	CAMERA FOR T99	483.02
MBF INDUSTRIES, INC	PC-3 OUTLET PLUG ADAPTER, 3FT EXTENSION	164.05
MENARDS	CORD, FANS, FLUID PUMPS, TOW STRAPS, STEEL ROUND TUBE-DOM	1,166.39
MILLARD METAL SERVICES		176.00

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FLEET MAINTENANCE (cont'd)

MURPHY TRACTOR	PC-2025/07/10-2026/07/09 SERVICE ADVISOR	2,400.00
MURPHY TRACTOR	PC-REPLACE HYD PUMP AND HYD PILOT	4,555.20
NAPA AUTO PARTS	FILTERS, BATTERY BOX, FITTINGS, PRIMARY WIRE, HOSE CLAMPS, DRILL BITS, V-BELTS, COUPLERS, OIL SEALS, BEARING CONES, TIE ROD ENDS	2,142.56
NEBRASKA IOWA INDUSTRIAL FASTENERS	ACORN NUTS, CONNECTORS, FENDER WASHERS, RIVETS, DRILL BITS, TY-RAP BLACK, SOCKET	495.19
NEOTERIC HOVERCRAFT, INC	100HP HIRTH STARTER MOTOR	483.00
OMAHA PUBLIC POWER DISTRICT	2025/09/23-10/22 MONTHLY SERVICE	911.50
PETERSEN & MICHELSEN HARDWARE CO,	PC-FUEL PUMP-BRUSH431	26.55
PRECISE MRM LLC	PC-2025/06/30M FLAT DATA PLAN	138.00
RICHARD HERTZIG	REIMB FOR CDL LICENSE	65.00
SEAGRAVE FIRE APPARATUS, LLC	CLASS1 SINGLE DISPLAY FLOWMINDER	4,860.22
STRYKER SALES CORPORATION	COT FLOOR PLATE, POWER PRO 2, FREIGHT	70,129.98
SWAN ENGINEERING, LLC	PC-O-RINGS (50)	20.00
TOOL SHED OF OMAHA	PC-IMPACT SOCKET	38.39
TOYNE, INC	SEAT BELT ASSEMBLY, PUSH BUTTON, SWIVEL ARM, BRACKET	667.20
TRUCK CENTER COMPANIES-OMAHA	BLACK SLACK ADJUSTER	88.39
TURFWERKS	PC-SWITCH, FILTERS	325.37
TURFWERKS	RESTOCK HR MOWER BLADE GUARDS & DECK WHEELS	644.26
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	498.32
WALKERS UNIFORM RENTAL	UNIFORM RENTAL SERVICE, FENDER COVER	526.74
WAYTEK, INC	PC-DOOR SWITCH WITH CONNECTOR-ENG41	23.36
WELDON PARTS INC	PC-HUB CAPS, REMAN SHOES, CORES, BRAKE DRUMS, SLACK ADJUSTERS	1,121.32
WESTLAKE ACE HARDWARE	PC-3/8 INCH NUTS, CARRIAGE BOLTS, THREADED HANDLE, SOCKETS	35.70
WOODHOUSE PLATTSMOUTH	DIAGNOSE-WORK ON PO803	3,156.28
		\$ 143,008.50

SOLID WASTE

PAPILLION SANITATION	2025/09/30-10/14 GLASS RECYCLING	651.79
PAPILLION SANITATION	2025/10/31M TRASH HAULING FEE	373,231.41
		\$ 373,883.20

PLANNING

CAPITAL BUSINESS SYSTEMS, INC	2025/09/18-10/17 COPIER EXPENSE	55.31
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	15.81
NEBRASKA PLANNING & ZONING ASSOCIATION	FALL DIGITAL WORKSHOP REGISTRATION-LANCE, HANKINS	40.00
OMAHA WORLD HERALD	LEGAL AD	30.40
		\$ 141.52

PERMITS & INSPECTIONS

AMAZON.COM, LLC	PC-TV POWER CORD, HDMI CABLE	15.56
CAPITAL BUSINESS SYSTEMS, INC	2025/09/18-10/14 COPIER EXPENSE	196.62
CARHARTT, INC	PC-UNIFORM CLOTHING-FELTEN	244.42
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	15.81
CORNHUSKER AUTO WASH	2025/10/31M CAR WASHES	27.07
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	994.55
		\$ 1,494.03

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POLICE

AMAZON WEB SERVICES, INC AMAZON.COM, LLC	2025/10/31M WEB SERVICE	1,057.24
	PC-OFFICE SUPPLIES, BATTERIES, BINOCULARS, SHELVES, ADAPTER CABLES, DOCKING STATIONS, REMOTE VOICE RECORDER, ROUTER, DRONE BATTERY AND PROPELLERS, SCANNER, FUEL TANK PAD. MEDICAL SUPPLIES	5,655.05
AMERICAN COUNCIL ON EXERCISE ANTHROPIC PBC	PC-2025/07/13-08/12 TRAINING MEMBERSHIP- PC-2025/07/16-08/16 CLAUDE PRO-JASHINSKE, KIRWAN	34.95 40.00
APPLIANCE PARTS GROUP	PC-LG STYLUS PEN FOR COMMAND TRAILER	57.20
ASSOCIATION OF THREAT ASSESSMENT PROFESSIONALS	PC-2025 GP TRAINING-HOBBS	200.00
AUTO BODY AUTHORITY	TOW CHARGE-UNIT 706	225.00
BELLEVUE ANIMAL HOSPITAL	VET VISIT-KADO	36.72
BERLA CORPORATION	PC-2025/08/22-2026/08/22 IVE RENEWAL PLAN	3,250.00
BLACK DOT AMMUNITION, LLC	PC-9MM DUMMY ROUNDS - 50 ROUND BAG	38.97
BLUE FORCE GEAR INC	PC-HANDCUFF POUCHES (6)	231.93
CAPITAL BUSINESS SYSTEMS, INC	2025/09/17-10/16 COPIER EXPENSE	401.01
CCAP AUTO LEASE	2025/11/30M USPIS VEHICLE LEASE	696.68
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	126.48
COX BUSINESS SERVICES	2025/10/02-11/01 MONTHLY SERVICE	285.00
CROW LAWN CARE LLC	2025/09/18-10/09 LEGAL FEES	292.00
CROW LAWN CARE LLC	2025/07/01-09/17 LEGAL FEES	2,245.74
CULLIGAN OF OMAHA	2025/09/30M BOTTLED WATER	778.80
CULLIGAN OF OMAHA	2025/08/31M BOTTLED WATER	488.05
CULLIGAN OF OMAHA	2025/10/31M BOTTLED WATER	463.55
DANIEL GERMAN	REIMB PER DIEM FOR TRAINING	95.36
DAVID SWACKHAMMER	REIMB PER DIEM FOR TRAINING	153.00
DAVIS & STANTON	PC-UNIFORM POLICE BARS	266.24
FBINAA - NEBRASKA CHAPTER	PC-FALL LUNCHEON-JASHINSKE, MELVIN	40.00
FORCE SCIENCE INSTITUTE	PC-REALISTIC DE-ESCALATION INSTRUCTOR	395.00
GALLO PROFESSIONAL POLYGRAPH	POLYGRAPH SERVICE	1,000.00
GALL'S, LLC	GEAR BAGS	330.19
GAYLORD TEXAN FRONT	PC-LODGING/PARKING FOR TRAINING-VANN, SEVERN, MOORE, MANNING, HOBBS, ROSARIO, 25 PANASONIC TOUGHBOOKS AND 2YR WARRANTY	7,912.00 95,596.00
GOVDIRECT, INC	REMOVE AND REPLACE PATCHES, BALLISTIC VEST- SHAFER, UNIFORM ITEMS-SPACHER, SHAPIRO, RENDON	2,724.50
GREAT PLAINS UNIFORMS	2025/10/31M MENTAL HEALTH 7HRS	1,050.00
HOPE VALENTINE, LLC	PC-LODGING FOR TRAINING-MILOS	948.52
HYATT REGENCY MCCORMICK PLACE	POCKET STAMPERS-HAVERTY	65.80
J P COOKE COMPANY	DOOR MAT SERVICE	175.78
JACKSON SERVICES, INC	REIMB PER DIEM FOR TRAINING	238.00
KISHAN MANNING	2026/01/01-12/31 INVESTIGATION SYSTEM	13,742.00
LeadsOnLine, LLC	REIMB PER DIEM FOR TRAINING	306.00
LINDSEY BETSWORTH	2025/10/31M COPIER EXPENSE	205.35
MATRIX BUSINESS SYSTEMS INC	REVIEW MEDICAL RECORDS - DISABILITY RETIREMENT DECISION	1,020.00
MEDHODIST PHYSICIANS CLINIC	PC-HEAVY DUTY TACTICAL RIFLE CASES (13)	519.87
HEALTHWEST	PC-2025/07/31M WELLNESS PROGRAM	75.00
MIDWAY USA.COM	REPAIR BODY DAMAGE -UNIT 632	3,235.00
MYZONE, INC	2025/09/11-10/10 MONTHLY SERVICE	33.93
OFFUTT COLLISION REPAIR CENTER	PC-2025/07/26-08/25 EVIDENCE STORAGE	164.00
OMAHA PUBLIC POWER DISTRICT	PC-2025/08/02-09/01 EVIDENCE STORAGE	164.00
PORTABLE STORAGE OF NEBRASKA, LLC	PC-CRUISER WRAP ON SRO BELLEVUE WEST	1,552.50
PORTABLE STORAGE OF NEBRASKA, LLC	PC-SUPPLIES FOR NATL NIGHT OUT AT EVERETT	427.20
REVOLUTION WRAPS, LLC	PC-LODGING FOR TRAINING-MILLER	1,006.05
SAM'S CLUB DIRECT	PC-SEDATION FOR DIAGNOSTICS-KADO	100.00
SHERATON - DALLAS	2025/10/831M ONLINE SOFTWARE	496.00
SIRIUS VETERINARY ORTHOPEDIC CENTER,	2025/10/31M CAR WASHES	29.99
THOMSON REUTERS - WEST		
TX PAPILLION LLC		

MINUTE RECORD

CLAIMS FOR 2025/11/18 COUNCIL MEETING

PAGE 8

POLICE (cont'd)			
UNDERWORLD LLC	PC-AUTO THEFT & VEH CRIMES TRAINING-COON	225.00	
UNIVERSITY OF NEBRASKA MEDICAL	TOXOCOLGY TESTING	1,517.00	
UNMANNED VEHICLE TECHNOLOGIES, LLC	2025/10/31-2026/10/30 UVT LICENSE, DRONE BUNDLE	16,752.92	
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	14,061.38	
VISTA PRINT	PC-BUSINESS CARDS	75.77	
WALLACE BARNETT JR CISM MEMORIAL	PC-32ND NEBRASKA CISM CONF-JASHINSKE	85.00	
			\$ 183,388.72
FIRE & RESCUE			
AMAZON.COM, LLC	PC-INK CARTRIDGES, FLAGS, BOOTS, WATERCAN HARNESS, LENS CLEANING WIPES, OFFICE	1,300.18	
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	94.86	
DEAN SNYDER CONSTRUCTION CO	BPW 250109 - BFD UTILITY BLDG/PARKING THRU 2025/10/28	423,000.00	
EC DATA SYSTEMS, INC	PC-2025/07/31M SHARE OF FAX SERVER	7.95	
MENARDS	PC-KITCHEN BRUSHES, DISHWASHER PODS, LAUNDRY PODS	307.34	
METROPOLITAN UTILITIES DISTRICT	MATERIALS/LABOR/EQUIP-EMERGENCY	3,827.00	
OMAHA PUBLIC POWER DISTRICT	2025/09/02-10/01 MONTHLY SERVICE	1,463.60	
OMAHA PUBLIC POWER DISTRICT	2025/09/11-10/10 MONTHLY SERVICE	1,817.28	
OMAHA PUBLIC POWER DISTRICT	2025/09/22-10/21 MONTHLY SERVICE	760.91	
OMAHA PUBLIC POWER DISTRICT	2025/09/23-10/22 MONTHLY SERVICE	2,207.52	
OMAHA PUBLIC POWER DISTRICT	2025/09/25-10/27 MONTHLY SERVICE	862.63	
TEMP STICK	PC-TEMP STICK PRO FOR BLOOD COOLER	189.00	
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	7,176.02	
WESTLAKE ACE HARDWARE	PC-HOSE NOZZLE, FLY TRAP PAPER	67.93	
			\$ 443,082.22
NON-DEPARTMENTAL/CONTRACTS			
AMAZON.COM, LLC	PC-OFFICE SUPPLIES, MOWER BLADES, PLIER SET	157.57	
CENTURY LINK	2025/09/04-10/03 MONTHLY SERVICE	294.86	
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	224.92	
FIRST NATIONAL BANK OF OMAHA	FNBO ANALYSIS CHARGES	836.66	
FIRST NATIONAL INSURANCE COMPANY	2025/10/01-2026/10/01 SURETY BOND-WORKERS COMP	24,543.75	
MENARDS	PC-CLEANER, BRAKELEEN, GREASE, PIPE ELBOWS, GLAV NIPPLES, TAPE, D-RINGS, COTTER PINS, BOLTS, GLOVES	906.50	
NAPA AUTO PARTS	PC-SANDPAPER	6.40	
OMAHA PUBLIC POWER DISTRICT	2025/09/11-10/10 MONTHLY SERVICE	155.39	
REGIONAL METROPOLITAN TRANSIT	2025/08/31M MAR SERVICE 1903 MILES	6,102.00	
SCOTT WELCH	PC-2025/08/31M WEB MAINTENANCE	125.00	
TASC - TOTAL ADMINISTRATIVE SERVICES	2025/12/31Q FSA ADMIN FEES	2,094.75	
WESTLAKE ACE HARDWARE	PC-RINGS, HOOKS, FASTENERS, WIRE ROPES, CONCRETE MIX	452.08	
			\$ 35,899.88
INFORMATION TECHNOLOGY			
AMAZON.COM, LLC	PC-EQUIPMENT SHELF MOUNTING, EQUIPMENT RACKS, KEYBOARD, MOUSE, LABEL MAKER, ETHERNET CABLE, BLUETOOTH RECEIVER,	3,020.35	
HOME DEPOT	PC-ROTARY HAMMER, BULL POINT & CHISEL SET, DRILL BIT KIT, LEAF BLOWER	1,117.41	
MENARDS	PC-REFRIGERATOR, PREMIX FUEL, USB CHARGER, PLIERS, AERATOR, LIGHT SWITCH	564.50	
SPACE EXPLORATION TECHNOLOGIES CORP	PC-2025/07/28-08/28 TERMINAL ACCESS CHARGE & DATA BLOCK	91.77	
WASABI TECHNOLOGIES, LLC	PC-2025/06/12-07/11 MONTHLY CLOUD	166.05	
WESTLAKE ACE HARDWARE	PC-DOUBLE FEMALE COAX ADAPTERS, WALL	19.53	
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	218.09	
			\$ 5,197.70

MINUTE RECORD

CLAIMS FOR 2025/11/18 COUNCIL MEETING

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BELLEVUE BAY INDOOR WATERPARK

AMERICAN RESORT MANAGEMENT, LLC	2025/10/31M REIMB EXPENSES	58.63
AMERICAN RESORT MANAGEMENT, LLC	2025/10/31M BELLEVUE BAY INDOOR WATERPARK DESIGN SERVICE	12,500.00
LOWE'S	PC-PIPELINE RELOCATION EXPENSE-GAS RANGE	604.62
MCL CONSTRUCTION	WIRE 2ND PYMT FOR CESSATION OF CONTRACT	349,191.64
MCL CONSTRUCTION	WIRE PYMT FOR CESSATION OF CONTRACT	792,526.00
MCL CONSTRUCTION	2026/10/18 BELLEVUE BAY INDOOR WATERPARK PC-PIPELINE RELOCATION EXPENSE-GAS RANGE & CONNECTOR KIT	2,659,877.31
NEBRASKA FURNITURE MART		793.63
		<u>\$ 3,815,551.83</u>

2206 LONGO DR

C&E INDUSTRIES	2025/10/31M JANITORIAL SERVICE	3,991.10
CENTURY LINK	2025/10/04-11/03 MONTHLY SERVICE	139.52
CERRIS SYSTEMS NORTH CENTRAL, INC	HVAC 09/29	362.50
CERRIS SYSTEMS NORTH CENTRAL, INC	BREAKROOM HP 10/06	547.00
CINTAS LOCATION #749	2025/10/13 MAT SERVICE	496.48
COX BUSINESS SERVICES	2025/09/27-10/26 MONTHLY SERVICE	157.80
FISH WINDOW CLEANING	2025/10/09 WINDOW CLEANING	2,673.93
HUNTER PAINTING INC	PAINTING IN VA ON 10/03	250.00
JIFFY/LEVENSPN'S SUPPLY	SUPPLIES - 09/24 AND 10/02	793.81
METROPOLITAN UTILITIES DIST	2025/09/06-10/06 MONTHLY SERVICE - GAS, WATER & SEWER	2,094.57
OMAHA PUBLIC POWER DISTRICT	2025/08/22-09/23 MONTHLY SERVICE	9,836.18
PAPILLION SANITATION	2025/10/31M SERVICE	425.24
PRIDE HOME MAINTENANCE SERVICES, INC	IRRIGATION SYSTEM WINTERIZATION 10/22	185.40
PROTECH PEST CONTROL	2025/10/31M PEST CONTROL	149.80
SELDIN LLC	2025/09/30M MANAGEMENT FEES	1,450.00
SELDIN LLC	2025/10/31M APPFOLIO FEES	35.96
SELDIN LLC	2025/10/31M BANK FEES	25.57
SELDIN LLC	2025/09/30Q POSTAGE	22.65
USG	ADJUST DOOR CLOSER AND HINGE	119.84
USG	MOVED PARKING SIGN 09/30	119.84
USG	GENERAL SUPPLIES AND MAINTENANCE 09/16	203.67
USG	ALARM BEEPING IN VA 10/01	426.93
USG	MET ECI TO SHUT OFF POWER TO COOLING TOWER 09/30	114.10
USG	LIGHTS 09/29	569.06
USG	2028/10/31M ELEVATOR INSPECTION	114.10
USG	BFP ADJUSTED DOOR CLOSURE AND STRIKE PLATE	233.90
USG	PLUMBING 09/23	173.34
USG	REMOVED MULLION FOR VA 08/28	163.71
USG	MISC SUPPLIES AND REPAIR 09/24	1,269.92
USG	VA MISC GENERAL SUPPLIES AND REPAIR	435.34
USG CONSTRUCTION LLC	PROJECT 25-112 - STRIDE AUTISM CENTER BEL - DRAW 4	79,885.15
USG CONSTRUCTION LLC	PROJECT 25-112 - STRIDE AUTISM CENTER BEL - DRAW 5	109,447.25
WATERLINK INC	2025/10/30M WATER TREATMENT SERVICE	431.63
		<u>\$ 217,345.29</u>

WW-ADMINSTRATIVE

CAPITAL BUSINESS SYSTEMS, INC	2025/09/09-10/08 COPIER EXPENSE	130.10
CENTURY LINK	2025/10/13-11/12 MONTHLY SERVICE	228.75
CENTURY LINK	2025/10/22-11/21 MONTHLY SERVICE	693.70
COX BUSINESS SERVICES	2025/10/04-11/03 MONTHLY SERVICE	220.00
COX BUSINESS SERVICES	2025/10/12-11/11 MONTHLY SERVICE	208.00
COX BUSINESS SERVICES	2025/10/18-11/17 MONTHLY SERVICE	91.99
FIRST NATIONAL BANK OF OMAHA	FNBO ANALYSIS CHARGE	455.43
INDOFF, INC	COPY PAPER	137.97
OMAHA PUBLIC POWER DISTRICT	2025/09/11-10/10 MONTHLY SERVICE	3,437.71
OMAHA PUBLIC POWER DISTRICT	2025/09/22-10/21 MONTHLY SERVICE	1,695.10
OMAHA PUBLIC POWER DISTRICT	2025/09/23-10/22 MONTHLY SERVICE	728.20
PRECISE MRM LLC	2025/09/30M FLAT DATA PLAN	253.00
RED WING BUSINESS ADVANTAGE	SAFETY SHOES-C CHONIS, J CHAVEZ	379.99
US BANK VOYAGER FLEET SYSTEMS	2025/09/30M FUEL PURCHASES	3,052.19
		<u>\$ 11,712.13</u>

MINUTE RECORD

CLAIMS FOR 2025/11/18 COUNCIL MEETING

PAGE 10

WW-LIFT STATION MAINTENANCE ELECTRIC PUMP, LLC GRAINGER	FLOWMATIC O-RINGS, SINKING BALL, VALVE MIG WELDER	504.29 1,522.22 <u> </u>	\$ 2,026.51
WW-SEWER MAINTENANCE AIRGAS USA, LLC ELLIOTT EQUIPMENT CO	REPLACEMENT PARTS FOR SAFETY EQUIPMENT CROWN NOZZLE, TENSIONER ARM, TEMPERATURE SENSOR, FILTERS	481.36 3,672.49 <u> </u>	\$ 4,153.85
COMMUNITY BETTERMENT OMAHA PUBLIC POWER DISTRICT	2025/09/25-10/27 MONTHLY SERVICE	100.30 <u> </u>	\$ 100.30
COMMUNITY DEVELOPMENT ABBY HIGHLAND BELLEVUE PUBLIC SCHOOLS HABITAT FOR HUMANITY OF SARPY COUNTY HABITAT FOR HUMANITY OF SARPY	2025/10/19-10/24 CDBG CONSULTANT EXPENSES 2025/08/22 SALARY & BENEFITS HABITAT FOR HUMANITY HOME REPAIR-1105 BRUCE CIR HABITAT FOR HUMANITY HOME REPAIR-7302 S	1,428.87 2,288.73 10,268.00 13,975.00 <u> </u>	\$ 27,960.60
FEDERAL FORFEITURES VERIZON WIRELESS	2025/10/22-11/21 MONTHLY SERVICE	690.95 <u> </u>	\$ 690.95
TOTAL CLAIMS FOR 2025/11/18 COUNCIL MEETING		\$ 5,650,341.24 <u> </u>	
TOTAL PAYROLL FOR 2025/11/07		\$ 1,948,636.83 <u> </u>	

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: 11/18/2025		SUBMITTED BY: City Clerk	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Amendment application for Katey S. Brewer as manager for Switchgear Entertainment LLC dba The Alley located at 601 Chateau Drive Bellevue, NE 68005.

