

Bellevue City Council Meeting ***Amended Agenda***

Tuesday, December 2, 2025 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. PLEDGE OF ALLEGIANCE
2. INVOCATION - Pastor Chris Hemmelman, First City Church, 1908 Lloyd Street.
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. (*) Acknowledge receipt of the October 14, 2025 Tree Board Minutes.
 2. (*) Approval of the November 18, 2025 City Council Minutes.
6. APPROVAL OF CLAIMS
7. SPECIAL PRESENTATIONS:
 - a. Grow Sarpy 3rd Quarter Update - Lisa Scheve, Executive Director Grow Sarpy.
 - b. Badge presentation/pinning and Oath of Office for Fire Fighter Candidates Anthony Bishop and Colin Campbell. (Chief Guido)
8. ORGANIZATIONAL MATTERS:
 - a. (*) Approve the cancellation of the January 6, 2026 City Council Meeting and authorize staff to pay bills that cannot be held over until the January 20, 2026, City Council Meeting.
 - b. (*) Appoint Robert Joseph Riggs, Class A, License S-1359, as the employed Street Superintendent for the purpose of the 2026 calendar year Highway Incentive Program, from January 1, 2026 through December 31, 2026. (City Clerk)
 - c. Election of the City Council President for 2026. (Motion is needed to vote by secret ballot)
9. APPROVED CITIZEN COMMUNICATION: NONE
10. LIQUOR LICENSES: NONE
11. ORDINANCES FOR ADOPTION (3rd reading): NONE
12. ORDINANCES FOR PUBLIC HEARING (2nd reading):
 - a. Ordinance No. 4200: Updated Compensation Ordinance (HR Director)
13. ORDINANCES FOR INTRODUCTION (1st reading): NONE
14. PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES: NONE
15. RESOLUTIONS: NONE
16. CURRENT BUSINESS:
 - a. Approve and authorize the Mayor to the Redevelopment Agreement and Redevelopment Promissory Note, allowing up to \$1,500,000.00 plus accrued interest, to offset TIF eligible expenses, for GLC Wilshire Housing, Inc. Redevelopment Project located at 1724 Wilshire Drive, Tax Lot 6 Tiller's 4th Addition to the City of Bellevue, Sarpy County, Nebraska. (City Clerk)
 - b. Recommend approval of a purchase request to buy one (1) 2026 Ford Explorer Police Cruiser from Anderson Ford, in the amount of the state contract bid not to exceed \$44,113.00. (Police Chief)
 - c. Approve and authorize the Mayor to sign the Professional Services Agreement with JEO Consulting Group Inc. for engineering services, in an amount not to exceed \$54,010.00. (Public Works Director)
 - d. Approve and authorize the Mayor to sign the Temporary Easement Contract with Midwest

ROW for Whitted Creek 25th Street Project from Lynnwood to Blackhawk for Tract 17, in an amount not to exceed \$910.00. (Public Works Director)

e. +++ Approve and authorize the Mayor to sign the Agreement with Stanley J. How Architects to develop architectural plans & engineering coordination for the Police Training Facility, in an amount not to exceed \$131,500.00. (Police Chief)

f. +++ Approve to order and purchase a 2026 Ford Expedition, in an amount not to exceed \$54,692.00. (Fire Chief)

g. +++ Approve and authorize the Mayor to sign the Sublicense Agreement with Project Play Holdings, for the use of Mattel brands at the Bellevue Bay Waterpark for a ten (10) year period, in an amount not to exceed \$250,000.00. (Administration) **(Request to go into Closed Session)**

17. ADMINISTRATION REPORTS: Comments must be limited to items on the current Reports **(November report is attached to packet)**

18. CLOSED SESSION:

a. Discussion on Sublicense Agreement with Project Play Holdings LLC.

19. ADJOURNMENT



City of Bellevue
Tree Board Minutes
October 14, 2025

Attendance - Don Preister, Scott Evans, Kay Hegler, and Deborah Woracek were present. Tom Mruz and Kathy Radosta were excused. Nancy Scott and Rob Clatterbuck were absent. Don Preister presided over the meeting.

Volunteer hours and miles - Deborah had a hard copy of the hours and miles file available for people to update their contributions.