SYNOPSIS/BACKGROUND:

Amendment application for a new manager for Katey S. Brewer as manager for Switchgear Entertainment LLC dba The Alley located at 601 Chateau Drive Bellevue, NE 68005. Applications are turned directly into the Nebraska Liquor Control Commission (NLCC) by the applicant. The NLCC forwards to application to the City Clerk's office of the local governing body. City Clerk sends the application to the Police Department for review. The application is then submitted to City Council for review and recommendation to the NLCC. The recommendation from the City Council is then sent to the NLCC.

FISCAL IMPACT?: BUDGETED FUNDS?: GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: COUNTER-PARTY: INTERLOCAL AGREEMENT:

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

START DATE: END DATE: PAYMENT DATE: INSURANCE REQUIRED:

CIP PROJECT NAME: CIP PROJECT NUMBER:

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Recommend approval of an amendment application for Katey S. Brewer as manager for Switchgear Entertainment LLC dba The Alley located at 601 Chateau Drive Bellevue, NE 68005.

ATTACHMENTS:

1. Application	2. Police Report	3. <input type="text"/>
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Daniel Miller
[Signature]
[Signature]

**NOTICE OF PUBLIC HEARING ON APPLICATION
FOR MANAGER CHANGE FOR THEIR CURRENT LIQUOR
LICENSE**

Notice is hereby given that an amendment application has been made for Katey S. Brewer as manager for Switchgear Entertainment LLC dba The Alley located at 601 Chateau Drive, Bellevue, NE 68005.

A public hearing on the application will be held at the City Council meeting on November 18, 2025, at 6:00 p.m., in the Council Chambers, 1500 Wall Street, Bellevue, NE. At such time all persons desiring to give evidence before the City Council will be heard.

Susan Kluthe
City Clerk



Application Copy

File Number: 134514

AMENDMENT TYPE

Manager Change Amendment

APPLICATION DATE RECEIVED

2025-10-30

CURRENT MANAGER NAME

STEVEN M KUCIREK JR

CURRENT MANAGER EMAIL

STEVENMKUCIREKJR@YAHOO.COM

NEW MANAGER NAME

Katey S Brewer

NEW MANAGER EMAIL

kateysue77@outlook.com

QUESTIONS

Class I Beer, Wine, Spirits On Sa

1. Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Katey S Brewer

2. What is the manager's address?

808 Hackberry Court, Apt 2607, Bellevue, Ne 68005

3. What is the manager's phone number?

4026160863

4. What is the manager's email address? An email will be sent to them to obtain their personal information.

kateysue77@outlook.com

5. What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Douglas

6. Is the manager married?

No

7. Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

Bartended at GI Forum

8. Do you qualify under Nebraska Liquor Control Act (53-131.01) and do you intend to supervise, in person, the management of the business?

Yes

9. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)

Has the new manager, or their spouse, EVER been convicted of or plead guilty to any charge? Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year (& month if known) of the conviction or plea. This question includes traffic violations other than speeding. PLEASE NOTE: NOTIFICATION IS REQUIRED TO THE LIQUOR COMMISSION IF ANY ARRESTS OR CONVICTIONS OCCUR AFTER THE SUBMISSION OF THIS APPLICATION

No

APPLICANT

Katey Brewer

DECLARATION

I (We) the applicant(s) agree and consent

I declare under penalty of perjury that I have read the contents of this amendment application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.



Additional Information Requested

File Number: 134514

AMENDMENT TYPE

Manager Change Amendment

APPLICATION DATE RECEIVED

2025-11-04

ADDITIONAL INFORMATION REQUESTED

Information Still Needed:

- Voter Registration
- Privacy Act Statement
- Individual History
- Birth Certificate or Passport

ADDITIONAL INFORMATION PROVIDED

Documents uploaded, please notify if any additional documents or forms are required.

APPLICANT

Katey Brewer

Shirley Harbin

From: lcc.noreply@nebraska.gov
Sent: Thursday, November 6, 2025 11:35 AM
To: Bellevue City Clerk
Subject: [EXT] NLCC Review Required

Please save this email to provide your recommendation. To review the application documents [click here](#).

Review Type: Local Review

Job Type: Amendment Application
Job Number: 134514

License Type: Class I Beer, Wine, Spirits On Sale On ly
Secondary Licenses: N/A

Licensee: SWITCHGEAR ENTERTAINMENT LLC
Premises Name: The Alley
Premises Address: 601 Chateau Dr Bellevue, NE 68005-2240
Premises Type: Converted

CLERKS: For NEW APPLICATION jobs (not amendments) there are two key time frames to keep in mind:

- 1) Publicize one time not less than 7 days not more than 14 days prior to date of hearing.
- 2) You have 45 days to conduct a hearing after the date of receipt of the notice from this Commission (Nebraska Revised Statute 53-134). You may choose NOT to make a recommendation of approval or denial to our Commission.

PER NEBRASKA REVISED STATUTE 53-133, THE LIQUOR CONTROL COMMISSION SHALL SET FOR HEARING ANY APPLICATION WHEREIN:

- 1) There is a recommendation of denial from the local governing body
- 2) A citizens protest; or
- 3) Statutory problems that the Commission discovers.

Thank you,
Nebraska Liquor Control Commission

This is an automated email message. Please do not reply to this email address.

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: 11/18/2025		SUBMITTED BY: Ashley Decker, HR Director	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input checked="" type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Compensation Ordinance Update

SYNOPSIS/BACKGROUND:

The compensation ordinance is updated as needed to reflect a change in pay range for employees of the City that are unclassified employees. The changes in the ordinance reflect the increasing Nebraska State Minimum Wage that will impact part-time and seasonal positions. Additionally, the EMS Supervisor is changed to match that of the comparable negotiated Fire Battalion Chief wage.

FISCAL IMPACT: BUDGETED FUNDS?: YES GRANT/MATCHING FUNDS?: NO

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: NO COUNTER-PARTY: INTERLOCAL AGREEMENT: NO

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

START DATE: END DATE: PAYMENT DATE: INSURANCE REQUIRED: NO

CIP PROJECT NAME: CIP PROJECT NUMBER:

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Approve Compensation Ordinance 4200

ATTACHMENTS:

1. Ordinance No. 4200 (redlined) 2. 3.

4. 5. 6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Amiel Willis
[Signature]
[Signature]

ORDINANCE NO. 42004193

AN ORDINANCE OF THE CITY OF BELLEVUE, NEBRASKA, CLASSIFYING THE EMPLOYEES OF THE CITY; FIXING THE RANGES OF COMPENSATION OF SUCH EMPLOYEES; PROVIDING A PAY RANGE SCHEDULE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; REPEALING ORDINANCE NO. 41934174; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA, AS FOLLOWS:

Section 1. The Mayor and Council do hereby find and adopt as classification of employees of the City of Bellevue and the ranges of compensation to be paid for such classification as follows:

A. Civilian Employees Association of Bellevue (Civilian Non-Management)

<u>Job Classification</u>	<u>Range</u>
As established in Contract	By Contract

B. Bellevue Professional Management Association (Management and Professional)

<u>Grade</u>	<u>Range</u>
As established in Contract	By Contract

<u>Appointed Officials</u>	<u>Range (monthly)</u>
City Administrator	By Contract
City Attorney	\$ 355 - 440
City Clerk	\$ 6,743 - 9,717
Treasurer	\$ 355 - 440

<u>Unclassified Employees</u>	<u>Range (monthly)</u>
Ambulance Billing Account Manager	\$ 5,670 - 7,660
Assistant City Attorney	\$ 8,693 - 11,638
Assistant Finance Director	\$ 7,750 - 11,282
Legal Services Director	\$ 10,351 - 14,709
Dir of Community & Ec. Development	\$ 9,767 - 13,894
Communications Director	\$ 6,897 - 9,634
Acctg, Reporting & Compliance Manager	\$ 7,200 - 10,071
Deputy Director Parks & Rec	\$ 6,727 - 9,636
Finance Director	\$ 9,599 - 13,530
Fire Chief	\$ 10,227 - 14,217
Human Resources Generalist	\$ 4,727 - 7,233
Human Resources Director	\$ 8,462 - 12,641
Manager of Engineering Services	\$ 8,629 - 11,712
Legal Affairs & Special Projects Mgr.	\$ 6,545 - 9,013

Library Director	\$ 8,559 – 11,768
Planning Director	\$ 8,642 – 12,579
Police Chief	\$ 10,790 – 14,884
Public Works Director	\$ 9,961 – 13,948
Public Works Engineer II	\$ 6,956 – 9,802
Risk Manager	\$ 6,621 – 8,927

Section 2b.	<u>Unclassified</u>	<u>Range (hourly)</u>
	CATV Specialist	\$ 26.29 – 36.17
	Executive Secretary	\$ 30.53 – 43.91
	Emergency Medical Services Supervisor	\$ 49.48 – 65.11 48.07 – 63.25
	Human Resources Assistant	\$ 25.19 – 34.13
	Paralegal	\$ 28.67 – 39.03
	Payroll Specialist	\$ 26.64 – 36.76
	Office of Professional Standards Coord.	\$ 29.78 – 38.00

Section 3. Bellevue Police Officers Association

<u>Job Classification</u>	<u>Range (hourly)</u>
Police Officer	By Contract
Sergeant	By Contract

Section 4. Bellevue Police Command Staff Association

<u>Job Classification</u>	<u>Range (hourly)</u>
Police Captain	By Contract
Police Lieutenant	By Contract

Section 5. Fire Command

<u>Unclassified</u>	<u>Range (monthly)</u>
Assistant Fire Chief	\$ 9,778 – 12,743

Section 5a. International Association of Firefighters Local 4906 (Fire Command Staff)

<u>Job Classification</u>	<u>Range</u>
Battalion Fire Chief	By Contract
Fire Captain	By Contract
Firefighters	By Contract

Section 6. Seasonal:

<u>Position</u>	<u>Hourly Range</u>
Swimming Supervisor	\$ 15.00-\$19.25 13.50 \$18.25
Youth Baseball Supervisor	\$ 15.00-\$19.25 13.50 \$18.25
Recreation Activities Supervisor	\$ 15.00-\$19.25 13.50 \$18.25
Track Supervisor	\$ 15.00-\$19.25 13.50 \$18.25
Tennis Supervisor	\$ 15.00-\$19.25 13.50 \$18.25
Swimming Pool Managers	\$ 17.62-\$22.18
Head Lifeguards	\$ 15.53-\$19.80
Lifeguards	\$ 15.00- \$18.40 14.08 \$17.15
Concession Workers	\$ 15.00- \$15.50 13.50 \$14.00
Youth Baseball/Softball Umpires	\$ 15.00- \$16.50 13.50 \$16.00
Track Club Coaches	\$ 15.00- \$16.50 13.50 \$16.00
Parks Workers	\$ 15.00- \$19.75 14.83 \$19.50

Section 7. Part-Time Positions:

Part-Time Administrative Positions:

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
\$18.04	\$18.67	\$19.32	\$20.00	\$20.70	\$21.42

Unclassified Part-Time Positions

	<u>Range (hourly)</u>
Part-Time Administrative Intern Position:	\$ 15.00-13.50 to \$ 16.50 15.00
Ambulance Billing Clerk	\$22.02 to 30.21
Library Shelver	\$ 15.00 to 19.00 13.50 to 17.50
Library Clerk	\$15.00 to 19.00
Tour Guide	\$ 15.00 to 17.00 13.50 to 15.50

Section 8. That Ordinance ~~4193~~ ~~4174~~ is hereby repealed.

Section 9. That payments based upon the above schedules for employees made prior to the effective date of this Ordinance are hereby ratified.

Section 10. That this Ordinance shall be published in pamphlet form.

Section 11. That upon the effective date of this ordinance, all legislative format shall be removed and the Ordinance placed in proper format with the approved amendments.

Section 12. That the ordinance shall be in full force and effect and after its passage, approval and publication according to law.

PASSED AND APPROVED THIS _____ day of _____, 2025.

Rusty Hike, Mayor

ATTEST:

Susan Kluthe, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: 11/18/2025		SUBMITTED BY: Tammi Palm, Planning Director	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION	<input type="checkbox"/>
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING	<input type="checkbox"/>
RESOLUTION <input checked="" type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER	<input type="checkbox"/>

SUBJECT:

Request to approve Resolution No. 2025-28, which supports the City of Papillion's request to have Sarpy County cede its jurisdiction over Parcel #010485368 to Papillion.

SYNOPSIS/BACKGROUND:

Per Neb. Rev. Stat. § 13-327, the City of Papillion is requesting support from the City of Bellevue in their request to have Sarpy County cede 51 acres of Parcel #010485368 to Papillion. This area lies within the City of Papillion's future growth area per our boundary agreement.

FISCAL IMPACT:: n/a BUDGETED FUNDS?: GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: COUNTER-PARTY: INTERLOCAL AGREEMENT:

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

START DATE: END DATE: PAYMENT DATE: INSURANCE REQUIRED:

CIP PROJECT NAME: CIP PROJECT NAME:

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Approve

ATTACHMENTS:

1. Res. No. 2025-28
2. Letter from Papillion Planning Dept.
- 3.
- 4.
- 5.
- 6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Janet Willis
[Signature]
[Signature]

RESOLUTION NO. 2025-28

WHEREAS, Neb. Rev. Stat. § 13-327 provides for the governing body of any city of the first class to request that the county board formally cede and transfer to the city extraterritorial jurisdiction over land outside the area extending two miles from the corporate boundaries of a city of the first class pursuant to the city describing the territory over which jurisdiction is being sought by reference to an official map; and

WHEREAS, the City of Papillion has prepared an official map attached hereto as Exhibit "A" pursuant to Neb. Rev. Stat. § 13-327; and

WHEREAS, Neb. Rev. Stat. § 13-327(2)(e) states that no portion of the territory ceded by the county may lie within an area extending one-half mile from the extraterritorial zoning jurisdiction of any other city of the first or second class or village unless such other city or village adopts a resolution in support of such request; and

WHEREAS, the City of Bellevue received a letter of request from the City of Papillion to support the City of Papillion's request to have Sarpy County cede its jurisdiction over Parcel #010485368, identified within Exhibit "A", which abuts the City of Bellevue's extraterritorial jurisdiction; and

WHEREAS, approximately 159 acres of the 210-acre parcel is within the City of Papillion's zoning jurisdiction with the remaining 51 acres are within Sarpy County's zoning jurisdiction; and

WHEREAS, the area to be ceded is within the City of Papillion's future growth area as established by the Interlocal Cooperation Agreement that established the future growth boundary between the City of Bellevue and the City of Papillion, and

NOW, THEREFORE IT BE RESOLVED BY THE CITY COUNCIL of the City of Bellevue that the City of Bellevue supports the City of Papillion's request for Sarpy County to cede and transfer jurisdiction over Parcel #010485368, identified within Exhibit "A," to the City of Papillion pursuant to Neb. Rev. Stat. § 13-327.

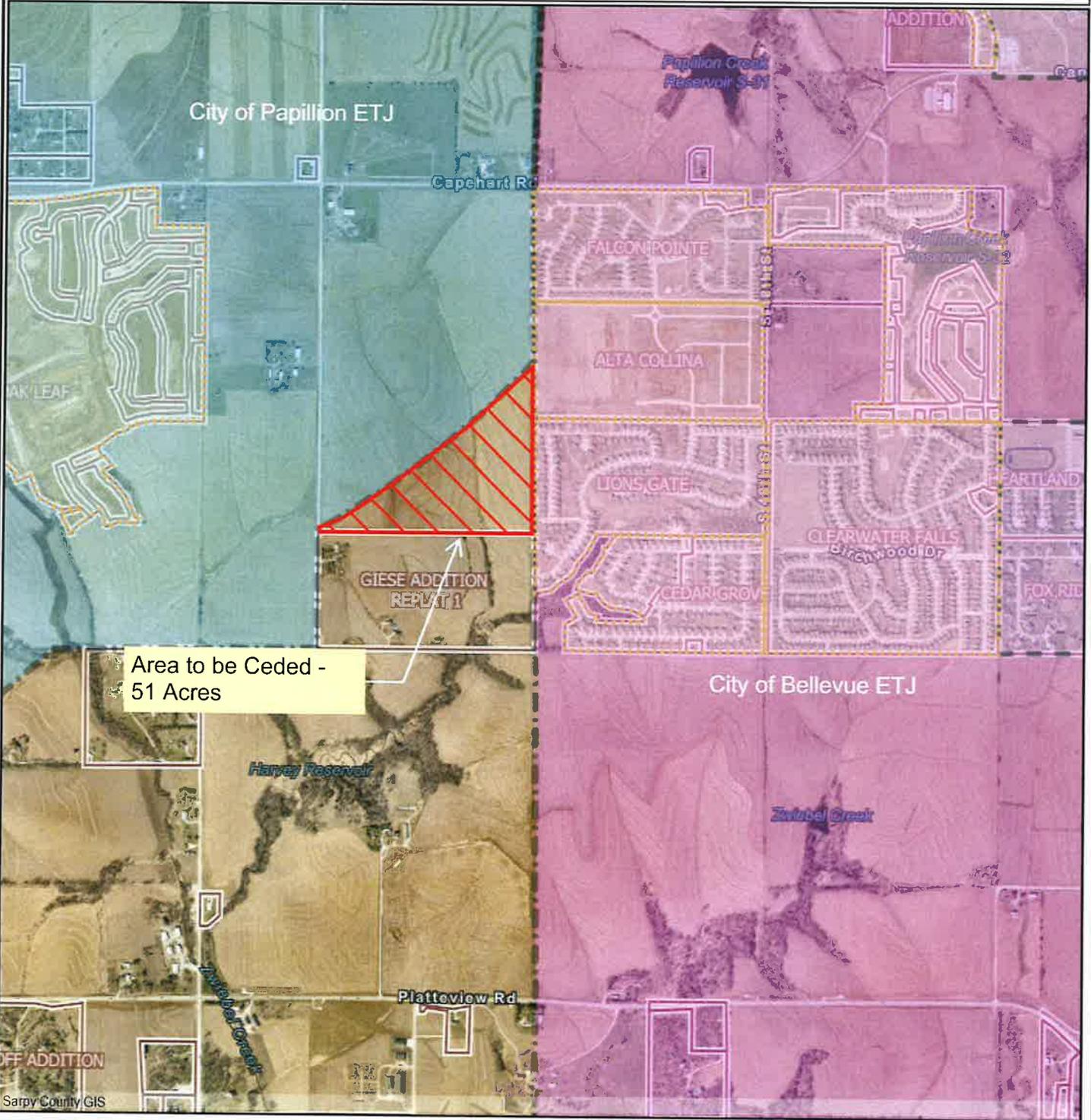
PASSED AND APPROVED THIS 18th DAY OF NOVEMBER, 2025.

Rusty Hike, Mayor

Attest:

Susan Kluthe, City Clerk

Exhibit A



Notes



Map Scale 1: 25000

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.





CITY OF PAPIILLION
David P. Black, Mayor

Travis Gibbons, Planning Department
122 East Third Street
Papillion, Nebraska 68046
Phone: (402) 597-2077

August 6, 2025

Tammi Palm
City of Bellevue Planning Department
Via email: tpalm@bellevue.net

RE: Request to Cede Jurisdiction - Parcel #010485368

Dear Ms. Palm:

We recently received a request from Mr. Randy Sump about Parcel #010485368. He wishes to have his property be within the sole zoning jurisdiction of the City of Papillion. Approximately 159 acres of the 210 acre parcel is within the City of Papillion's zoning jurisdiction. The remaining 51 acres are within Sarpy County's zoning jurisdiction. Mr. Randy Sump asked that the City of Papillion initiate a request to have Sarpy County cede its jurisdiction to allow for the orderly development of his parcel. His parcel abuts the City of Bellevue's extra-territorial jurisdiction, so Neb. Rev. Stat. § 13-327(2)(e) requires approval from the City of Bellevue's City Council.

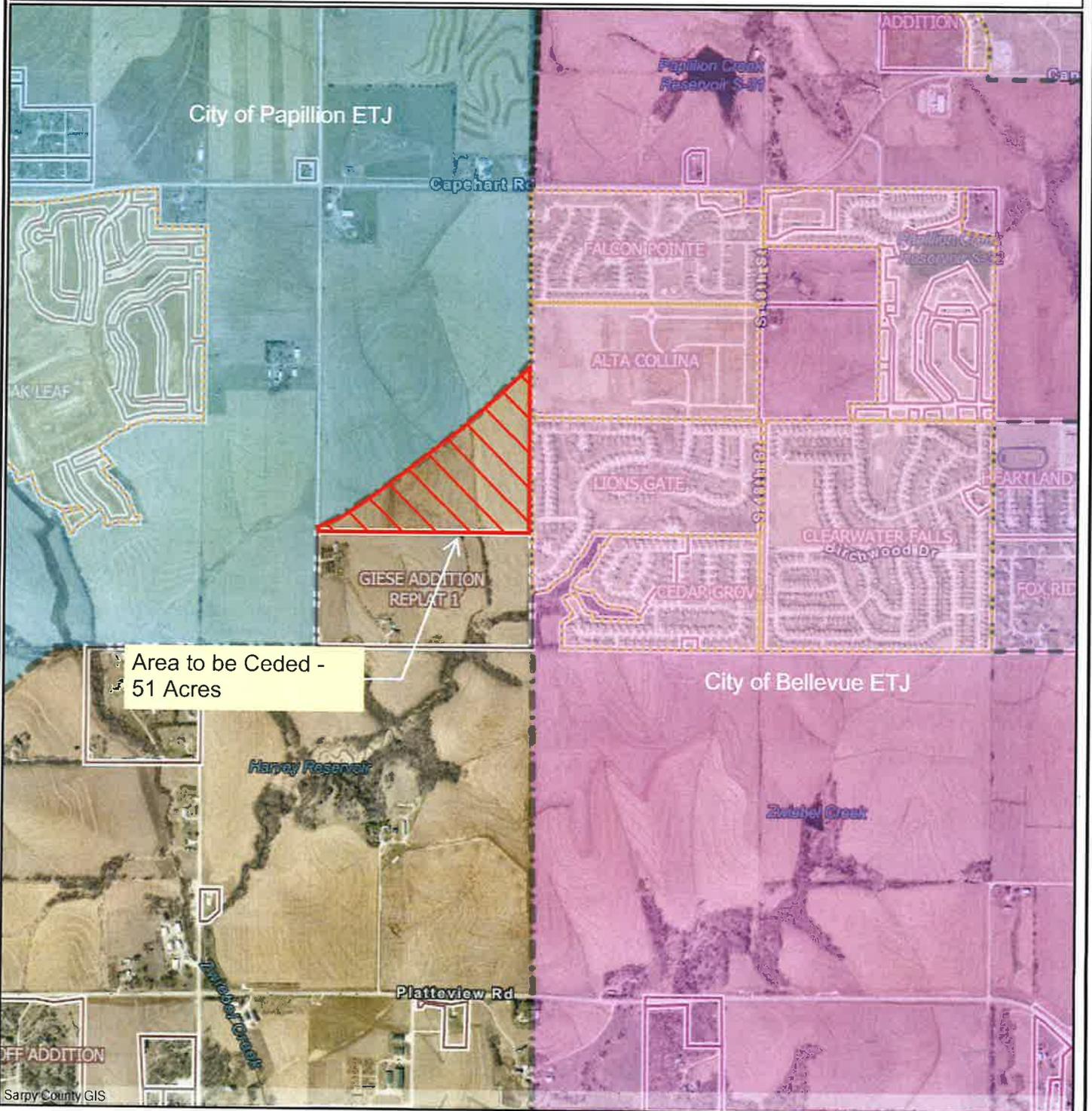
The property to be ceded to the City of Papillion is depicted on the attached map. It is within the City of Papillion's future growth area per our boundary agreement. We respectfully request that a resolution approving the City of Papillion's request that Sarpy County cede jurisdiction of Mr. Sump's property be submitted to the Bellevue City Council.

We would be happy to provide any additional information or assistance that may be required for this request. Please contact me at 402-829-1182 or tgibbons@papillion.org if you have any questions regarding this request.

Sincerely,
CITY OF PAPIILLION

Travis Gibbons, CFM
Planning Director

Papillion - Cede Jurisdiction Request



Notes



Map Scale 1: 25000

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: 11/18/25		SUBMITTED BY: David Goedeken-Public Works Director	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

American Heroes Park Fountain

SYNOPSIS/BACKGROUND:

Replacement of the old fountain set with new fountain set.

FISCAL IMPACT: \$150,667.29 BUDGETED FUNDS?: YES GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: YES COUNTER-PARTY: MIDWEST TURF & IRRIGATION INTERLOCAL AGREEMENT:

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

START DATE: END DATE: PAYMENT DATE: INSURANCE REQUIRED:

CIP PROJECT NAME: CIP PROJECT NAME:

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER: 10-11-6320

RECOMMENDATION:

Approve and Authorize the purchase of this Fountain Set with electrical wiring and labor cost, not to exceed \$150,667.29

ATTACHMENTS:

1. Quote	2.	3.
4.	5.	6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Signature 1
Signature 2
Signature 3

Midwest Turf & Irrigation
 14201 CHALCO VALLEY PKWY
 OMAHA, NE 68138-6193
 (402)895-8900 FAX 18007930627

QUOTE

UPC VENDOR	QUOTE DATE	ORDER NO.
000000	10/30/25	3957734-00
P.O. NO.		PAGE #
AHP W/COLOR LIGHTS.		1

CUST # 440637
 SHIP TO: CITY OF BELLEVUE
 2012 BETZ RD
 BELLEVUE, NE 68005-3509

CORRESPONDENCE TO: LLJMW, LLC
 4700 HOLLY STREET
 DENVER, CO 80216

BILL TO: CITY OF BELLEVUE
 1500 WALL ST
 BELLEVUE, NE 68005-3675

INSTRUCTIONS		TERMS
		Net10thProx
SHIP POINT	SHIP VIA	SHIPPED
Midwest Turf & Irrigation	Best Way Grd	

LINE NO.	PRODUCT AND DESCRIPTION	QUANTITY ORDERED	QUANTITY SHIPPED	QUANTITY B.O.	UNIT PRICE	AMOUNT (NET)
This quote includes colored sequencing LED lights on all 4 units and cable to move the three North units 100' each to be more visible. ** **Electrical contract work by others on line 37, \$65,000 for a total estimated at \$150,667.29 **						
1	07-0210-436 GF2-10HP 460-3-60	1	1		17815.779	17815.78
2	10-0341 GF-TRIAD-10HP-60HZ	1	1		3483.243	3483.24
3	11-7710-436 PCC 10HP 460/3/60/SUB MN	1	1		5511.015	5511.01
4	08-0109-450 10/4 CBL ASSY GF QD 450'	1	1		3117.825	3117.82
5	02-0080-004 4 LIGHT SET RGBW LED 80W	1	1		7317.873	7317.87
6	11-8000-116 PCC RGBW LIGHTING 80W	1	1		2047.959	2047.96
7	08-0116-450 10/5 CABLE MAXI 450FT	1	1		4172.985	4172.98
8	178-027 PROTECTOR PIGTAIL GF 3PH	1	1		44.838	44.84
9	GP1225 PROTECTOR PIGTAIL MR16 & FRAC	1	1		5.931	5.93
						10HP TRIAD
						43517.43
10	13-0030-436 HV 3HP 460/3/60	2	2		3547.305	7094.61
11	19-0006-360 HIGH VOLUME CHAMBR C2 3H	2	2		591.021	1182.04
12	11-3013-436 PCC 3HP 460/3/60 LIGHTS	2	2		3034.377	6068.75

Continued

Midwest Turf & Irrigation
 14201 CHALCO VALLEY PKWY
 OMAHA, NE 68138-6193
 (402)895-8900 FAX 18007930627

QUOTE

UPC VENDOR	QUOTE DATE	ORDER NO.
000000	10/30/25	3957734-00
P.O. NO.		PAGE #
AHP W/COLOR LIGHTS.		2

CUST# 440637
 SHIP TO: CITY OF BELLEVUE
 2012 BETZ RD
 BELLEVUE, NE 68005-3509

CORRESPONDENCE TO: LLJMW, LLC
 4700 HOLLY STREET
 DENVER, CO 80216

BILL TO: CITY OF BELLEVUE
 1500 WALL ST
 BELLEVUE, NE 68005-3675

INSTRUCTIONS		TERMS
		Net10thProx
SHIP POINT	SHIP VIA	SHIPPED
Midwest Turf & Irrigation	Best Way Grd	

LINE NO.	PRODUCT AND DESCRIPTION	QUANTITY ORDERED	QUANTITY SHIPPED	QUANTITY B.O.	UNIT PRICE	AMOUNT (NET)
13	08-0100-400 12/4 CBL ASSY 4PIN 400'	2	2		2347.380	4694.76
14	178-017 PROTECTOR PIGTAIL C2/C3	2	2		11.844	23.69
15	12-0064 4PIN PIGTAIL EXTENSION	2	2		225.450	450.90
16	17-0083-460 PHASE MONITOR OPTION 460	2	2		148.131	296.26
17	02-0056-003 3 LT SET MIDI RGBW 9W	2	2		1107.000	2214.00
18	08-0118-400 12/3 CBL LIGHTS 2PIN 400	2	2		1466.082	2932.16
19	GP1225 PROTECTOR PIGTAIL MR16 & FRAC	2	2		5.931	11.86
2) HIGH VOLUME						24969.03
20	13-0300-436 C3 PWR UNT 3HP 460/3/60 STD OFF	1	1		4025.313	4025.31
21	19-0003-360 PHOENIX CHAMBER C3 3HP	1	1		1413.972	1413.97
22	11-3013-436 PCC 3HP 460/3/60 LIGHTS	1	1		3034.377	3034.38
23	08-0100-400 12/4 CBL ASSY 4PIN 400'	1	1		2347.380	2347.38
24	02-0056-004 4 LIGHT MIDI RGBW 9W	1	1		1502.361	1502.36
25	08-0118-400 12/3 CBL LIGHTS 2PIN 400	1	1		1466.082	1466.08
26	178-017 PROTECTOR PIGTAIL C2/C3	1	1		11.844	11.84
27	12-0064 4PIN PIGTAIL EXTENSION	1	1		225.450	225.45
28	GP1225 PROTECTOR PIGTAIL MR16 & FRAC	1	1		5.931	5.93

Continued

Midwest Turf & Irrigation
 14201 CHALCO VALLEY PKWY
 OMAHA, NE 68138-6193
 (402)895-8900 FAX 18007930627

QUOTE

UPC VENDOR	QUOTE DATE	ORDER NO.
000000	10/30/25	3957734-00
P.O. NO.		PAGE #
AHP W/COLOR LIGHTS,		3

CUST #: 440637
 SHIP TO: CITY OF BELLEVUE
 2012 BETZ RD
 BELLEVUE, NE 68005-3509

CORRESPONDENCE TO: LLJMW, LLC
 4700 HOLLY STREET
 DENVER, CO 80216

BILL TO: CITY OF BELLEVUE
 1500 WALL ST
 BELLEVUE, NE 68005-3675

INSTRUCTIONS		TERMS
		Net10thProx
SHIP POINT	SHIP VIA	SHIPPED
Midwest Turf & Irrigation	Best Way Grd	

LINE NO.	PRODUCT AND DESCRIPTION	QUANTITY ORDERED	QUANTITY SHIPPED	QUANTITY B.O.	UNIT PRICE	AMOUNT (NET)
29	17-0083-460 PHASE MONITOR OPTION 460	1	1		148.131	148.13
						<u>14180.83</u>
					PHOENIX	
30	OTTERBINE SET UP OTTERBINE SET UP FEE	1	1		800.000	800.00
37	OSLABORIRR OUTSIDE LABOR IRRIGATION **Electrical contract work by others** **	1	1		65000.000	65000.00
31	Lines Total	Qty Shipped Total	41		Total FrIn-IRRIG Invoice Total	148467.29 2200.00 150667.29





CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: Nov.18, 2025		SUBMITTED BY: David Goedecken-Public Works Director	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Purchase of folding Panel Partitions

SYNOPSIS/BACKGROUND:

Porter Trustin Carlson to demolish and remove existing panels and furnish and install the retractable walls for the fire training site.

FISCAL IMPACT:: BUDGETED FUNDS?: GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: COUNTER-PARTY: INTERLOCAL AGREEMENT:

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

START DATE: END DATE: PAYMENT DATE: INSURANCE REQUIRED:

CIP PROJECT NAME: CIP PROJECT NUMBER:

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Approve and authorize the purchase of the retractable walls with Porter Trustin Carlson, in the amount not to exceed \$83,750.00

ATTACHMENTS:

1. <input type="text" value="Quote"/>	2. <input type="text"/>	3. <input type="text"/>
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Handwritten signatures for Legal, Finance, and Administrator approvals.



DATE: 11/4/25

PROJECT: BELLEVUE FIRE TRAINING SITE

LOCATION: BELLEVUE, NE

ARCHITECT: SCHEMMER

FOLDING PANEL PARTITIONS

WE PROPOSE TO DEMOLISH AND REMOVE EXISTING PANELS & FURNISH AND INSTALL THE FOLLOWING FROM KWIK-WALL:

(1) WALL B - INDIVIDUAL PANEL OPERABLE WALL TO BE 46' 3-1/8" WIDE X 11' 10" HIGH

(1) WALL C - INDIVIDUAL PANEL OPERABLE WALL TO BE 34' 1/4" WIDE X 11' 10" HIGH – INCLUDES
(1) PASS-THROUGH DOOR WITH EXIT SIGN

DETAILS: KWIK-WALL MODEL 3020 INDIVIDUAL 4" THICK PANELS OPERABLE WALL. WALL TO PROVIDE AN STC RATING OF 48. LEAD PANEL TO BE BULB SEAL INITIAL CLOSURE WITH FIXED TOP AND OPERABLE BOTTOM SEALS. TRAIL PANEL TO BE EXPANSION PANEL CLOSURE WITH FIXED TOP AND ADJUSTABLE BOTTOM SEALS. INTERMEDIATE PANELS TO HAVE FIXED TOP AND OPERABLE BOTTOM SEALS. VERTICAL RAILS TO BE TRIMLESS DESIGN FINISHED IN KWIK-WALL STANDARD SATIN OR BRONZE. PANEL FACING TO BE UNFINISHED TO MATCH EXISTING. PANELS STACKING ON ONE END IN POCKET. PANELS TO BE MOUNTED ON EXISTING TRACK.

(1) WALL A - HINGED PAIR PANEL OPERABLE WALL TO BE 46' 3-1/8" WIDE X 11' 10" HIGH

DETAILS: KWIK-WALL MODEL 3030 INDIVIDUAL 4" THICK PANELS OPERABLE WALL. WALL TO PROVIDE AN STC RATING OF 48. LEAD PANEL TO BE BULB SEAL INITIAL CLOSURE WITH FIXED TOP AND OPERABLE BOTTOM SEALS. TRAIL PANEL TO BE EXPANSION PANEL CLOSURE WITH FIXED TOP AND ADJUSTABLE BOTTOM SEALS. INTERMEDIATE PANELS TO HAVE FIXED TOP AND OPERABLE BOTTOM SEALS. VERTICAL RAILS TO BE TRIMLESS DESIGN FINISHED IN KWIK-WALL STANDARD SATIN OR BRONZE. PANEL FACING TO BE UNFINISHED TO MATCH EXISTING. PANELS STACKING ON ONE END IN POCKET. PANELS TO BE MOUNTED ON EXISTING TRACK.

TOTAL FOR MATERIALS AND LABOR **\$83,750.00** (EIGHTY-THREE THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS), ADD **\$3,760.00** FOR SALES TAX IF APPLICABLE.

IF BOND IS REQUIRED, PLEASE ADD 1.5% TO PRICE ABOVE.

IF DRILLING OF HOLES IS DESIRED TO BE PERFORMED BY PTC PLEASE ADD \$20.00 PER HOLE.

LEAD TIME INFORMATION:

- STANDARD SHOP DRAWINGS/SUBMITTALS ARE 1 WEEK FROM SIGNED CONTRACT
- KWIK-WALL ENGINEERED SHOP DRAWINGS ARE 5 WEEKS FROM SIGNED CONTRACT
- TRACK LEAD TIME TODAY IS 3-4 WEEKS AFTER FIELD VERIFICATION IS MADE
- PANEL LEAD TIME TODAY IS ROUGHLY 8-9 WEEKS FOR 3000 SERIES PANELS AND 5-6 WEEKS FOR 2000 SERIES PANELS AFTER TRACK IS INSTALLED AND IS FIELD VERIFIED

porter trustin carlson company

2501 taylor street – po box 11158 – omaha, nebraska 68111-0158

phone: 402-453-2000 fax: 402-453-2082

www.ptc-co.com

- NOTE THESE LEAD TIMES CAN CHANGE WEEK TO WEEK AND ARE SUBJECT TO CHANGE

EXCLUSIONS:

- AUTOMATIC BOTTOM SEALS
- CUSTOM POWDER COATING
- ALL STRUCTURAL OVERHEAD SUPPORT
- DRILLING/PUNCHING OF HOLES IN SUPPORT STRUCTURE FOR OUR HANGER RODS
- SOUND ATTENUATION IN PLENUM

CLARIFICATIONS:

- THIS PROPOSAL INCLUDES CLEANING OF EXISTING TRACK FOR REUSE
- THE CERTIFICATION CLASSIFICATION OF OPERABLE PARTITIONS WILL BE THE ATTAINED STC SPECIFIED IN THE TEST REPORT PLUS OR MINUS ONE STC (EXAMPLE: THE OPMA/NSSEA CLASSIFICATION FOR AN OPERABLE PARTITION WITH A 52 STC RATING WILL BE 52 PLUS ONE (1) OR MINUS ONE (1))
- STEEL TRACK IS NOT NECESSARY – ALUMINUM CAN CARRY THE SAME LOADS WITHOUT DEFORMATION AND CORROSION
- STRUCTURE TO BE WITHIN 16" OF TRACK HEIGHT OR SWAY BRACING WILL BE REQUIRED
- BASED ON NORMAL BUSINESS HOURS ONLY
- ANY WARRANTY ABOVE AND BEYOND MANUFACTURER'S STANDARD UNLESS SPECIFIED
- POCKET DIMENSIONS PER KWIK-WALL REQUIREMENTS IN LIEU OF PLANS (IF APPLICABLE)
- MATERIALS CAN NOT BE RELEASED UNTIL ALL SUBMITTALS HAVE BEEN APPROVED
- FLOORS SHOULD NOT VARY FROM LEVEL MORE THAN 1/8" EVERY 12'
- AFTER WEIGHT OF PARTITION THE LIVE LOAD SHOULD NOT CAUSE MORE THAN 1/2" OF DEFLECTION TO STRUCTURE

****TERMS OF AGREEMENT – ALL QUOTES ARE SUBJECT TO A 30-DAY ACCEPTANCE FROM THE DATE OF QUOTE. OUR QUOTE IS REQUIRED TO BE SIGNED AND A PURCHASE ORDER OR CONTRACT RECEIVED BEFORE THE 30-DAY PERIOD MENTIONED ABOVE. WE WILL REQUIRE AN ESCALATION/TARIFF CLAUSE ON ALL PURCHASE ORDERS/CONTRACTS ACCEPTED AND SUBMITTED BY PTC COMPANY. ****

QUOTATION DOES NOT INCLUDE SALES TAXES UNLESS NOTED AND IS SUBJECT TO REVISION AFTER 30 DAYS.

THE ABOVE PROPOSAL IS ACCEPTED:

RESPECTIVELY SUBMITTED,

SIGNATURE

PORTER TRUSTIN CARLSON COMPANY

DATE

RYAN GRIMES
R.GRIMES@PTC-CO.COM

CONTRACTS FOR THIS PRODUCT TO BE SENT TO ALEJANDRA OROZCO

AT A.OROZCO@PTC-CO.COM

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: November 18, 2025		SUBMITTED BY: Dave Goedecken - Public Works	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

The purchase of two cemetery trucks and one facility maintenance truck.

SYNOPSIS/BACKGROUND:

Cemetery to purchase one 2026 F350 plow truck and plow; and a purchase of a F450 dump truck.
Facility Maintenance to purchase one 2026 F350 utility truck with box.

FISCAL IMPACT:: \$226,701.00 BUDGETED FUNDS?: Yes GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: YES	COUNTER-PARTY: Anderson Auto Group	INTERLOCAL AGREEMENT: NO
CONTRACT DESCRIPTION: State contract#16214OC, State contract#15811OC.		
CONTRACT EFFECTIVE DATE:	CONTRACT TERM:	CONTRACT END DATE:
PROJECT NAME:		
START DATE:	END DATE:	PAYMENT DATE: INSURANCE REQUIRED:
CIP PROJECT NAME:	CIP PROJECT NUMBER: CE26(1), CE26(2), BM26(9)	
STREET DISTRICT NAME (S):	STREET DISTRICT NUMBER (S):	
ACCOUNTING DISTRIBUTION CODE:	ACCOUNT NUMBER:	

RECOMMENDATION:

Approve and authorize the purchase with Anderson Auto Group to purchase (3) trucks, in an amount not to exceed \$226,701.00

ATTACHMENTS:

- | | | |
|-----------------------------|------------------------------|----|
| 1. Anderson Auto Group memo | 2. Fleet superintendent memo | 3. |
| 4. | 5. | 6. |

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Handwritten signatures in blue ink:
 Daniel Williams
 [Signature]
 [Signature]

CE417

ANDERSON

www.AndersonAutoGroup.com

October 29th, 2025

City of Bellevue
Todd Jarosz

State Contract # 15811 OC

F550 Crew Cab Diesel 4x2: \$87,939

Chassis only: (-\$14,989)

Regular Cab: (-\$3,695)

White Exterior in lieu of yellow: (-\$600)

4x4: \$3,595

Engine Block heater: \$250

A/T Tires: \$215

XL Package: (-\$3,885)

Galion 9' Steel Dump body with drop down sides: \$15,285

Tota price: \$84,115

Bobby Colclasure

Anderson Auto Group

Commercial & Fleet Director

2500 Wildcat Dr., Lincoln, NE 68521

Cell-402-617-4521

Because People Matter...

We will serve your needs by always doing what is right.



LINCOLN



mazda

LINCOLN NORTH

2500 Wildcat Drive
Lincoln, NE 68521
402 458 9800

LINCOLN SOUTH

3201 Yankee Hill Road
Lincoln, NE 68512
402 464 0661
(Opening Fall 2011)

GRAND ISLAND

120 Diers Avenue
Grand Island, NE 68803
308 384 1700

ST. JOSEPH

2207 North Belt Highway
St. Joseph, MO 64506
816 383 8000

CE670

ANDERSON

www.AndersonAutoGroup.com

October 29th, 2025

City of Bellevue
Todd Jarosz

State Contract #16214 OC

F12L: 2026 F350 Crew Cab Diesel XLT 6 1/2' Box: \$60,630
Snow Plow Prep Package: \$350
Engine Block heater: \$250
A/T Tires: \$265

Total Price: \$61,495

Bobby Colclasure

Anderson Auto Group

Commercial & Fleet Director

2500 Wildcat Dr., Lincoln, NE 68521

Cell-402-617-4521

Because People Matter...

We will serve your needs by always doing what is right.



LINCOLN



LINCOLN NORTH
2500 Wildcat Drive
Lincoln, NE 68521
402 458 9800

LINCOLN SOUTH
3201 Yankee Hill Road
Lincoln, NE 68512
402 454 0661
(Opening Fall 2011)

GRAND ISLAND
120 Diers Avenue
Grand Island, NE 68803
308 384 1700

ST. JOSEPH
2207 North Belt Highway
St. Joseph, MO 64506
816 383 8000



We Influence The World!

City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska • 68005 • 402-293-3129

MEMORANDUM

To: Tracy Niemier
From: Todd Jarosz
Subject: C670 Replacement
Date: 6-18-2025

With reviewing C670's use, condition and future per our conversation. C670 is a 2011 Ford F350 4x4 pickup with 60,000 miles on it. Even though this truck does meet the replacement criteria and is the only pickup that the Cemetery has for all its snowplow duties. I would advise at this time that C670 not be replaced and/or removed from inventory. The replacement of C670 can be further discussed in the near future.

That being said, I understand that the responsibilities of the Cemetery crew and assisting other departments with their snowplow duties keep growing every year. The Cemetery crew regularly uses one of Fleet's older pickups to assist in their snow plowing. Due to this constant growth, I would recommend adding a similar truck with a snowplow to assist with the responsibilities and duties by the Cemetery Department.