Approve Minutes of September 9, 2025, meeting - Scott made a motion to approve the minutes of the Sept. 9, 2025, meeting, Kay seconded the motion. All present approved. **Deborah will send them to the City of Bellevue to be filed.**

City website for Tree Board – Don introduced Tahnee King from the Legal Department of the City of Bellevue. She is working on the new Bellevue website. She and Don will work on a section of the website which will be dedicated to the Bellevue Tree Board. That section will have referrals and resources for the public. Don made several suggestions for Tahnee. These included our awards such as Tree City USA, Bee City as well as our EAB Plan, etc. Scott thinks a link to our education articles would be useful and Deborah added that the website would need a contact person listed in case people were interested in serving on the Board. Scott also suggested the State-Wide Arboretum tree lists be made available. Tahnee agreed to contact us with any questions that may come up. She told Don she can set up to have any email inquiries forwarded to the appropriate contact. Don thanked Tahnee for coming to our meeting and invited her to stay as long as she wished.

Park Report – Jim emailed a report to Don. The park staff is current with their work. They mowed Banner Park before and after the tree planting. They dug the needed holes for the 30 trees. Don reported vandalism he saw at Banner and Washington. He also reported how the Board has picked up litter in several parks around the town. Kay requested that someone tell her if the cages around the 7 newest trees at Stonecroft

need to be removed. She said she loosened some of them as they were rubbing the bark of the two-year-old trees. Don explained the Tree Board only used plastic that will stretch as the tree grows. **He agreed the fences in place now should probably be removed as they don't really control rabbits and deer.** Wire fences provide a little protection but not complete protection.

Old Business

Bellevue 411 articles – Don thanked Scott for writing the articles needed for Bellevue 411 in a timely manner. Don has been passing them on to be posted. Scott reminded all that he is always open to ideas or suggestions for future articles. Don questioned whether it should continue to be an agenda item.

Winter Projects – Don brought a new winter project to the Board's attention. He feels our EAB Plan needs to be updated. When it was written, it did not include action steps. It was agreed that this is a good winter project. Deborah reminded the Board that Kathy is probably still working on our event displays and handouts. Kathy can report on any progress she has made at the next meeting.

Don reported that he received a call from Amanda Oliver about a Bellevue School that would like two trees planted. Kay asked how the Board does that and Don explained the process. He orders the trees from Papio Valley Nursery, Nancy picks up the trees with her truck, Green Bellevue pays for the trees, and the rest of the Board with Nancy and Don plant the trees for the school. Tahnee suggested we contact the PTA or Community Club of the school for possible payment of the trees. Don reminded the Board that we have a list of the schools and can figure out from that which schools to approach for new trees in the spring.

Memorial Forest Planting recap – Thirty trees were planted by volunteers, scouts and Tree Board on September 27 in Banner Park as Sarpy County's part of the state Memorial Forest for First Responders. Planting ceremonies were held by the Scouts and all of the new 30 trees were planted on a perfect fall day. The trees were then mulched the following Saturday by several more volunteers and members of the Tree Board. Kay and the rest present thanked Don for all of his hard work to plan and implement these events on very short notice. **Don will ask Jim and his Park Staff to move the rest of the mulch to the other side of the park and Don will set a time to mulch the rest of the trees in the park. He would also like to remove any volunteer trees that are growing in the current evergreen trees.** Don announced that the city watered all the new trees and then the next week we had an inch of rain fall.

Tree inventory - Don reported that he has not added the newly planted trees at Banner Park to the Tree Plotter software yet. He explained to Tahnee how most of the Board are becoming familiar with the Tree Plotter software that was purchased by the city to cover our tree inventories, etc. Kay asked if the Board is going to do another park survey similar to the recent one assessing the status of the Ash trees but maybe covering Ailanthus trees instead. Don said the wooded areas that have the Ailanthus were not included in the original inventories, so they are not in Tree Plotter. The parks themselves do not have many, if any, Ailanthus trees. A discussion followed about if

Tree Plotter should be part of our section of the city website for the public to access. He suggests that for the inventory we return to inventoring one quarter of the city per year. This will start in about April or May and be set up and planned in February or March.

New Business – Don will follow up with Amanda Oliver about the Bellevue School that would like two trees. **If possible, he will try to set up a fall Arbor Day planting and email the Board members with the details.** Don asked for any other new business. There was none.

There being no further business, Scott made a motion, and Kay seconded the motion that the meeting be adjourned. All approved.

Next meeting will be November 18th due to our regular meeting date falls on Veteran’s Day this year.

Brainstorming session for Tree City USA growth awards (to be held after the meeting)

It was decided due to low turnout of the Board and time constraints to table the brainstorming meeting until more information about the process of applying for the Award is gathered.