Thank you,

Todd Jarosz
Fleet Superintendent
City of Bellevue

BM11Z

ANDERSON

www.AndersonAutoGroup.com

October 29th, 2025

City of Bellevue
Todd Jarosz

State Contract #16214 OC

F12B: 2026 F350 Reg Cab Diesel XLT: \$55,676

DRW: \$2,994

Chassis with 60" CA: \$3,987

Snowplow Prep Package: \$350

Engine Block heater: \$250

A/T Tires: \$165

Knapheide low profile service body with aluminum treadplate overlay: \$17,669

Total Price: \$81,091

Bobby Colclasure

Anderson Auto Group

Commercial & Fleet Director

2500 Wildcat Dr., Lincoln, NE 68521

Cell-402-617-4521

Because People Matter...

We will serve your needs by always doing what is right.



LINCOLN



mazda

LINCOLN NORTH

2500 Wildcat Drive
Lincoln, NE 68521
402 458 9800

LINCOLN SOUTH

3201 Yankee Hill Road
Lincoln, NE 68512
402 464 0661
(Opening Fall 2011)

GRAND ISLAND

120 Diers Avenue
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2207 North Belt Highway
St. Joseph, MO 64506
816 383 8000



We Influence The World!

City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska • 68005 • 402-293-3129

MEMORANDUM

To: Tracy Niemier
From: Todd Jarosz
Subject: BM112 Replacement
Date: 10-21-2025



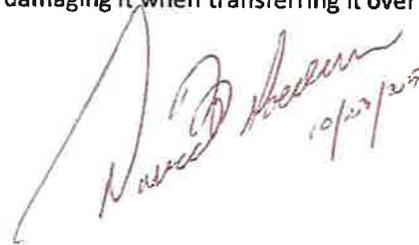
You had brought to my attention that you budgeted for a new utility box for BM112 to replace the old rusted out utility box. BM112 is a 2013 Ford F350 with a utility box and a snow blade with 97,000 miles on it. As I was inspecting BM112 for a new utility box there were several issues I have found. The 4-wheel drive system cuts in and out when engaged, there is a check engine light that goes on and off randomly and the cab mounts and floor are rusting out. The 4-wheel drive system and the check engine are random, so we are unable to pinpoint the problem to repair it. The snowblade has a lot of rust and is older than the truck.

BM112 is a truck that is used every day with repairs to all city facilities and is a vital tool when removing snow from all the fire departments, which is extremely important. I understand your original idea was to just replace the utility box. With the age, miles, and the problems with BM112 and the snow blade it is my recommendation to replace it as a complete unit. If we replace the box alone this year then we will be replacing the rest of the unit next year and will have completely revisit removing the new box to install on to the new chassis and risk mounts not matching and damaging it when transferring it over mainly because of the age difference.

Thank you,



Todd Jarosz
Fleet Superintendent
City of Bellevue



CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: November 18, 2025		SUBMITTED BY: David Goedecken, PE - PW Director	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

240124 CIP26 ST(06) M146(271A) Whitted Creek 25th St Lynnwood to Blackhawk - Acquisition of Temporary Easements

SYNOPSIS/BACKGROUND:

Midwest Right-of-Way has provided documentation for the requested acquisitions, easements and cost breakdown for the Whitted Creek 25th St Lynnwood to Blackhawk project. This group of Acquisitions are for the following TRACTS: 18, 24, and 25 in the amount of \$7,430.00. Complete documentation for each TRACT is available upon request.

FISCAL IMPACT: YES BUDGETED FUNDS?: YES GRANT/MATCHING FUNDS?: No

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: No COUNTER-PARTY: INTERLOCAL AGREEMENT: No

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

START DATE: END DATE: PAYMENT DATE: INSURANCE REQUIRED:

CIP PROJECT NAME: CIP PROJECT NUMBER:

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Recommend the City Council review and recommend the Mayor to approve the Acquisition of Temporary Easements for the CIP26 ST(06) Whitted Creek 25th St Lynnwood to Blackhawk project for TRACTS: 18, 24, and 25 in the amount of \$7,430.00.

ATTACHMENTS:

- | | | |
|--|--|---|
| 1. <input type="text" value="MWROW Cover Letter"/> | 2. <input type="text" value="Statement of Just Compensation"/> | 3. <input type="text" value="Temporary Easements"/> |
| 4. <input type="text"/> | 5. <input type="text"/> | 6. <input type="text"/> |

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

David Goedecken
Debra Pappas
David Goedecken



October 17, 2025

John Krager
City of Bellevue
1510 Wall Street
Bellevue, Nebraska 68005

RE: City of Bellevue, Nebraska
Whitted Creek - 25th Street, Lynwood to Blackhawk
Project # BPW-240124
Tract #18

Dear Mr. Krager:

Enclosed are two (2) executed copies of the Temporary Easement for Tract 18, Nathan V. and Crystal L. Locklear. The authorized representative of the City of Bellevue, Nebraska will need to sign both copies of the temporary easement. One signed original is to be kept by the City of Bellevue, Nebraska and placed in the completed file. The second original should be sent with payment to the property owner.

Please send an original executed Temporary Easement Contract and a check in amount of \$2,010.00 made payable to:

**Nathan V. Locklear and Crystal L. Locklear
13406 South 24th Street
Bellevue, Nebraska 68123**

Please e-mail copies of the signed contracts, recorded documents, and a copy of the payment to kroegers@midwestrow.com to be included in the electronic file for audit purposes. If you have any questions, please contact us at 402-955-2900.

Sincerely,

Chris Wayne
Acquisition Agent

Enclosures

Agency: City of Bellevue, Nebraska
Project No.: BPW-240124
Tract No.: 18

STATEMENT OF JUST COMPENSATION

The City of Bellevue, in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, requires that the City of Bellevue, Nebraska's Right-of-Way Agent, upon his/her first visit of negotiating; provide the owner of real property, Nathan V. and Crystal L. Locklear, with this written statement of Just Compensation made to acquire the property.

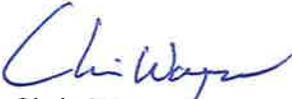
This offer will be made in the amount not less than the appraised fair market value of the property involved and will include a summary of the basis for the amount established as just compensation for:

Temporary Easement: 650 SF x \$7.00/SF x 10% x 2 Years	\$ <u>910.00</u>
Fence Damages: Wood Fence	\$ <u>1,100.00</u>
	\$ _____
Total Amount Offered	\$ <u>2,010.00</u>

This written statement represents the City of Bellevue, Nebraska's offer made in an amount not less than the appraised valuation of the property.

This offer is being made on the 21st day of July, 2025, and the total amount of this offer is \$2,010.00.

Sincerely,


Chris Wayne
Right of Way Agent

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: City of Bellevue, Nebraska - Whitted Creek 25th Street Lynwood to Blackhawk
PROJECT # BPW-240124 TRACT: 18

KNOW ALL MEN BY THESE PRESENTS:

That NATHAN V. LOCKLEAR and CRYSTAL L. LOCKLEAR, Husband and Wife, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of TWO THOUSAND, TEN and NO/100 DOLLARS, (\$2,010.00), duly paid, the receipt whereof is hereby acknowledged, does hereby GRANT, REMISE and RELINQUISH unto the CITY of BELLEVUE, NEBRASKA, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to use and occupy temporarily, during the initial construction, reconstruction, and grading within reasonable construction standards and appurtenances thereto belonging, over and through the following described real property, to-wit:

SEE ATTACHED TEMPORARY EASEMENT EXHIBIT

As a further consideration of this grant, the Parties herein agrees as follows:

1. The Grantor confirms that it is well seized in fee of the Easement Areas, that it has the lawful authority and right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement against the lawful claims and demands made by all persons. If any other party shall hold any encumbrance against the aforementioned property at the time of commencement of this Easement, Grantor shall be solely responsible for delivering any payments which may be due and owing as a result of such encumbrance and shall indemnify, defend, and hold harmless Grantee from and against any losses, costs, damages, liens, claims, liabilities, or expenses (including but not limited to reasonable attorneys' fees, court costs and disbursements) incurred by Grantee related to claims raised by such party or parties holding such encumbrance.
2. It is understood and agreed that the above-described area shall be used for grading and reconstruction purposes necessary to restore the property to a usable condition, not for the parking, storage or servicing of construction equipment.
3. It is further understood and agreed that in the event fences, driveways or permanent buildings, not located in the public right of way, of the Grantor are removed or damaged by the Grantee's agents during the initial construction, the Grantee will cause the said improvement on the property hereinabove described to be repaired and restored to a condition fully equal to that existing before construction operations were commenced.
4. That immediately following the initial construction hereinabove referred to, the Grantee will cause to be removed from the property hereinabove described, all debris, all surplus material and construction equipment and leave the premises in a neat and presentable condition.
5. That the right, privilege and easement herein granted for temporary construction use of those portions of the said property as may lie inside the boundaries of the aforesaid temporary easement shall cease and terminate immediately following the completion of construction on said property, final inspection and acceptance of the grading and construction related to improvements, or two years after commencement of construction on said property, whichever occurs first.
6. This instrument, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties. Each party hereby represents and warrants to the other party that the execution of this Agreement is duly authorized and constitutes a legal, valid and binding obligation of said party.
7. The Grantor warrants that no verbal or written representations or inducements have been made or given by the Grantee or by any of its officers, agents or employees, other than as

may be recited in this document. This document is the full and final agreement between the parties. Any amendment to this easement shall be made in writing, signed by both parties.

8. The easement shall be governed by the laws of the State of Nebraska. Any action brought hereunder shall be brought in the State courts of Sarpy County, Nebraska.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED by the Owner this 10th day of October, 2025.

INDIVIDUAL ACKNOWLEDGMENT

OWNER(S):

[Signature]
NATHAN V. LOCKLEAR

[Signature]
CRYSTAL L. LOCKLEAR

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

Dated this 10th day of October, 2025, before me, a General Notary Public duly commissioned and qualified, personally came Nathan V. Locklear and Crystal L. Locklear to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as owner(s) and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year above written.
(SEAL)



[Signature]
NOTARY PUBLIC

EXECUTED by the City this ____ day of _____, 2025.

BUYER: CITY OF BELLEVUE, NEBRASKA

BY: _____

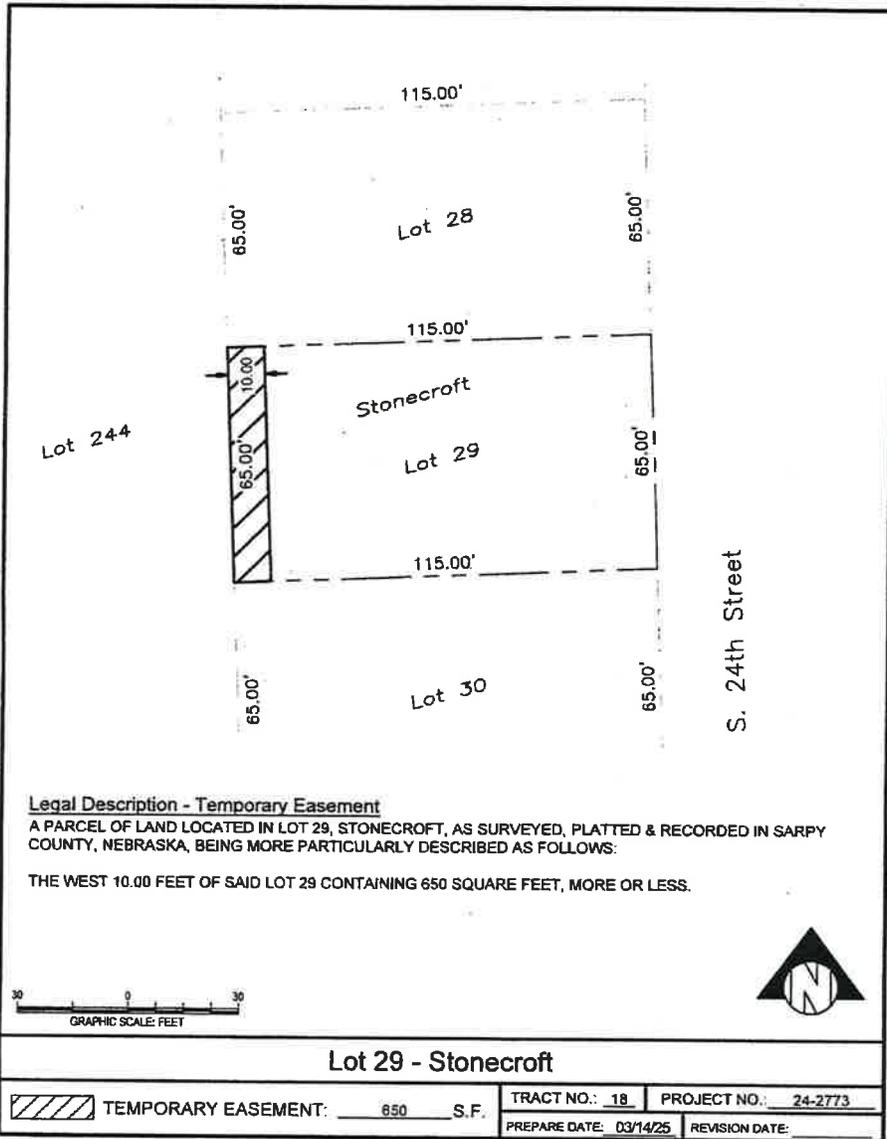
STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

Dated this ____ day of _____, 2025, before me, a General Notary Public, duly commissioned and qualified, personally came _____

the authorized representative of the City of Bellevue, Nebraska, to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as buyer(s) and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.
(SEAL)

NOTARY PUBLIC



TRACT 18



October 15, 2025

John Krager
City of Bellevue
1510 Wall Street
Bellevue, Nebraska 68005

RE: City of Bellevue, Nebraska
Whitted Creek - 25th Street, Lynwood to Blackhawk
Project # BPW-240124
Tract #24

Dear Mr. Krager:

Enclosed are two (2) executed copies of the Temporary Easement for Tract 24, Patrick J. and Kimberly D. Morton. The authorized representative of the City of Bellevue, Nebraska will need to sign both copies of the easement agreement. One signed original is to be kept by the City of Bellevue, Nebraska and placed in the completed file. The second original should be sent with payment to the property owner.

Please send an original executed Temporary Easement Contract and a check in amount of \$2,710.00 made payable to:

**Patrick J. Morton and Kimberly D. Morton
13306 South 24th Street
Bellevue, Nebraska 68123**

Please e-mail copies of the signed contracts, recorded documents, and a copy of the payment to kroegers@midwestrow.com to be included in the electronic file for audit purposes. If you have any questions, please contact us at 402-955-2900.

Sincerely,

Chris Wayne
Acquisition Agent

Enclosures

Agency: City of Bellevue, Nebraska
Project No.: BPW-240124
Tract No.: 24

STATEMENT OF JUST COMPENSATION

The City of Bellevue, in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, requires that the City of Bellevue, Nebraska's Right-of-Way Agent, upon his/her first visit of negotiating; provide the owner of real property, **Patrick J. and Kimberly D. Morton**, with this written statement of Just Compensation made to acquire the property.

This offer will be made in the amount not less than the appraised fair market value of the property involved and will include a summary of the basis for the amount established as just compensation for:

Temporary Easement: 645 SF x \$7.00/SF x 10% x 2 Years	\$ <u>910.00</u> ®
Fence Damages: Chain Link Fence	\$ <u>1,800.00</u>
Total Amount Offered	\$ <u>2,710.00</u>

This written statement represents the City of Bellevue, Nebraska's offer made in an amount not less than the appraised valuation of the property.

This offer is being made on the 1ST day of October, 2025, and the total amount of this offer is **\$2,710.00**.

Sincerely,


Chris Wayne
Right of Way Agent

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: City of Bellevue, Nebraska - Whitted Creek 25th Street Lynwood to Blackhawk
PROJECT # BPW-240124 TRACT: 24

KNOW ALL MEN BY THESE PRESENTS:

That **PATRICK J. MORTON and KIMBERLY D. MORTON, Husband and Wife, as Joint Tenants with Rights of Survivorship**, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of **TWO THOUSAND, SEVEN HUNDRED TEN and NO/100 DOLLARS, (\$2,710.00)**, duly paid, the receipt whereof is hereby acknowledged, does hereby GRANT, REMISE and RELINQUISH unto the **CITY of BELLEVUE, NEBRASKA**, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to use and occupy temporarily, during the initial construction, reconstruction, and grading within reasonable construction standards and appurtenances thereto belonging, over and through the following described real property, to-wit:

SEE ATTACHED TEMPORARY EASEMENT EXHIBIT

As a further consideration of this grant, the Parties herein agrees as follows:

1. The Grantor confirms that it is well seized in fee of the Easement Areas, that it has the lawful authority and right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement against the lawful claims and demands made by all persons. If any other party shall hold any encumbrance against the aforementioned property at the time of commencement of this Easement, Grantor shall be solely responsible for delivering any payments which may be due and owing as a result of such encumbrance and shall indemnify, defend, and hold harmless Grantee from and against any losses, costs, damages, liens, claims, liabilities, or expenses (including but not limited to reasonable attorneys' fees, court costs and disbursements) incurred by Grantee related to claims raised by such party or parties holding such encumbrance.
2. It is understood and agreed that the above-described area shall be used for grading and reconstruction purposes necessary to restore the property to a usable condition, not for the parking, storage or servicing of construction equipment.
3. It is further understood and agreed that in the event fences, driveways or permanent buildings, not located in the public right of way, of the Grantor are removed or damaged by the Grantee's agents during the initial construction, the Grantee will cause the said improvement on the property hereinabove described to be repaired and restored to a condition fully equal to that existing before construction operations were commenced.
4. That immediately following the initial construction hereinabove referred to, the Grantee will cause to be removed from the property hereinabove described, all debris, all surplus material and construction equipment and leave the premises in a neat and presentable condition.
5. That the right, privilege and easement herein granted for temporary construction use of those portions of the said property as may lie inside the boundaries of the aforesaid temporary easement shall cease and terminate immediately following the completion of construction on said property, final inspection and acceptance of the grading and construction related to improvements, or two years after commencement of construction on said property, whichever occurs first.
6. This instrument, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties. Each party hereby represents and warrants to the other party that the execution of this Agreement is duly authorized and constitutes a legal, valid and binding obligation of said party.

7. The Grantor warrants that no verbal or written representations or inducements have been made or given by the Grantee or by any of its officers, agents or employees, other than as may be recited in this document. This document is the full and final agreement between the parties. Any amendment to this easement shall be made in writing, signed by both parties.
8. The easement shall be governed by the laws of the State of Nebraska. Any action brought hereunder shall be brought in the State courts of Sarpy County, Nebraska.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED by the Owner this 1st day of October, 2025.

INDIVIDUAL ACKNOWLEDGMENT

OWNER(S):

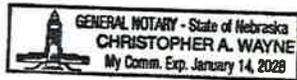
[Signature]
PATRICK J. MORTON

[Signature]
KIMBERLY D. MORTON

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

Dated this 1st day of October, 2025, before me, a General Notary Public duly commissioned and qualified, personally came Patrick J. Morton and Kimberly D. Morton to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as owner(s) and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year above written.
(S E A L)



[Signature]
NOTARY PUBLIC

EXECUTED by the City this _____ day of _____, 2025.

BUYER: CITY OF BELLEVUE, NEBRASKA

BY: _____

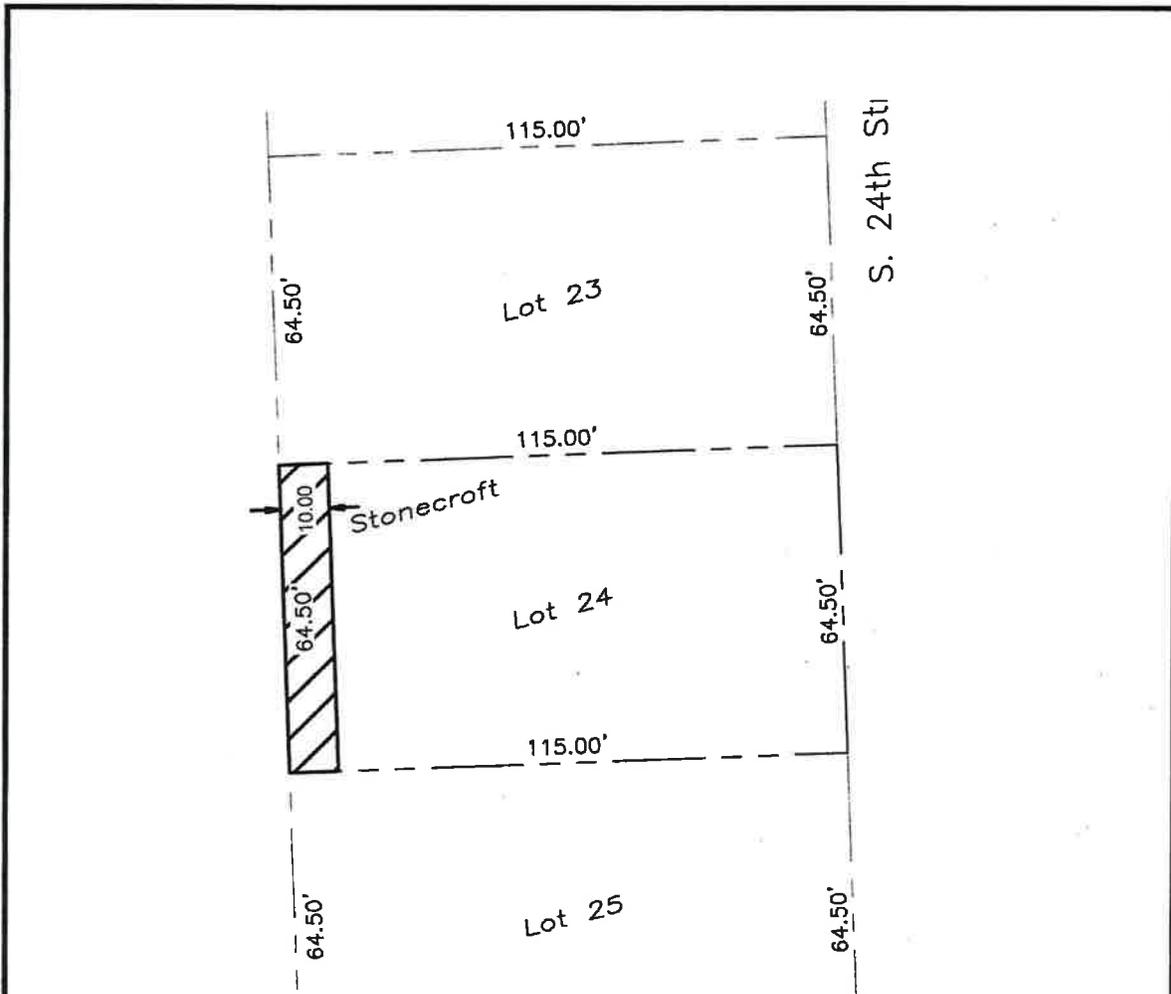
STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

Dated this _____ day of _____, 2025, before me, a General Notary Public, duly commissioned and qualified, personally came _____

the authorized representative of the City of Bellevue, Nebraska, to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as buyer(s) and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.
(S E A L)

NOTARY PUBLIC



Legal Description - Temporary Easement

A PARCEL OF LAND LOCATED IN LOT 24, STONECROFT, AS SURVEYED, PLATTED & RECORDED IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 10.00 FEET OF SAID LOT 24 CONTAINING 645 SQUARE FEET, MORE OR LESS.



Lot 24 - Stonecroft

	TEMPORARY EASEMENT: <u>645</u> S.F.	TRACT NO.: <u>24</u>	PROJECT NO.: <u>24-2773</u>
		PREPARE DATE: <u>04/03/25</u>	REVISION DATE: _____

TRACT 24



Date

John Krager
City of Bellevue
1510 Wall Street
Bellevue, Nebraska 68005

RE: City of Bellevue, Nebraska
Whitted Creek - 25th Street, Lynwood to Blackhawk
Project # BPW-240124
Tract #25

Dear Mr. Krager:

Enclosed are two (2) executed copies of the Temporary Easement for Tract 25, Caleb A. Hinrichs and Andrea L. Burke. The authorized representative of the City of Bellevue, Nebraska will need to sign both copies of the easement agreement. One signed original is to be kept by the City of Bellevue, Nebraska and placed in the completed file. The second original should be sent with payment to the property owner.

Please send an original executed Temporary Easement Contract and a check in amount of \$2,710.00 made payable to:

**Caleb A. Hinrichs and Andrea L. Burke
13308 South 24th Street
Bellevue, Nebraska 68123**

Please e-mail copies of the signed contracts, recorded documents, and a copy of the payment to kroegers@midwestrow.com to be included in the electronic file for audit purposes. If you have any questions, please contact us at 402-955-2900.

Sincerely,

Chris Wayne
Acquisition Agent

Enclosures

Agency: City of Bellevue, Nebraska
Project No.: BPW-240124
Tract No.: 25

STATEMENT OF JUST COMPENSATION

The City of Bellevue, in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, requires that the City of Bellevue, Nebraska's Right-of-Way Agent, upon his/her first visit of negotiating; provide the owner of real property, Caleb A. Hinrichs and Andrea L. Burke, with this written statement of Just Compensation made to acquire the property.

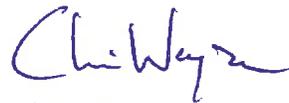
This offer will be made in the amount not less than the appraised fair market value of the property involved and will include a summary of the basis for the amount established as just compensation for:

Temporary Easement: 645 SF x \$7.00/SF x 10% x 2 Years	\$ <u>910.00</u> ®
Fence Damages: Chain Link Fence	\$ <u>1,800.00</u>
Total Amount Offered	\$ <u>2,710.00</u>

This written statement represents the City of Bellevue, Nebraska's offer made in an amount not less than the appraised valuation of the property.

This offer is being made on the 16th day of September, 2025, and the total amount of this offer is \$2,710.00.

Sincerely,



Chris Wayne
Right of Way Agent

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: City of Bellevue, Nebraska - Whitted Creek 25th Street Lynwood to Blackhawk
 PROJECT # BPW-240124

TRACT: 25

KNOW ALL MEN BY THESE PRESENTS:

That CALEB A. HINRICHS, a single person and ANDREA L. BURKE, a single person , as Joint Tenants with right of survivorship and not as tenants in common, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of TWO THOUSAND, SEVEN HUNDRED TEN and NO/100 DOLLARS, (\$2,710.00), duly paid, the receipt whereof is hereby acknowledged, does hereby GRANT, REMISE and RELINQUISH unto the CITY of BELLEVUE, NEBRASKA, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to use and occupy temporarily, during the initial construction, reconstruction, and grading within reasonable construction standards and appurtenances thereto belonging, over and through the following described real property, to-wit:

SEE ATTACHED TEMPORARY EASEMENT EXHIBIT

As a further consideration of this grant, the Parties herein agrees as follows:

1. The Grantor confirms that it is well seized in fee of the Easement Areas, that it has the lawful authority and right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement against the lawful claims and demands made by all persons. If any other party shall hold any encumbrance against the aforementioned property at the time of commencement of this Easement, Grantor shall be solely responsible for delivering any payments which may be due and owing as a result of such encumbrance and shall indemnify, defend, and hold harmless Grantee from and against any losses, costs, damages, liens, claims, liabilities, or expenses (including but not limited to reasonable attorneys' fees, court costs and disbursements) incurred by Grantee related to claims raised by such party or parties holding such encumbrance.
2. It is understood and agreed that the above-described area shall be used for grading and reconstruction purposes necessary to restore the property to a usable condition, not for the parking, storage or servicing of construction equipment.
3. It is further understood and agreed that in the event fences, driveways or permanent buildings, not located in the public right of way, of the Grantor are removed or damaged by the Grantee's agents during the initial construction, the Grantee will cause the said improvement on the property hereinabove described to be repaired and restored to a condition fully equal to that existing before construction operations were commenced.
4. That immediately following the initial construction hereinabove referred to, the Grantee will cause to be removed from the property hereinabove described, all debris, all surplus material and construction equipment and leave the premises in a neat and presentable condition.
5. That the right, privilege and easement herein granted for temporary construction use of those portions of the said property as may lie inside the boundaries of the aforesaid temporary easement shall cease and terminate immediately following the completion of construction on said property, final inspection and acceptance of the grading and construction related to improvements, or two years after commencement of construction on said property, whichever occurs first.
6. This instrument, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties. Each party hereby represents and warrants to the other party that the execution of this Agreement is duly authorized and constitutes a legal, valid and binding obligation of said party.

7. The Grantor warrants that no verbal or written representations or inducements have been made or given by the Grantee or by any of its officers, agents or employees, other than as may be recited in this document. This document is the full and final agreement between the parties. Any amendment to this easement shall be made in writing, signed by both parties.
8. The easement shall be governed by the laws of the State of Nebraska. Any action brought hereunder shall be brought in the State courts of Sarpy County, Nebraska.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED by the Owner this 3rd day of October, 2025.

INDIVIDUAL ACKNOWLEDGMENT

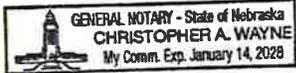
OWNER(S):

Caleb A. Hinrichs
CALEB A. HINRICHS

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

Dated this 3rd day of October, 2025, before me, a General Notary Public duly commissioned and qualified, personally came Caleb A. Hinrichs to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as owner(s) and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year above written.
(S E A L)



Christopher Wayne
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

OWNER(S):

Andrea L. Burke
ANDREA L. BURKE

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

Dated this 3rd day of October, 2025, before me, a General Notary Public duly commissioned and qualified, personally came Andrea L. Burke to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as owner(s) and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year above written.
(S E A L)



Christopher Wayne
NOTARY PUBLIC

EXECUTED by the City this ____ day of _____, 2025.

BUYER: CITY OF BELLEVUE, NEBRASKA

BY: _____

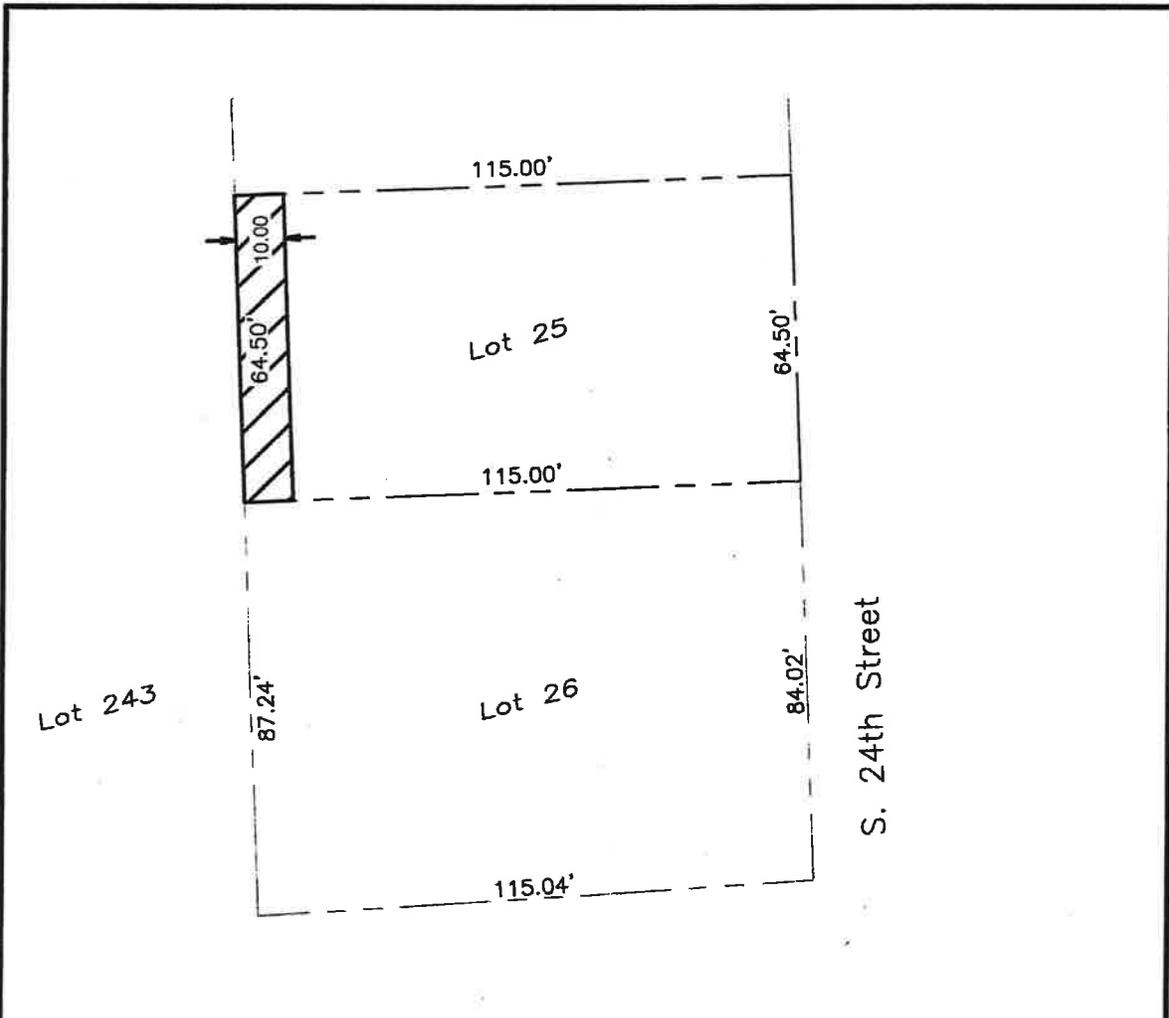
STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

Dated this ____ day of _____, 2025, before me, a General Notary
Public, duly commissioned and qualified, personally came _____

_____ the authorized representative of the City of Bellevue, Nebraska, to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as buyer(s) and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.
(S E A L)

NOTARY PUBLIC



Legal Description - Temporary Easement

A PARCEL OF LAND LOCATED IN LOT 25, STONECROFT, AS SURVEYED, PLATTED & RECORDED IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 10.00 FEET OF SAID LOT 25 CONTAINING 645 SQUARE FEET, MORE OR LESS.



Lot 25 - Stonecroft

TEMPORARY EASEMENT: <u>645</u> S.F.	TRACT NO.: <u>25</u>	PROJECT NO.: <u>24-2773</u>
	PREPARE DATE: <u>04/03/25</u>	REVISION DATE: _____

TRACT 25

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

16e.
11/18/25

COUNCIL MEETING DATE: November 18, 2025		SUBMITTED BY: David Goedecken, PE - PW Director	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

240109 - CIP26 ST(04) M146(338B) Mission Ave Reconstruction & Streetscape - Acquisition of Temporary Easements

SYNOPSIS/BACKGROUND:

Midwest Right-of-Way has provided documentation for the requested acquisitions, easements and cost breakdown for the Mission Ave Reconstruction & Streetscape Project. This group of Acquisitions are for the following TRACTS: 2; 19,20,&21; 24; 25; 26 and 27 in the amount of \$8,360.00. The complete documentation for each TRACT is available upon request.

FISCAL IMPACT?: YES BUDGETED FUNDS?: YES GRANT/MATCHING FUNDS?: NO

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: NO COUNTER-PARTY: NO INTERLOCAL AGREEMENT: NO

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

START DATE: END DATE: PAYMENT DATE: INSURANCE REQUIRED: NO

CIP PROJECT NAME: CIP PROJECT NUMBER:

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Council President

Recommend the City Council review and recommend the ~~Mayor~~ to approve the Acquisition of Temporary Easements for the Mission Ave Reconstruction & Streetscape for TRACTS: TTRACTS: 2; 19,20,&21; 24; 25; 26 and 27 in the amount of \$8,360.00

ATTACHMENTS:

- | | | |
|-------------------------|-----------------------------------|-------------------------|
| 1. MWROW Cover Letter | 2. Statement of Just Compensation | 3. Temporary Easements |
| 4. <input type="text"/> | 5. <input type="text"/> | 6. <input type="text"/> |

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Daniel White
Stephen Brohoff
David Goedecken



October 20, 2025

John Krager
City of Bellevue
1510 Wall Street
Bellevue, Nebraska 68005

RE: City of Bellevue, Nebraska
Mission Avenue Improvements
Project # M146 (388B)
Tract #2

Dear Mr. Krager:

Enclosed are two (2) executed copies of the Temporary Easement for Tract 2, MRJC Holdings, LLC. The authorized representative of the City of Bellevue will need to sign both copies of the easement contract. One signed original is to be kept by the City of Bellevue and placed in the completed file. The second original should be sent with payment to the property owner.

Please send an original executed Temporary Easement Contract and a check in amount of \$770.00 made payable to:

**MRJC Holdings, LLC
114 East Mission Avenue
Bellevue, Nebraska 68005**

Please e-mail copies of the signed contracts, recorded documents, and a copy of the payment to kroegers@midwestrow.com to be included in the electronic file for audit purposes. If you have any questions, please contact us at 402-955-2900.

Sincerely,

Chris Wayne
Acquisition Agent

Enclosures

Agency: City of Bellevue, Nebraska
Project No.: M146 (388B)
Tract No.: 2

STATEMENT OF JUST COMPENSATION

The City of Bellevue, in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, requires that the City of Bellevue, Nebraska's Right-of-Way Agent, upon his/her first visit of negotiating; provide the owner of real property, **MRJC Holdings, LLC**, with this written statement of Just Compensation made to acquire the property.

This offer will be made in the amount not less than the Waiver Valuation of the property involved and will include a summary of the basis for the amount established as just compensation for:

Temporary Easement: 544 SF x \$7.00/SF x 10% x 2 Years	\$	770.00 ®
	\$	
Total Amount Offered	\$	770.00

This written statement represents the City of Bellevue, Nebraska's offer made in an amount not less than the waiver valuation of the property.

This offer is being made on the 25th day of August, 2025, and the total amount of this offer is **\$770.00**.

Sincerely,


Chris Wayne
Right of Way Agent

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: City of Bellevue, Nebraska - Mission Avenue Improvements
PROJECT # M146 (388B) TRACT: 2

KNOW ALL MEN BY THESE PRESENTS:

That MRJC HOLDINGS LLC, a Nebraska Limited Liability Company, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of SEVEN HUNDRED SEVENTY and NO/100 DOLLARS, (\$770.00), duly paid, the receipt whereof is hereby acknowledged, does hereby GRANT, REMISE and RELINQUISH unto the CITY of BELLEVUE, NEBRASKA, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to use and occupy temporarily, during the initial construction, reconstruction, maintenance, operation, and replacement of grading and sidewalk reconstruction related to roadway improvements within reasonable construction standards and appurtenances thereto belonging, over and through the following described real property, to-wit:

SEE ATTACHED TEMPORARY EASEMENT EXHIBIT

As a further consideration of this grant, the Parties herein agrees as follows:

1. The Grantor confirms that it is well seized in fee of the Easement Areas, that it has the lawful authority and right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement against the lawful claims and demands made by all persons. If any other party shall hold any encumbrance against the aforementioned property at the time of commencement of this Easement, Grantor shall be solely responsible for delivering any payments which may be due and owing as a result of such encumbrance and shall indemnify, defend, and hold harmless Grantee from and against any losses, costs, damages, liens, claims, liabilities, or expenses (including but not limited to reasonable attorneys' fees, court costs and disbursements) incurred by Grantee related to claims raised by such party or parties holding such encumbrance.
2. It is understood and agreed that the above-described area shall be used for grading and reconstruction purposes necessary to restore the property to a usable condition, not for the parking, storage or servicing of construction equipment.
3. It is further understood and agreed that in the event fences, driveways or permanent buildings of the Grantor are removed or damaged by the Grantee's agents during the initial construction, the Grantee will cause the said improvement on the property hereinabove described to be repaired and restored to a condition fully equal to that existing before construction operations were commenced.
4. That immediately following the initial construction hereinabove referred to, the Grantee will cause to be removed from the property hereinabove described, all debris, all surplus material and construction equipment and leave the premises in a neat and presentable condition.
5. That the right, privilege and easement herein granted for temporary construction use of those portions of the said property as may lie inside the boundaries of the aforesaid temporary easement shall cease and terminate immediately following the completion of construction on said property, final inspection and acceptance of the grading and sidewalk reconstruction related to roadway improvements, or two years after commencement of construction on said property, whichever occurs first.
6. This instrument, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties. Each party hereby represents and warrants to the other party that the execution of this Agreement is duly authorized and constitutes a legal, valid and binding obligation of said party.

7. The Grantor warrants that no verbal or written representations or inducements have been made or given by the Grantee or by any of its officers, agents or employees, other than as may be recited in this document. This document is the full and final agreement between the parties. Any amendment to this easement shall be made in writing, signed by both parties.
8. The easement shall be governed by the laws of the State of Nebraska. Any action brought hereunder shall be brought in the State courts of Sarpy County, Nebraska.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED by the Owner this 23rd day of September, 2025.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

OWNER: MRJC HOLDINGS, LLC

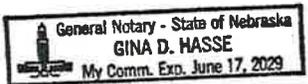
Matthew McKinney
By Managing Member

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Dated this 23 day of September, 2025, before me, a General Notary Public duly commissioned and qualified, came Matthew McKinney

Managing Member of MRJC HOLDINGS LLC, a Nebraska Limited Liability Company, to me personally known to be the respective officer of said Limited Liability Company and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officer and the voluntary act and deed of said Limited Liability Company.

WITNESS my hand and Notarial Seal the day and year above written.
(S E A L)



Gina D. Hasse
NOTARY PUBLIC

EXECUTED by the City this _____ day of _____, 2025.

BUYER: CITY OF BELLEVUE, NEBRASKA

BY: _____

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

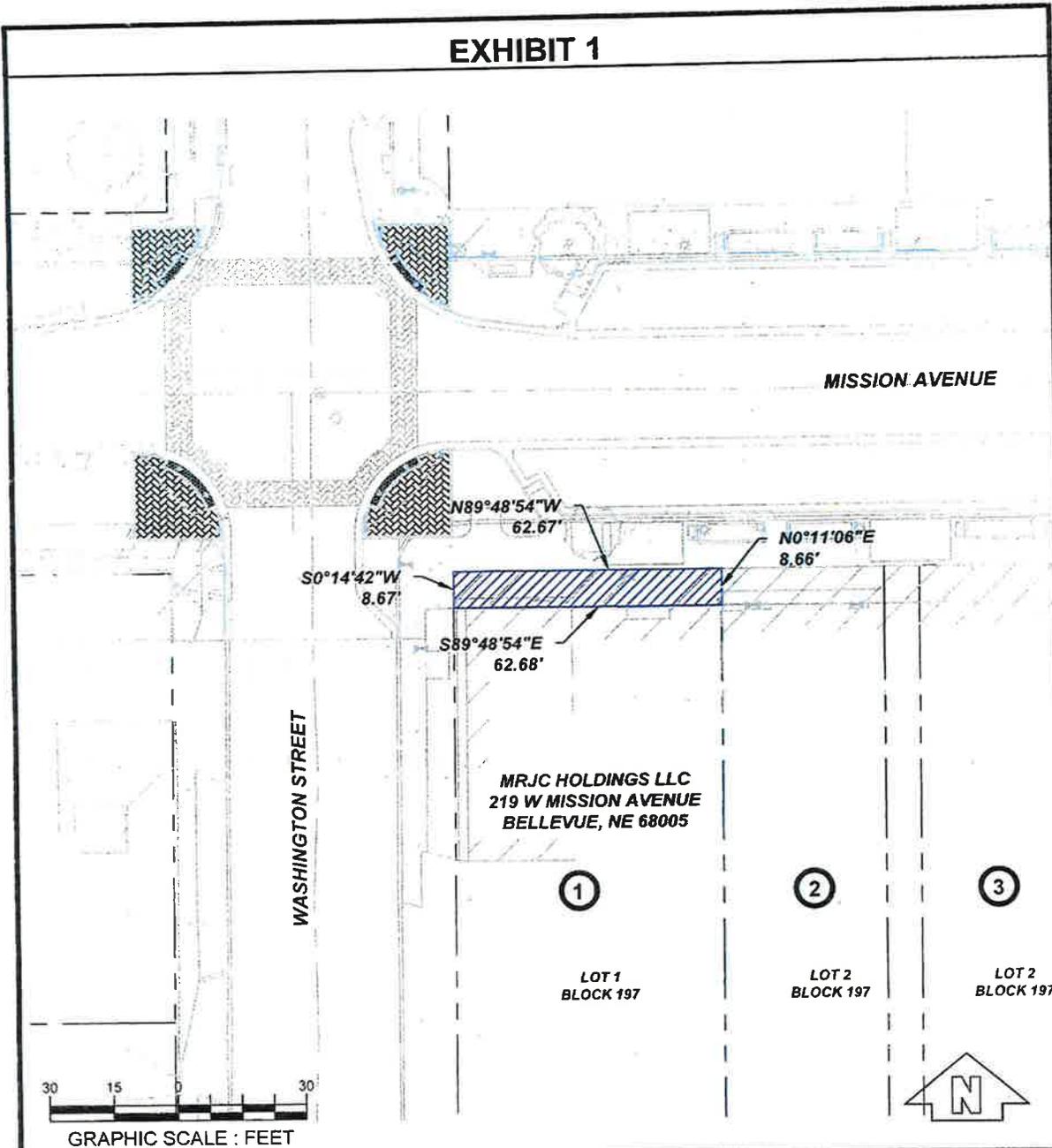
Dated this _____ day of _____, 2025, before me, a General Notary Public, duly commissioned and qualified, personally came _____

the authorized representative of the City of Bellevue, Nebraska, to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as buyer(s) and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.
(S E A L)

NOTARY PUBLIC

EXHIBIT 1



CITY OF BELLEVUE - PUBLIC WORKS DEPARTMENT

Owner(s): MRJC Holdings LLC	 TEMPORARY EASEMENT: 544 S.F.
Parcel Address: 219 W Mission Avenue Bellevue, NE 68005	Project No. M146 (388B)
	Project Name: Mission Avenue Improvements
Tract No.: 2	Date Prepared: 02/27/2025
	Revision Date(s):
	Page 2 of 2

TRACT 2



October 22, 2025

John Krager
City of Bellevue
1510 Wall Street
Bellevue, Nebraska 68005

RE: City of Bellevue, Nebraska
Mission Avenue Improvements
Project # M146 (388B)
Tract #19, 20, 21

Dear Mr. Krager:

Enclosed are executed copies of the Temporary Easement for Tract 19, 20, 21, Mercury Property Management, Inc. The authorized representative of the City of Bellevue will need to sign all copies of each contract. One signed original is to be kept by the City of Bellevue and placed in the completed file. The second original should be sent with payment to the property owner.