Respectfully submitted,
Deborah L. Woracek, Secretary
Bellevue Tree Board

Tentative agenda for November 18, 2025:

- Attendance
- Volunteer hours
- Park report – Jim
- City website update
- Old Business
- Bellevue 411
- Winter Projects status
 - EAB Plan update
 - Plan spring inventory
 - Plan Arbor Day and other events
- New Business
- Annual report update – additions, etc.
- Tree City application status
- Brainstorming for Growth Awards Point

MINUTE RECORD

*5b2.
12/2/2025

Bellevue City Council Meeting, November 18, 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 18, 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 Assistant City Attorney Daniel Willis.

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

Mayor Hike led in the Pledge of Allegiance. Pastor Andrew Diorio, Midlands Baptist Church, 2407 Chandler Road East, 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 Casey, 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 item: Approval of the November 4, 2025 City Council Minutes. 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 Preister, 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: none; absent: none. Motion carried.

SPECIAL PRESENTATIONS:

Presentation from the Mayor's Youth Council.

Members of the Mayor's Youth Council introduced themselves. Present were members Jaidyn Gaddis, Bellevue East High School; Henry Gregor, Bryan High School; Ayla Love, Bellevue West High School; Victoria Bogatz, Bellevue East High School; Breanna Dole, Bryan High School, Head Communications Chair Manager; Gabrielle Shuster, Bellevue East, President; and Timothy Bogatz, Bellevue East, Vice President.

Timothy Bogatz provided a description on what the Bellevue Mayor's Youth Council is.

Gabrille Shuster provided the Mission Statement of the Bellevue Mayor's Youth Council.

Bryanna Dole provided events the Bellevue Mayor's Youth Council is involved in.

Council Members initiated discussion.

ORGANIZATIONAL MATTERS: NONE

APPROVED CITIZEN COMMUNICATION: NONE

LIQUOR LICENSES:

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)

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.

MINUTE RECORD

Bellevue City Council Meeting, November 18, 2025, Page 2

Motion was made by Casey, seconded by McCaw, to approve to 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 is located at 601 Chateau Drive Bellevue, NE 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.

ORDINANCES FOR ADOPTION: (Third Reading): NONE

ORDINANCES FOR PUBLIC HEARING: (Second Reading): NONE

ORDINANCES FOR INTRODUCTION (1st reading):

Ordinance No. 4200: Updated Compensation Ordinance (HR Director)

Ordinance No. 4200: An Ordinance of the City of Bellevue, Nebraska, classifying the employees of the city; providing a pay range scale; providing for publication in pamphlet form; repealing Ordinance No. 4193; and providing for an effective date was read for the first time by title only.

Mayor Hike stated the second reading and public hearing will be heard at the Council meeting on December 2, 2025.

PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES: NONE

RESOLUTIONS:

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)

Motion was made by Casey, seconded by McCaw, to approve 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. 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.

CURRENT BUSINESS:

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)

Motion made by Welch, seconded by Collins, to 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. 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 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)

Motion made by Collins, seconded by Welch, to 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. 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 (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)

Motion made by Collins, seconded by McCaw, to 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. 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 18, 24 and 25, in an amount not to exceed \$7,430.00. (Public Works Director)

Motion made by Welch, seconded by Collins, 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 18, 24 and 25, in an amount not to exceed \$7,430.00. 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 18, 2025, Page 3

Approve and authorize the Council President to sign the (8) Acquisition of Temporary Easement Contracts with Midwest ROW for Mission Avenue Reconstruction 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)

Motion made by Collins, seconded by McCaw, to approve and authorize the Council President to sign the (8) Acquisition of Temporary Easement Contracts with Midwest ROW for Mission Avenue Reconstruction and Streetscape for Tracks 2; 19, 20 & 21; 24; 25; 26; and 27, in an amount not to exceed \$8,360.00. 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.

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/Planning)

Motion made by Casey, seconded by Collins, to 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. 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 a document storage system from Midwest Storage Solutions, in an amount not to exceed \$24,860.05. (Chief Clary)

Motion made by Welch, seconded by Collins, to approve and authorize the purchase of a document storage system from Midwest Storage Solutions, in an amount not to exceed \$24,860.05. 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. (November report will be attached to the December 2nd Council Packet)

CLOSED SESSION: NONE

ADJOURNMENT

There being no further business to come before the Council at this time, on motion by Collins, seconded by Welch, the meeting was adjourned at 6:23 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 18, 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.
12/2/2025

CLAIMS FOR 2025/12/02 COUNCIL MEETING

PAGE 1

MAYOR

AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	42.66
		<u>\$ 42.66</u>

CITY ADMINISTRATOR

AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	85.32
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	58.89
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE307746	81.03
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	26.74
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	356.29
		<u>\$ 608.27</u>

LEGAL SERVICES

AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	127.98
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	10.39
CAPITAL BUSINESS SYSTEMS, INC	2025/10/07-11/06 COPIER EXPENSE	32.68
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE307746	14.30
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	4.72
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	62.88
		<u>\$ 252.95</u>