Please send an original fully executed Temporary Easement Contract and a check in amount of \$4,630.00 made payable to:

**Mercury Property Management, Inc.
4222 Davenport Street
Omaha, Nebraska 68131**

Please e-mail copies of the signed contracts, recorded documents, and a copy of the payment to kroegers@midwestrow.com to be included in the electronic file for audit purposes. If you have any questions, please contact us at 402-955-2900.

Sincerely,

Denny Bliss
Acquisition Agent

Enclosures

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: City of Bellevue, Nebraska - Mission Avenue Improvements
PROJECT # M146 (388B) TRACT: 19, 20, 21

KNOW ALL MEN BY THESE PRESENTS:

That MERCURY PROPERTY MANAGEMENT, INC., a Nebraska Corporation, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of FOUR THOUSAND, SIX HUNDRED THIRTY and NO/100 DOLLARS, (\$4,630.00), duly paid, the receipt whereof is hereby acknowledged, does hereby GRANT, REMISE and RELINQUISH unto the CITY of BELLEVUE, NEBRASKA, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to use and occupy temporarily, during the initial construction, reconstruction, maintenance, operation, and replacement of grading and sidewalk reconstruction related to roadway improvements within reasonable construction standards and appurtenances thereto belonging, over and through the following described real property, to-wit:

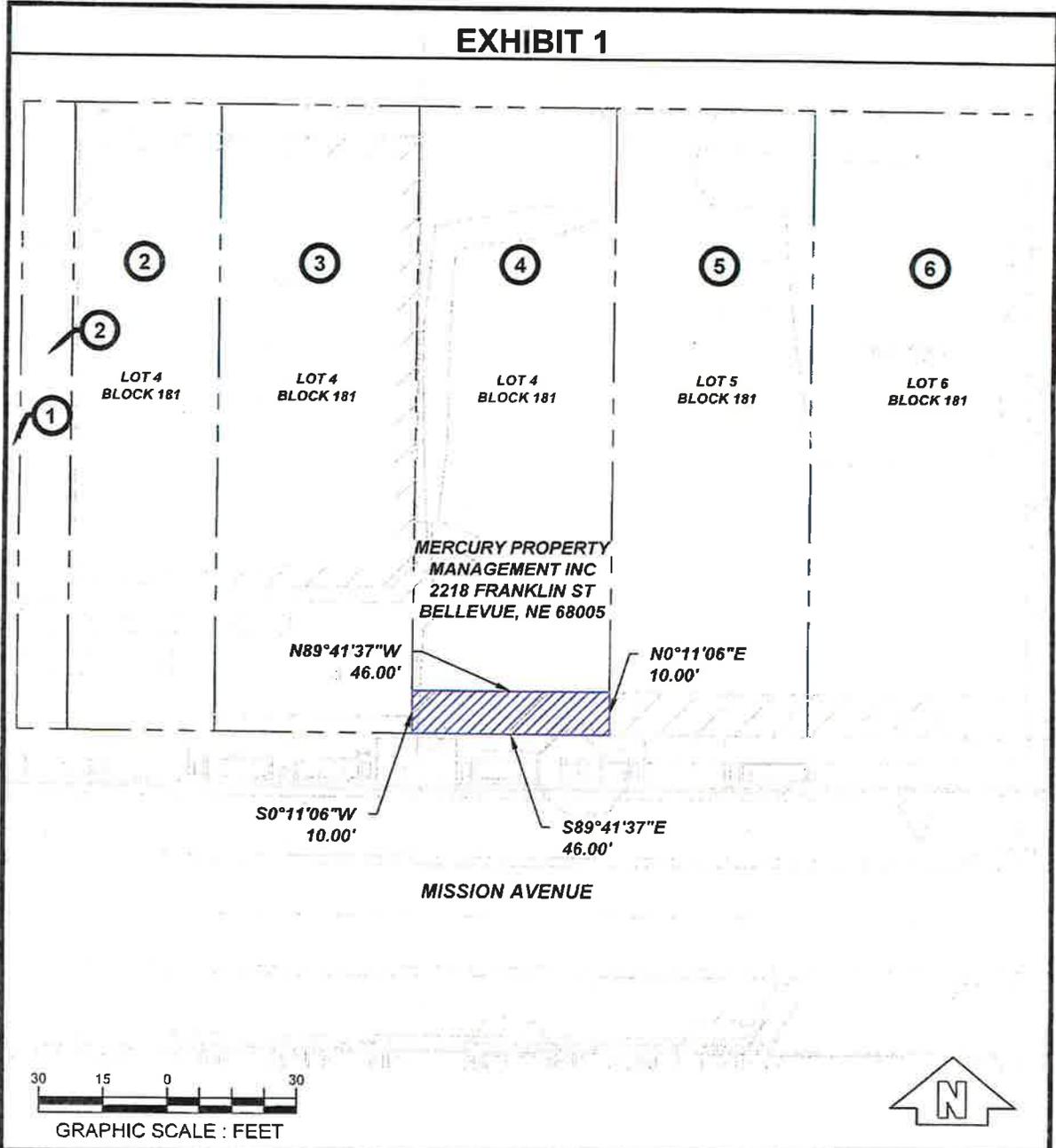
SEE ATTACHED TEMPORARY EASEMENT EXHIBITS

As a further consideration of this grant, the Parties herein agrees as follows:

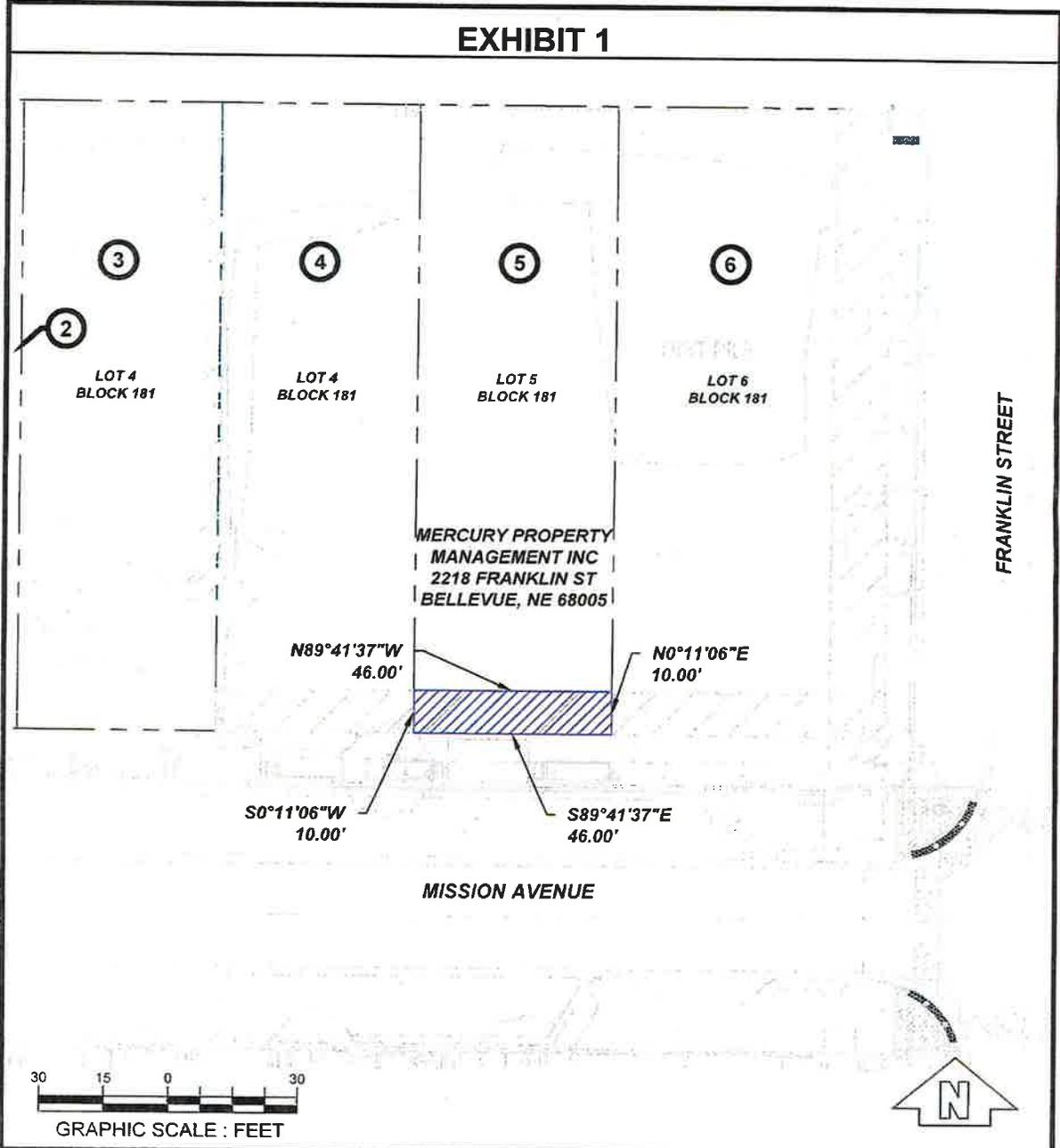
1. The Grantor confirms that it is well seized in fee of the Easement Areas, that it has the lawful authority and right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement against the lawful claims and demands made by all persons. If any other party shall hold any encumbrance against the aforementioned property at the time of commencement of this Easement, Grantor shall be solely responsible for delivering any payments which may be due and owing as a result of such encumbrance and shall indemnify, defend, and hold harmless Grantee from and against any losses, costs, damages, liens, claims, liabilities, or expenses (including but not limited to reasonable attorneys' fees, court costs and disbursements) incurred by Grantee related to claims raised by such party or parties holding such encumbrance.
2. It is understood and agreed that the above-described area shall be used for grading and reconstruction purposes necessary to restore the property to a usable condition, not for the parking, storage or servicing of construction equipment.
3. It is further understood and agreed that in the event fences, driveways or permanent buildings of the Grantor are removed or damaged by the Grantee's agents during the initial construction, the Grantee will cause the said improvement on the property hereinabove described to be repaired and restored to a condition fully equal to that existing before construction operations were commenced.
4. That immediately following the initial construction hereinabove referred to, the Grantee will cause to be removed from the property hereinabove described, all debris, all surplus material and construction equipment and leave the premises in a neat and presentable condition.
5. That the right, privilege and easement herein granted for temporary construction use of those portions of the said property as may lie inside the boundaries of the aforesaid temporary easement shall cease and terminate immediately following the completion of construction on said property, final inspection and acceptance of the grading and sidewalk reconstruction related to roadway improvements, or two years after commencement of construction on said property, whichever occurs first.
6. This instrument, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties. Each party hereby represents and warrants to the other party that the execution of this Agreement is duly authorized and constitutes a legal, valid and binding obligation of said party.

7. The Grantor warrants that no verbal or written representations or inducements have been made or given by the Grantee or by any of its officers, agents or employees, other than as may be recited in this document. This document is the full and final agreement between the parties. Any amendment to this easement shall be made in writing, signed by both parties.
8. The easement shall be governed by the laws of the State of Nebraska. Any action brought hereunder shall be brought in the State courts of Sarpy County, Nebraska.

[SIGNATURE PAGE TO FOLLOW]

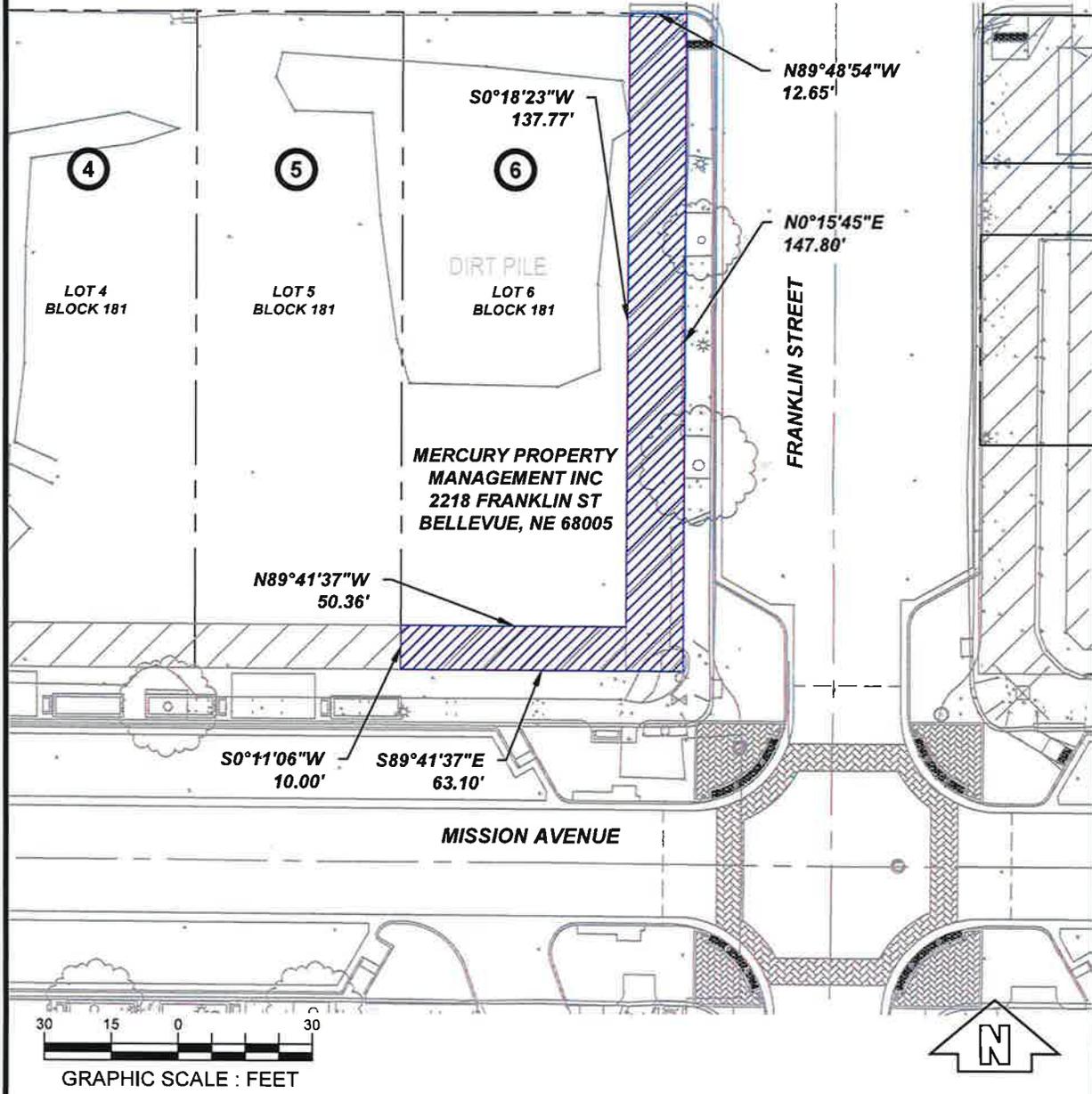


CITY OF BELLEVUE - PUBLIC WORKS DEPARTMENT			
Owner(s): Mercury Property Management INC		TEMPORARY EASEMENT:	460 S.F.
Parcel Address: 2218 Franklin St Bellevue, NE 68005	Project No. M146 (388B)		
Project Name: Mission Avenue Improvements			
Tract No.: 19	Date Prepared: 03/04/2025	Revision Date(s):	Page 2 of 2



CITY OF BELLEVUE - PUBLIC WORKS DEPARTMENT			
Owner(s): Mercury Property Management INC		TEMPORARY EASEMENT:	460 S.F.
Parcel Address: 2218 Franklin St Bellevue, NE 68005	Project No. M146 (388B)		
Project Name: Mission Avenue Improvements			
Tract No.: 20	Date Prepared: 03/04/2025	Revision Date(s):	Page 2 of 2

EXHIBIT 1



CITY OF BELLEVUE - PUBLIC WORKS DEPARTMENT

Owner(s): Mercury Property Management INC

Parcel Address: 2218 Franklin St
Bellevue, NE 68005

 TEMPORARY EASEMENT: 2,381 S.F.

Project No. M146 (388B)

Project Name: Mission Avenue Improvements

Tract No.: 21

Date Prepared: 03/04/2025

Revision Date(s):

Page 2 of 2

**TRACT
19,20, 21**



October 20, 2025

John Krager
City of Bellevue
1510 Wall Street
Bellevue, Nebraska 68005

RE: City of Bellevue, Nebraska
Mission Avenue Improvements
Project # M146 (388B)
Tract #24

Dear Mr. Krager:

Enclosed are two (2) executed copies of the Temporary Easement for Tract 24, MRJC Holdings, LLC. The authorized representative of the City of Bellevue will need to sign both copies of each easement contract. One signed original is to be kept by the City of Bellevue and placed in the completed file. The second original should be sent with payment to the property owner.

Please send an original executed Temporary Easement Contract and a check in amount of \$860.00 made payable to:

**MRJC Holdings, LLC
114 East Mission Avenue
Bellevue, Nebraska 68005**

Please e-mail copies of the signed contracts, recorded documents, and a copy of the payment to kroegers@midwestrow.com to be included in the electronic file for audit purposes. If you have any questions, please contact us at 402-955-2900.

Sincerely,

Chris Wayne
Acquisition Agent

Enclosures

Agency: City of Bellevue, Nebraska
Project No.: M146 (388B)
Tract No.: 24

STATEMENT OF JUST COMPENSATION

The City of Bellevue, in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, requires that the City of Bellevue, Nebraska's Right-of-Way Agent, upon his/her first visit of negotiating; provide the owner of real property, MRJC Holdings, LLC, with this written statement of Just Compensation made to acquire the property.

This offer will be made in the amount not less than the Waiver Valuation of the property involved and will include a summary of the basis for the amount established as just compensation for:

Temporary Easement: 612 SF x \$7.00/SF x 10% x 2 Years	\$	<u>860.00</u> ®
	\$	
Total Amount Offered	\$	<u>860.00</u>

This written statement represents the City of Bellevue, Nebraska's offer made in an amount not less than the waiver valuation of the property.

This offer is being made on the 25th day of August, 2025, and the total amount of this offer is \$860.00.

Sincerely,


Chris Wayne
Right of Way Agent

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: City of Bellevue, Nebraska - Mission Avenue Improvements
PROJECT # M146 (388B) TRACT: 24

KNOW ALL MEN BY THESE PRESENTS:

That MRJC HOLDINGS LLC, a Nebraska Limited Liability Company, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of EIGHT HUNDRED SIXTY and NO/100 DOLLARS, (\$860.00), duly paid, the receipt whereof is hereby acknowledged, does hereby GRANT, REMISE and RELINQUISH unto the CITY of BELLEVUE, NEBRASKA, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to use and occupy temporarily, during the initial construction, reconstruction, maintenance, operation, and replacement of grading and sidewalk reconstruction related to roadway improvements within reasonable construction standards and appurtenances thereto belonging, over and through the following described real property, to-wit:

SEE ATTACHED TEMPORARY EASEMENT EXHIBIT

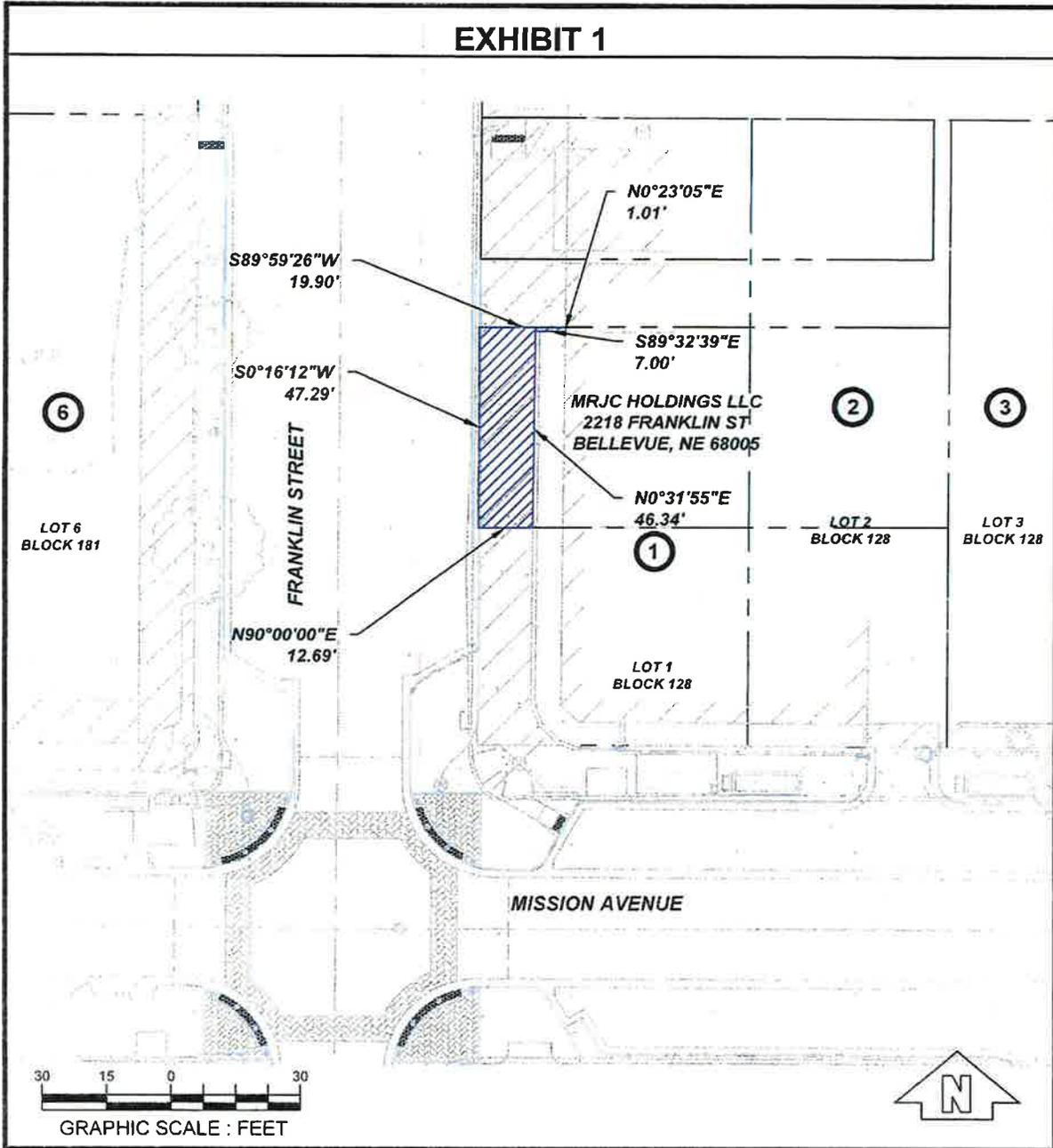
As a further consideration of this grant, the Parties herein agrees as follows:

1. The Grantor confirms that it is well seized in fee of the Easement Areas, that it has the lawful authority and right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement against the lawful claims and demands made by all persons. If any other party shall hold any encumbrance against the aforementioned property at the time of commencement of this Easement, Grantor shall be solely responsible for delivering any payments which may be due and owing as a result of such encumbrance and shall indemnify, defend, and hold harmless Grantee from and against any losses, costs, damages, liens, claims, liabilities, or expenses (including but not limited to reasonable attorneys' fees, court costs and disbursements) incurred by Grantee related to claims raised by such party or parties holding such encumbrance.
2. It is understood and agreed that the above-described area shall be used for grading and reconstruction purposes necessary to restore the property to a usable condition, not for the parking, storage or servicing of construction equipment.
3. It is further understood and agreed that in the event fences, driveways or permanent buildings of the Grantor are removed or damaged by the Grantee's agents during the initial construction, the Grantee will cause the said improvement on the property hereinabove described to be repaired and restored to a condition fully equal to that existing before construction operations were commenced.
4. That immediately following the initial construction hereinabove referred to, the Grantee will cause to be removed from the property hereinabove described, all debris, all surplus material and construction equipment and leave the premises in a neat and presentable condition.
5. That the right, privilege and easement herein granted for temporary construction use of those portions of the said property as may lie inside the boundaries of the aforesaid temporary easement shall cease and terminate immediately following the completion of construction on said property, final inspection and acceptance of the grading and sidewalk reconstruction related to roadway improvements, or two years after commencement of construction on said property, whichever occurs first.
6. This instrument, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties. Each party hereby represents and warrants to the other party that the execution of this Agreement is duly authorized and constitutes a legal, valid and binding obligation of said party.

7. The Grantor warrants that no verbal or written representations or inducements have been made or given by the Grantee or by any of its officers, agents or employees, other than as may be recited in this document. This document is the full and final agreement between the parties. Any amendment to this easement shall be made in writing, signed by both parties.
8. The easement shall be governed by the laws of the State of Nebraska. Any action brought hereunder shall be brought in the State courts of Sarpy County, Nebraska.

[SIGNATURE PAGE TO FOLLOW]

EXHIBIT 1



CITY OF BELLEVUE - PUBLIC WORKS DEPARTMENT			
Owner(s): MRJC Holdings LLC		TEMPORARY EASEMENT: <u>612</u> S.F.	
Parcel Address: 2218 Franklin St Bellevue, NE 68005		Project No. M146 (388B)	
		Project Name: Mission Avenue Improvements	
Tract No.: <u>24</u>	Date Prepared: <u>04/02/2025</u>	Revision Date(s):	Page 2 of 2

TRACT 24



Date

John Krager
City of Bellevue
1510 Wall Street
Bellevue, Nebraska 68005

RE: City of Bellevue, Nebraska
Mission Avenue Improvements
Project # M146 (388B)
Tract #25

Dear Mr. Krager:

Enclosed are two (2) executed copies of the Temporary Easement for Tract 25, MRJC Holdings, LLC. The authorized representative of the City of Bellevue will need to sign both copies of each easement contract. One signed original is to be kept by the City of Bellevue and placed in the completed file. The second original should be sent with payment to the property owner.

Please send an original executed Temporary Easement Contract and a check in amount of \$1,070.00 made payable to:

**MRJC Holdings, LLC
114 East Mission Avenue
Bellevue, Nebraska 68005**

Please e-mail copies of the signed contracts, recorded documents, and a copy of the payment to kroegers@midwestrow.com to be included in the electronic file for audit purposes. If you have any questions, please contact us at 402-955-2900.

Sincerely,

Chris Wayne
Acquisition Agent

Enclosures

Agency: City of Bellevue, Nebraska
Project No.: M146 (388B)
Tract No.: 25

STATEMENT OF JUST COMPENSATION

The City of Bellevue, in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, requires that the City of Bellevue, Nebraska's Right-of-Way Agent, upon his/her first visit of negotiating; provide the owner of real property, **MRJC Holdings, LLC**, with this written statement of Just Compensation made to acquire the property.

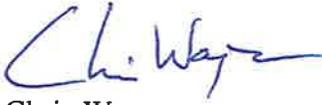
This offer will be made in the amount not less than the Waiver Valuation of the property involved and will include a summary of the basis for the amount established as just compensation for:

Temporary Easement: 762 SF x \$7.00/SF x 10% x 2 Years	\$ <u>1,070.00</u> ®
	\$ _____
Total Amount Offered	\$ <u>1,070.00</u>

This written statement represents the City of Bellevue, Nebraska's offer made in an amount not less than the waiver valuation of the property.

This offer is being made on the 25th day of August, 2025, and the total amount of this offer is **\$1,070.00**.

Sincerely,



Chris Wayne
Right of Way Agent

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: City of Bellevue, Nebraska - Mission Avenue Improvements
PROJECT # M146 (388B) TRACT: 25

KNOW ALL MEN BY THESE PRESENTS:

That MRJC HOLDINGS LLC, a Nebraska Limited Liability Company, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of ONE THOUSAND, SEVENTY and NO/100 DOLLARS, (\$1,070.00), duly paid, the receipt whereof is hereby acknowledged, does hereby GRANT, REMISE and RELINQUISH unto the CITY of BELLEVUE, NEBRASKA, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to use and occupy temporarily, during the initial construction, reconstruction, maintenance, operation, and replacement of grading and sidewalk reconstruction related to roadway improvements within reasonable construction standards and appurtenances thereto belonging, over and through the following described real property, to-wit:

SEE ATTACHED TEMPORARY EASEMENT EXHIBIT

As a further consideration of this grant, the Parties herein agrees as follows:

1. The Grantor confirms that it is well seized in fee of the Easement Areas, that it has the lawful authority and right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement against the lawful claims and demands made by all persons. If any other party shall hold any encumbrance against the aforementioned property at the time of commencement of this Easement, Grantor shall be solely responsible for delivering any payments which may be due and owing as a result of such encumbrance and shall indemnify, defend, and hold harmless Grantee from and against any losses, costs, damages, liens, claims, liabilities, or expenses (including but not limited to reasonable attorneys' fees, court costs and disbursements) incurred by Grantee related to claims raised by such party or parties holding such encumbrance.
2. It is understood and agreed that the above-described area shall be used for grading and reconstruction purposes necessary to restore the property to a usable condition, not for the parking, storage or servicing of construction equipment.
3. It is further understood and agreed that in the event fences, driveways or permanent buildings of the Grantor are removed or damaged by the Grantee's agents during the initial construction, the Grantee will cause the said improvement on the property hereinabove described to be repaired and restored to a condition fully equal to that existing before construction operations were commenced.
4. That immediately following the initial construction hereinabove referred to, the Grantee will cause to be removed from the property hereinabove described, all debris, all surplus material and construction equipment and leave the premises in a neat and presentable condition.
5. That the right, privilege and easement herein granted for temporary construction use of those portions of the said property as may lie inside the boundaries of the aforesaid temporary easement shall cease and terminate immediately following the completion of construction on said property, final inspection and acceptance of the grading and sidewalk reconstruction related to roadway improvements, or two years after commencement of construction on said property, whichever occurs first.
6. This instrument, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties. Each party hereby represents and warrants to the other party that the execution of this Agreement is duly authorized and constitutes a legal, valid and binding obligation of said party.

7. The Grantor warrants that no verbal or written representations or inducements have been made or given by the Grantee or by any of its officers, agents or employees, other than as may be recited in this document. This document is the full and final agreement between the parties. Any amendment to this easement shall be made in writing, signed by both parties.
8. The easement shall be governed by the laws of the State of Nebraska. Any action brought hereunder shall be brought in the State courts of Sarpy County, Nebraska.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED by the Owner this 23rd day of September, 2025.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

OWNER: MRJC HOLDINGS, LLC

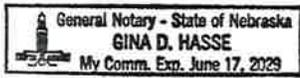
Matthew McKinney
By Managing Member

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Dated this 23 day of September, 2025, before me, a General Notary Public duly commissioned and qualified, came Matthew McKinney

Managing Member of **MRJC HOLDINGS LLC, a Nebraska Limited Liability Company**, to me personally known to be the respective officer of said Limited Liability Company and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officer and the voluntary act and deed of said Limited Liability Company.

WITNESS my hand and Notarial Seal the day and year above written.
(SEAL)



Gina D. Hasse
NOTARY PUBLIC

EXECUTED by the City this _____ day of _____, 2025.

BUYER: CITY OF BELLEVUE, NEBRASKA

BY: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

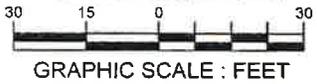
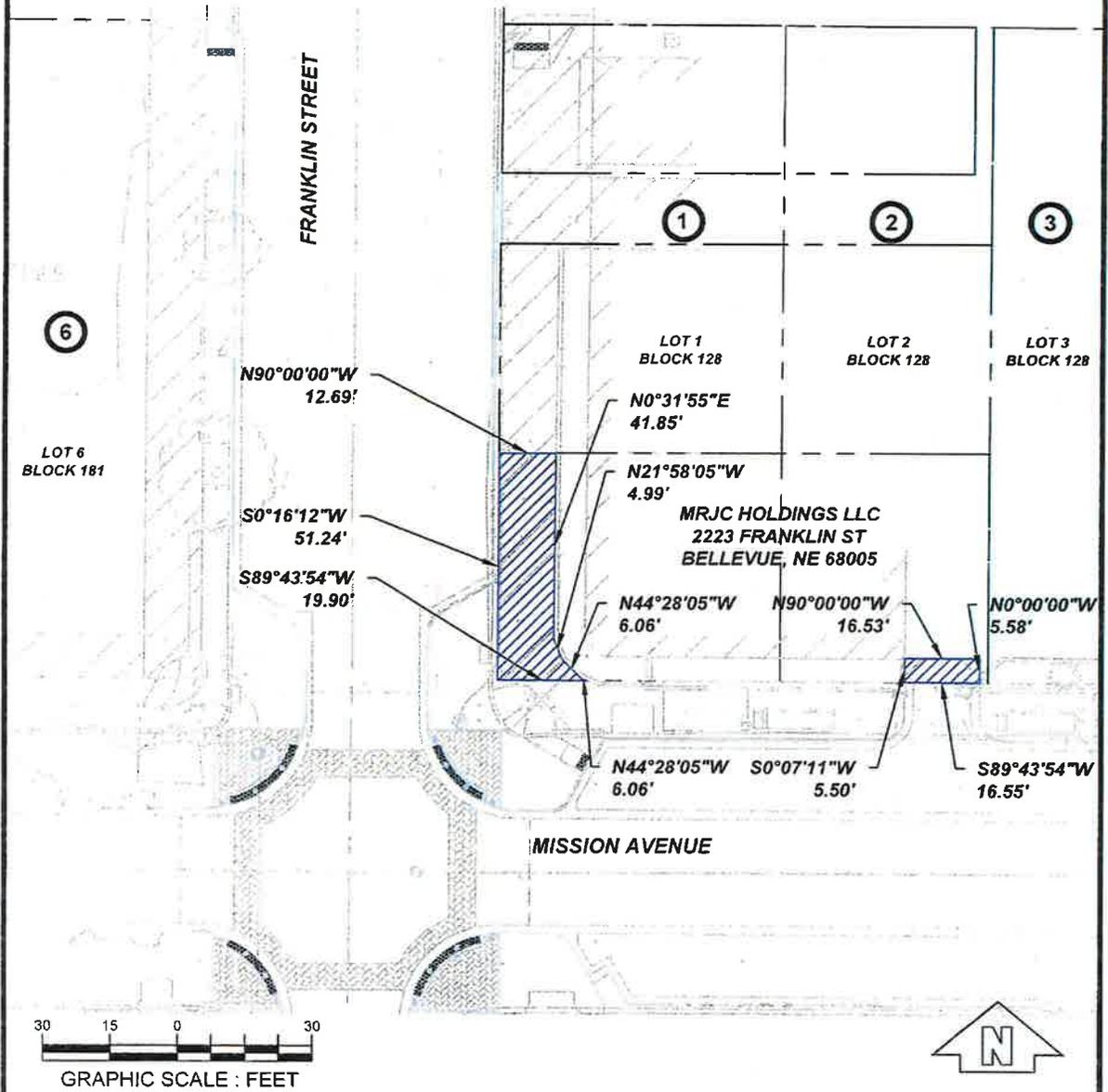
Dated this _____ day of _____, 2025, before me, a General Notary Public, duly commissioned and qualified, personally came _____

the authorized representative of the City of Bellevue, Nebraska to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as buyer(s) and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.
(SEAL)

NOTARY PUBLIC

EXHIBIT 1



CITY OF BELLEVUE - PUBLIC WORKS DEPARTMENT

Owner(s): MRJC Holdings LLC		 TEMPORARY EASEMENT: <u>762</u> S.F.
Parcel Address: 2223 Franklin St Bellevue, NE 68005		
Project No. M146 (388B)		Project Name: Mission Avenue Improvements
Tract No.: <u>25</u>	Date Prepared: <u>04/02/2025</u>	
Revision Date(s):		Page 2 of 2

TRACT 25



October 20, 2025

John Krager
City of Bellevue
1510 Wall Street
Bellevue, Nebraska 68005

RE: City of Bellevue, Nebraska
Mission Avenue Improvements
Project # M146 (388B)
Tract #26

Dear Mr. Krager:

Enclosed are two (2) executed copies of the Temporary Easement for Tract 26, Leo W. and Joanna K. Hike. The authorized representative of the City of Bellevue will need to sign both copies of each easement contract. One signed original is to be kept by the City of Bellevue and placed in the completed file. The second original should be sent with payment to the property owner.

Please send an original executed Temporary Easement Contract and a check in amount of \$420.00 made payable to:

**Leo W. Hike, Jr. and Joanna K. Hike
413 Dowding Court
Bellevue, Nebraska 68005**

Please e-mail copies of the signed contracts, recorded documents, and a copy of the payment to kroegers@midwestrow.com to be included in the electronic file for audit purposes. If you have any questions, please contact us at 402-955-2900.

Sincerely,

Chris Wayne
Acquisition Agent

Enclosures

Agency: City of Bellevue, Nebraska
Project No.: M146 (388B)
Tract No.: 26

STATEMENT OF JUST COMPENSATION

The City of Bellevue, in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, requires that the City of Bellevue, Nebraska's Right-of-Way Agent, upon his/her first visit of negotiating; provide the owner of real property, **Leo W. Hike, Jr. and Joanna K. Hike**, with this written statement of Just Compensation made to acquire the property.

This offer will be made in the amount not less than the Waiver Valuation of the property involved and will include a summary of the basis for the amount established as just compensation for:

Temporary Easement: 299 SF x \$7.00/SF x 10% x 2 Years	\$	<u>420.00</u> ®
	\$	
Total Amount Offered	\$	<u>420.00</u>

This written statement represents the City of Bellevue, Nebraska's offer made in an amount not less than the waiver valuation of the property.

This offer is being made on the 25th day of August, 2025, and the total amount of this offer is **\$420.00**.

Sincerely,



Chris Wayne
Right of Way Agent

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: City of Bellevue, Nebraska - Mission Avenue Improvements
 PROJECT # M146 (388B)

TRACT: 26

KNOW ALL MEN BY THESE PRESENTS:

That LEO W. HIKE, JR. and JOANNA K. HIKE, Husband and Wife as joint tenants with right of survivorship, and not as tenants in common, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of FOUR HUNDRED TWENTY and NO/100 DOLLARS, (\$420.00), duly paid, the receipt whereof is hereby acknowledged, does hereby GRANT, REMISE and RELINQUISH unto the CITY of BELLEVUE, NEBRASKA, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to use and occupy temporarily, during the initial construction, reconstruction, maintenance, operation, and replacement of grading and sidewalk reconstruction related to roadway improvements within reasonable construction standards and appurtenances thereto belonging, over and through the following described real property, to-wit:

SEE ATTACHED TEMPORARY EASEMENT EXHIBIT

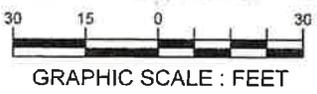
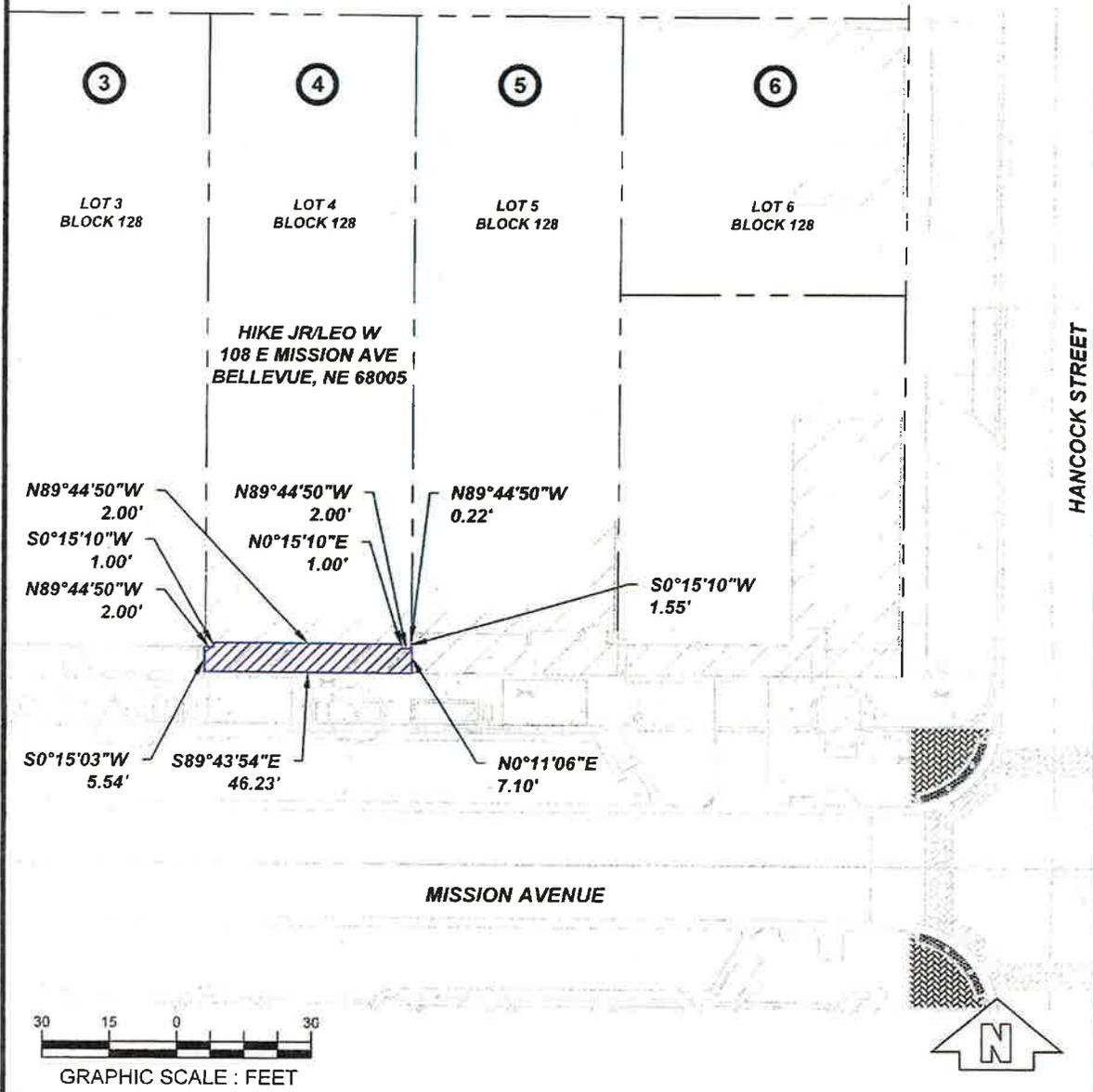
As a further consideration of this grant, the Parties herein agrees as follows:

1. The Grantor confirms that it is well seized in fee of the Easement Areas, that it has the lawful authority and right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement against the lawful claims and demands made by all persons. If any other party shall hold any encumbrance against the aforementioned property at the time of commencement of this Easement, Grantor shall be solely responsible for delivering any payments which may be due and owing as a result of such encumbrance and shall indemnify, defend, and hold harmless Grantee from and against any losses, costs, damages, liens, claims, liabilities, or expenses (including but not limited to reasonable attorneys' fees, court costs and disbursements) incurred by Grantee related to claims raised by such party or parties holding such encumbrance.
2. It is understood and agreed that the above-described area shall be used for grading and reconstruction purposes necessary to restore the property to a usable condition, not for the parking, storage or servicing of construction equipment.
3. It is further understood and agreed that in the event fences, driveways or permanent buildings of the Grantor are removed or damaged by the Grantee's agents during the initial construction, the Grantee will cause the said improvement on the property hereinabove described to be repaired and restored to a condition fully equal to that existing before construction operations were commenced.
4. That immediately following the initial construction hereinabove referred to, the Grantee will cause to be removed from the property hereinabove described, all debris, all surplus material and construction equipment and leave the premises in a neat and presentable condition.
5. That the right, privilege and easement herein granted for temporary construction use of those portions of the said property as may lie inside the boundaries of the aforesaid temporary easement shall cease and terminate immediately following the completion of construction on said property, final inspection and acceptance of the grading and sidewalk reconstruction related to roadway improvements, or two years after commencement of construction on said property, whichever occurs first.
6. This instrument, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties. Each party hereby represents and warrants to the other party that the execution of this Agreement is duly authorized and constitutes a legal, valid and binding obligation of said party.