CABLE ADVISORY

AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	42.66
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	51.96
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE307746	71.50
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	23.59
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	314.38
		<u>\$ 504.09</u>

CITY CLERK

AMERICAN LEGAL PUBLISHING CORP	2025/12/28-2026/12/28 INTERNET RENEWAL	550.00
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	90.08
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE307746	123.93
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	40.88
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	544.92
		<u>\$ 1,349.81</u>

FINANCE/RISK MANAGEMENT

AGRISOMPO NORTH AMERICA, INC	AGRISOMPO CROP INSURANCE	1,401.31
AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	196.62
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	76.21
CAPITAL BUSINESS SYSTEMS, INC	2025/10/09-11/08 COPIER EXPENSE	15.72
HANEY SHOE STORE	SAFETY SHOES-6 EMP	1,125.98
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE307746	104.86
KIM ROCKE	REIMB MILEAGE FOR P-CARD CONSORTIUM IN LINCOLN	82.48
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	34.60
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	461.08
QUADIENT FINANCE USA, INC	2025/10/14 REFILL ACCT 9893 (1500 WALL)	1,000.00
QUADIENT FINANCE USA, INC	2025/10/23 SUPPLIES ACCT 6541 (1510 WALL)	202.75
RED WING BUSINESS ADVANTAGE ACCOUNT	SAFETY SHOES-9 EMP	1,759.27
		<u>\$ 6,460.88</u>

LIBRARY

QUADIENT FINANCE USA, INC	2025/10/31M LIBRARY NEOSHIPS	699.46
CAPITAL BUSINESS SYSTEMS, INC	2025/10/10-11/09 COPIER EXPENSE	250.56
CENGAGE LEARNING, INC	BOOKS	44.78
CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	180.40
INGRAM LIBRARY SERVICES LLC	BOOKS	2,290.52
LAURA ANN MISCHKE	REIMBURSE MILEAGE FOR MAKERSPACE CONFERENCE	151.20
		<u>\$ 3,616.92</u>

ADMINISTRATIVE SERVICES/PERSONNEL

AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	127.98
BENEFIT PLANS	2025/09/30Q PARTICIPANT FEES	1,066.25
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	58.89
CAKE EXPRESSIONS	CITY EMPLOYEES HOLIDAY LUNCH	4,725.00
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE307746	81.02
IDEAL PURE WATER COMPANY	BOTTLED WATER	60.00
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	26.74
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	356.29
PRECISE MRM LLC	2025/10/31M FLAT DATA PLAN	115.00
UKG INC	2025/10/31M USAGE OVERAGE FEE	791.15
		<u>\$ 7,408.32</u>

MINUTE RECORD

CLAIMS FOR 2025/12/02 COUNCIL MEETING

PAGE 2

CODE ENFORCEMENT

AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	213.30
BELLEVUE PRINTING COMPANY	NOTICES FOR CODE	773.67
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	4.51
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE195089	2.66
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	7.16
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	137.44
TRAVELERS	2025/10/31M PAID LOSS RECOVERY	66.00
		\$ 1,204.74

PUBLIC WORKS

ALFRED BENESCH & COMPANY	BPW 240122-GOOGLE FIBER INSTALLATION 2025/10/20-11/16	4,040.00
AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	455.16
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	7.58
DAVE GOEDEKEN	REIMBURSE MILEAGE & PER DIEM FOR APWA FALL CONFERENCE	354.00
FELSBURG HOLT & ULLEVIG, INC	BPW 250601 US 75/US 34 INTERCHANGE CONCEPTS 2025/10/01-31	14,400.00
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE195089	4.46
HGM ASSOCIATES INC	BPW 250702 2026-2026 BRIDGE INSPECTIONS 2025/08/05-10/31	5,617.04
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	12.02
NEBRASKA IOWA SUPPLY COMPANY, INC	FUEL FOR CITY TANKS	5,044.86
OLSSON ASSOCIATES	BPW 240802-NE WATER PARK INFRASTRUCTURE 2025/10/05-11/01	20,796.29
OLUWASENI (SHANEE) ADEKUNLE	REIMB PER DIEM FOR APWA FALL CONFERENCE	119.00
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	230.81
PRECISE MRM LLC	2025/10/31M FLAT DATA PLAN	92.00
		\$ 51,174.22