7. The Grantor warrants that no verbal or written representations or inducements have been made or given by the Grantee or by any of its officers, agents or employees, other than as may be recited in this document. This document is the full and final agreement between the parties. Any amendment to this easement shall be made in writing, signed by both parties.
8. The easement shall be governed by the laws of the State of Nebraska. Any action brought hereunder shall be brought in the State courts of Sarpy County, Nebraska.

[SIGNATURE PAGE TO FOLLOW]

EXHIBIT 1



CITY OF BELLEVUE - PUBLIC WORKS DEPARTMENT

Owner(s): Leo W Hike Jr		TEMPORARY EASEMENT: <u>299</u> S.F.	
Parcel Address: 108 E Mission Ave Bellevue, NE 68005		Project No. M146 (388B)	
Tract No.: <u>26</u>		Project Name: Mission Avenue Improvements	
Date Prepared: <u>04/02/2025</u>	Revision Date(s):	Page 2 of 2	

TRACT 26



October 20, 2025

John Krager
City of Bellevue
1510 Wall Street
Bellevue, Nebraska 68005

RE: City of Bellevue, Nebraska
Mission Avenue Improvements
Project # M146 (388B)
Tract #27

Dear Mr. Krager:

Enclosed are two (2) executed copies of the Temporary Easement for Tract 27, Leo W. and Joanna K. Hike. The authorized representative of the City of Bellevue will need to sign both copies of each easement contract. One signed original is to be kept by the City of Bellevue and placed in the completed file. The second original should be sent with payment to the property owner.

Please send an original executed Temporary Easement Contract and a check in amount of \$610.00 made payable to:

**Leo W. Hike, Jr. and Joanna K. Hike
413 Dowding Court
Bellevue, Nebraska 68005**

Please e-mail copies of the signed contracts, recorded documents, and a copy of the payment to kroegers@midwestrow.com to be included in the electronic file for audit purposes. If you have any questions, please contact us at 402-955-2900.

Sincerely,

Chris Wayne
Acquisition Agent

Enclosures

Agency: City of Bellevue, Nebraska
Project No.: M146 (388B)
Tract No.: 27

STATEMENT OF JUST COMPENSATION

The City of Bellevue, in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, requires that the City of Bellevue, Nebraska's Right-of-Way Agent, upon his/her first visit of negotiating; provide the owner of real property, **Leo W. Hike, Jr.**, with this written statement of Just Compensation made to acquire the property.

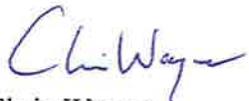
This offer will be made in the amount not less than the Waiver Valuation of the property involved and will include a summary of the basis for the amount established as just compensation for:

Temporary Easement: 433 SF x \$7.00/SF x 10% x 2 Years	\$	<u>610.00</u> ®
	\$	
Total Amount Offered	\$	<u><u>610.00</u></u>

This written statement represents the City of Bellevue, Nebraska's offer made in an amount not less than the waiver valuation of the property.

This offer is being made on the 25th day of August, 2025, and the total amount of this offer is **\$610.00**.

Sincerely,


Chris Wayne
Right of Way Agent

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: City of Bellevue, Nebraska - Mission Avenue Improvements
 PROJECT # M146 (388B)

TRACT: 27

KNOW ALL MEN BY THESE PRESENTS:

That LEO W. HIKE, JR. a married person, and JOANNA K. HIKE, his wife, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of SIX HUNDRED TEN and NO/100 DOLLARS, (\$610.00), duly paid, the receipt whereof is hereby acknowledged, does hereby GRANT, REMISE and RELINQUISH unto the CITY of BELLEVUE, NEBRASKA, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to use and occupy temporarily, during the initial construction, reconstruction, maintenance, operation, and replacement of grading and sidewalk reconstruction related to roadway improvements within reasonable construction standards and appurtenances thereto belonging, over and through the following described real property, to-wit:

SEE ATTACHED TEMPORARY EASEMENT EXHIBIT

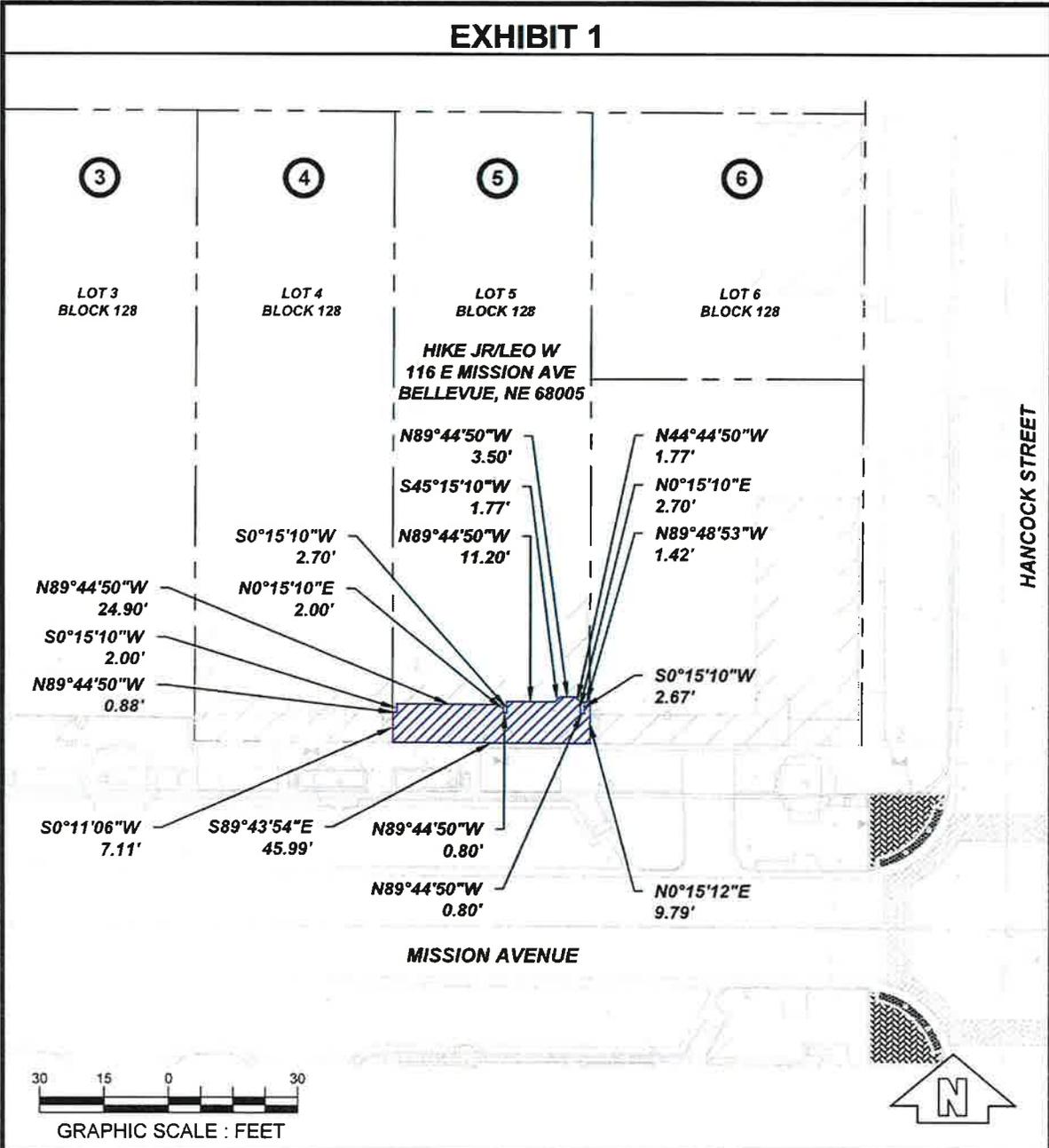
As a further consideration of this grant, the Parties herein agrees as follows:

1. The Grantor confirms that it is well seized in fee of the Easement Areas, that it has the lawful authority and right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement against the lawful claims and demands made by all persons. If any other party shall hold any encumbrance against the aforementioned property at the time of commencement of this Easement, Grantor shall be solely responsible for delivering any payments which may be due and owing as a result of such encumbrance and shall indemnify, defend, and hold harmless Grantee from and against any losses, costs, damages, liens, claims, liabilities, or expenses (including but not limited to reasonable attorneys' fees, court costs and disbursements) incurred by Grantee related to claims raised by such party or parties holding such encumbrance.
2. It is understood and agreed that the above-described area shall be used for grading and reconstruction purposes necessary to restore the property to a usable condition, not for the parking, storage or servicing of construction equipment.
3. It is further understood and agreed that in the event fences, driveways or permanent buildings of the Grantor are removed or damaged by the Grantee's agents during the initial construction, the Grantee will cause the said improvement on the property hereinabove described to be repaired and restored to a condition fully equal to that existing before construction operations were commenced.
4. That immediately following the initial construction hereinabove referred to, the Grantee will cause to be removed from the property hereinabove described, all debris, all surplus material and construction equipment and leave the premises in a neat and presentable condition.
5. That the right, privilege and easement herein granted for temporary construction use of those portions of the said property as may lie inside the boundaries of the aforesaid temporary easement shall cease and terminate immediately following the completion of construction on said property, final inspection and acceptance of the grading and sidewalk reconstruction related to roadway improvements, or two years after commencement of construction on said property, whichever occurs first.
6. This instrument, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties. Each party hereby represents and warrants to the other party that the execution of this Agreement is duly authorized and constitutes a legal, valid and binding obligation of said party.

7. The Grantor warrants that no verbal or written representations or inducements have been made or given by the Grantee or by any of its officers, agents or employees, other than as may be recited in this document. This document is the full and final agreement between the parties. Any amendment to this easement shall be made in writing, signed by both parties.
8. The easement shall be governed by the laws of the State of Nebraska. Any action brought hereunder shall be brought in the State courts of Sarpy County, Nebraska.

[SIGNATURE PAGE TO FOLLOW]

EXHIBIT 1



CITY OF BELLEVUE - PUBLIC WORKS DEPARTMENT			
Owner(s): Leo W Hike Jr Parcel: 116 E Mission Ave Address: Bellevue, NE 68005		TEMPORARY EASEMENT: _____	433 S.F.
Project No. M146 (388B)			
Project Name: Mission Avenue Improvements			
Tract No.: <u>27</u>	Date Prepared: <u>04/02/2025</u>	Revision Date(s): _____	Page 2 of 2

TRACT 27

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: 11/18/2025		SUBMITTED BY: CDBG, Planning	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:
Request approval of the extension to the professional services agreement with RDG Planning & Design Inc. for the CDBG-DR Multijurisdictional Housing Resilience Plan in an amount not to exceed \$425,000

SYNOPSIS/BACKGROUND:
The City of Bellevue received CDBG Disaster grant from the Nebraska Department of Economic Development to complete a multijurisdiction housing resilience plan with the City of Papillion. Following a RFP and interviews, RDG Planning & Design Inc. was selected to complete the plan and an agreement was executed April 15, 2025, for a period of seven months. We anticipate the plan will be presented to the City Councils in December and therefore are requesting an extension of the agreement to nine months, or through January 15, 2025. The project is 100% funded through grant funds.

FISCAL IMPACT: 425,000.00 BUDGETED FUNDS?: Yes GRANT/MATCHING FUNDS?: Yes/No

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: Yes COUNTER-PARTY: RDG Planning & Design Inc INTERLOCAL AGREEMENT: No
 CONTRACT DESCRIPTION: Professional Services Agreement for Housing Resilience Plan
 CONTRACT EFFECTIVE DATE: 4/15/2025 CONTRACT TERM: 9 mos CONTRACT END DATE: 1/15/2026
 PROJECT NAME: _____
 START DATE: _____ END DATE: _____ PAYMENT DATE: _____ INSURANCE REQUIRED: _____
 CIP PROJECT NAME: _____ CIP PROJECT NUMBER: _____
 STREET DISTRICT NAME (S): _____ STREET DISTRICT NUMBER (S): _____
 ACCOUNTING DISTRIBUTION CODE: CDBG-192501 ACCOUNT NUMBER: 60/00/1908/192501/400/00000

RECOMMENDATION:
Staff recommends approval of the extension to the agreement with a contract end date of January 15, 2026.

ATTACHMENTS:

1. Professional Services Agreement Extension
2. Executed Agreement - 4/15/2025
3. _____
4. _____
5. _____
6. _____

SIGNATURES:

LEGAL APPROVAL AS TO FORM: Daniel Willis
 FINANCE APPROVAL AS TO FORM: Jason Hoff
 ADMINISTRATOR APPROVAL AS TO FORM: Sam K...

**FIRST AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN
CITY OF BELLEVUE, NE AND RDG PLANNING & DESIGN, INC.**

This First Amendment to the Agreement is entered into this _____ day of _____, 2025, by and between the City of Bellevue, NE hereinafter referred to as the "CITY" and RDG Planning & Design, Inc., 1302 Howard Street, Omaha, Nebraska 68102, hereinafter referred to as the "Consultant."

WHEREAS, the City in partnership with the City of Papillion has identified the need to prepare a Housing Resiliency Plan as a major city priority; and

WHEREAS, the City is committed to a planning process that provides involvement from the residents of both Bellevue and Papillion in the development of the plan; and

WHEREAS, the Consultant has indicated a willingness to provide professional planning services to the City in the preparation of this plan; and

WHEREAS, the Parties desire to amend the Agreement to extend the term thereof, update Section Three. Time of Performance; and

WHEREAS, the Parties therefore intend that all other terms and conditions of the Agreement shall remain in full force and effect.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

AGREEMENT AMENDMENT

NOW, THEREFORE, in consideration of the premises and obligations as set forth in this Amendment, the receipt and adequacy of which is hereby agreed and acknowledged, the Parties agree that the Agreement shall be amended as follows:

Section One. Scope of Services

The Consultant agrees to provide in a complete and professional manner the work elements set forth in Attachment A: Scope of Services & Schedule, attached hereto and incorporated into this Agreement.

Section Two. Additional Services

2.1. If, during the progress or upon completion of the work outlined in the Scope of Services in this Agreement, it is desirable or necessary to cause the Consultant to perform additional services other than those outlined in the Scope of Services, an hourly schedule and reimbursable expense schedule may apply, or a fee may be negotiated.

2.2. Additional tasks may be added to this agreement by written amendment(s) at such time City is prepared to proceed with each Task.

Section Three. Time of Performance

The time period for completion of the project is seven ~~(7)~~ nine (9) months after issuance of a Notice to Proceed, as indicated on Attachment A: Scope of Services and Schedule. The projected time period does not include delays caused by City, the City of Papillion, or factors outside the Consultant's control.

Section Four. Responsibilities of City

4.1. **Access to Work.** The City shall make best efforts to arrange access to and make provisions for the Consultant to enter upon public and private lands as required for the Consultant to perform such work as inventories, field surveys, and inspections in the development of the plan.

4.2. **Records, Files, and Previous Planning Efforts.** The City shall make all records and files relevant to the plan available to the Consultant as needed and furnish all reasonable and necessary assistance in the use of such records and files. In addition, the City shall make previous reports and market studies available to the Consultant, along with all other studies and work that provide information pertinent to the completion of the plan.

4.3. **Mapping.** The City will assist in gathering all available electronic maps in a form usable by the Consultant, including recent plats.

4.4. **Consideration of Consultant's Work.** The City shall give thorough consideration to all reports, drawings, and other documents presented for review by the Consultant and shall inform the Consultant of all decisions and comments within 30 days to avoid undue delays.

4.5. **Meetings.** The City shall provide logistical support for all meetings, including arranging for meeting places and notification of participants and citizens. The City shall further hold all required public hearings, serve all required notices, and fulfill all legal requirements associated with the project. The Consultant agrees to attend meetings as identified on Attachment A: Scope of Services and Schedule.

4.6. **The City Representative.** The City's representative Tammi Palm, Planning Director, or such other person as designated by the City, shall be responsible for the city's portion of the project management.

4.7. **City Partnership.** The City shall work with the City of Papillion to obtain the same or similar Access to Work; Records, Files, and Previous Planning Efforts; Mapping; and Consideration of Consultant's Work as the City is providing to the Consultant. The City shall further work with the City of Papillion to ensure that information is provided in a timely manner so as not to delay the Time of Performance.

Section Five. Compensation and Method of Payment

5.1. Total compensation pursuant to the services specified in this Agreement, except as provided in Section 2.1, shall be in the sum of \$417,000.

5.2. All traveling and printing/duplication cost will be billed at cost not to exceed \$8,000. The Consultant will provide digital copies of committee presentations, draft plan chapters, final plan report, and ten (10) hard copies of the final plan.

Section Six. Ownership of Materials

6.1. The City shall control all media releases or other publicity related to the completion of this project.

6.2. No report, map, or other document produced in whole or part under this agreement shall be the subject of a copyright application by the Consultants.

6.3. In addition to the ten (10) hard copies of the final plan referenced in Section 5.3., the Consultant agrees to provide the City with a digital copy of the document, including maps, and agrees that the City may make additional copies of the document or maps as needed. This plan and all end products of this plan belong to the Cities of Bellevue and Papillion, to be used at their discretion.

Section Seven. Assignment

The Consultant agrees that they are prohibited from assigning an interest in this agreement or delegating the performance of any of its duties hereunder without the written consent of the City.

Section Eight. Amendments

Either party to this Agreement may request an amendment or modification. Such amendment will not take effect unless incorporated into this Agreement by written amendment executed by both parties.

Section Nine. Nondiscrimination

In the execution of this Agreement, the Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, disability, national origin, age, marital status, or receipt of public assistance.

Section Ten. Termination

This agreement may be terminated by either party upon ten (10) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the other. In the event of such termination, due to the fault of others than consultant, the consultant shall be paid for services and expenses to the date of such termination.

The City may terminate this Agreement for the City's convenience and without cause upon giving the Consultant not less than ten (10) days written notice. Upon termination for convenience, the City shall pay Consultant its fees earned to the date of the notice of termination.

Section Eleven. Independent Contractor

In relationship to the City of Bellevue, the status of the Consultant under and by virtue of this Agreement is that of independent contractor.

City of Bellevue, NE

By:

Rusty Hike, Mayor, City of Bellevue

RDG Planning & Design, Inc.

By:



Amy A. Haase, Principal

ATTEST:

Susan Kluthe, City Clerk
City of Bellevue, NE

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

16g.
11/18/2025

COUNCIL MEETING DATE: 11-18-25		SUBMITTED BY: Police	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Approve the purchase of document storage system from Midwest Storage Solutions.

SYNOPSIS/BACKGROUND:

The Bellevue Police Department's archive room stores confidential documents, such as personnel files and internal affairs investigations, through controlled access. The room is nearing capacity. The document storage system will include the installation of lockable doors and file dividers. The implementation of this storage system will provide improved organization and security of some of the most confidential records. Asset forfeiture money will be used to fund this project.

FISCAL IMPACT: \$24,860.05 BUDGETED FUNDS?: No GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: COUNTER-PARTY: INTERLOCAL AGREEMENT:

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

START DATE: END DATE: PAYMENT DATE: INSURANCE REQUIRED:

CIP PROJECT NAME: CIP PROJECT NUMBER:

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE: 6433 ACCOUNT NUMBER:

RECOMMENDATION:

Approve and authorize the purchase of the document storage system from Midwest Storage Solutions in an amount not to exceed \$24,860.05.

ATTACHMENTS:

1. Quote from Midwest Storage Solutions	2. <input type="text"/>	3. <input type="text"/>
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Daniel Willis
Jason [Signature]
James [Signature]



Midwest Storage Solutions, Inc.

5845 S. 118th Circle
Omaha, NE. 68137
www.mss-1.com

November 3rd, 2025

RE: Adder Doors

Attn: Lieutenant Howard Banks, Bellevue Police Department
From: Perry Haubenschild

SCOPE OF WORK:

Midwest Storage will provide, deliver, and install the following:

- **(20)** 80 ¾" t X 42"d Framed Lockable Steel Spacesaver® Doors added to both sides of the two carriages existing on the system.
- **(100)** File Dividers – One per shelf of the mobile carriages.

INVESTMENT:

- Total investment of **\$24,860.05 + Sales Tax (if applicable)**

****ALL PRICING ABOVE IS PER SPACESAVER SOURCEWELL CONTRACT 010920-SPC**

Please submit order to:

Attn: Perry Haubenschild
Midwest Storage Solutions
5845 S. 118th Circle
Omaha, NE. 68137
P: 402-935-0357
F: 402-935-0361
E: perryh@mss-1.com

Perry J. Haubenschild **Midwest Storage Solutions, Inc.**
President

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5845 S. 118th Circle | Omaha, NE. 68137

Visit us online at www.midweststoragesolutions.com