PARKS

A-RELIEF SERVICES	2025/10/12-11/03 PORTABLE RESTROOMS- SWANSON PARK	199.00
A-RELIEF SERVICES	2025/10/07-11/03 PORTABLE RESTROOMS-AHP	405.00
A-RELIEF SERVICES	2025/10/31M PORTABLE RESTROOMS-CHURCH	199.00
A-RELIEF SERVICES	2025/09/30-10/27 PORTABLE RESTROOMS-AHP	938.00
AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	82.70
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	149.72
COX BUSINESS SERVICES	2025/11/30M MONTHLY SERVICE	107.39
CROW LAWN CARE LLC	PARKS MOWING	6,786.00
DULTMEIER SALES LLC	CHECK VALVE, TENDER NOZZLE, FITTINGS, BUSHINGS, ELBOWS, COUPLINGS	224.40
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE697770	79.98
METROPOLITAN UTILITIES DIST	2025/10/07-11/01 MONTHLY SERVICE	47.44
METROPOLITAN UTILITIES DIST	2025/10/08-11/01 MONTHLY SERVICE	60.71
METROPOLITAN UTILITIES DIST	2025/10/09-11/06 MONTHLY SERVICE	281.34
OMAHA WINLECTRIC CO	AMERICAN HEROES PARK LIGHTING	28,500.00
PILGRIM LANDING GARDEN CLUB	INITIAL FUNDING FOR TREES AND LANDSCAPING	200.00
PRECISE MRM LLC	2025/10/31M FLAT DATA PLAN	299.00
STANDARD HEATING & AIR CONDITIONING	2025/11/04-2026/11/03 SERVICE AGREEMENT	387.77
		\$ 38,947.45

RECREATION

AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	125.36
COX BUSINESS SERVICES	2025/11/30M MONTHLY SERVICE	83.39
METROPOLITAN UTILITIES DIST	2025/10/03-11/03 MONTHLY SERVICE	202.81
METROPOLITAN UTILITIES DIST	2025/10/04-11/05 MONTHLY SERVICE	111.13
METROPOLITAN UTILITIES DIST	2025/10/07-10/31 MONTHLY SERVICE	93.94
METROPOLITAN UTILITIES DIST	2025/10/07-11/01 MONTHLY SERVICE	196.43
METROPOLITAN UTILITIES DIST	2025/10/08-11/01 MONTHLY SERVICE	377.51
PRECISE MRM LLC	2025/10/31M FLAT DATA PLAN	92.00
		\$ 1,282.57

MINUTE RECORD

CLAIMS FOR 2025/12/02 COUNCIL MEETING

PAGE 3

FACILITY MAINTENANCE

ADVANCED CARPET & AIR DUCT CLEANING	CARPET CLEANING - LIBRARY	1,900.00
AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	85.32
BIL-DEN GLASS	REPAIR LIBRARY DOOR	1,144.98
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	564.47
CERRIS SYSTEMS NORTH CENTRAL, INC	REPAIR NORTH HP LOOP PUMP	14,286.00
CERRIS SYSTEMS NORTH CENTRAL, INC	PREVENTATIVE MAINT HVAC-1500 WALL	6,400.70
COX BUSINESS SERVICES	2025/11/30M MONTHLY SERVICE	107.39
DWAYNE NIELSEN	CABLE OUT FLOOR DRAIN-DIST 1	225.00
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE173904	19.89
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE387012	38.16
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE531772	3.65
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE537731	5.68
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 ILA057815	4.06
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 ILA068052	7.73
JACKSON SERVICES, INC	2025/09/30-2025/10/31 ILA072249	0.00
KEN BROOKE ROOFING, INC	DOOR MAT SERVICE-CITY BUILDINGS	157.87
	SHED ROOF REPLACE W/GUTTERS, ROOF REPLACE	11,265.00
	HOSE TOWER DIST 2	
METROPOLITAN UTILITIES DIST	2025/10/04-11/04 MONTHLY SERVICE	52.12
METROPOLITAN UTILITIES DIST	2025/10/07-11/01 MONTHLY SERVICE	88.23
METROPOLITAN UTILITIES DIST	2025/10/07-11/03 MONTHLY SERVICE	114.96
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	40.79
PIPING RESOURCES, INC	AHP WATER MAIN PARTS	112.86
PRECISE MRM LLC	2025/10/31M FLAT DATA PLAN	161.00
TRICO MECHANICAL SERVICES	HEAT SERVICE-FLEET PARTS ROOM	107.50
TRICO MECHANICAL SERVICES	SCHEDULED HVAC MAINTENANCE-SENIOR CENTER	571.34
	\$ 37,464.70	

CEMETERY

A-RELIEF SERVICES	2025/10/04-10/31 PORTABLE RESTROOM	199.00
AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	42.66
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	102.41
COX BUSINESS SERVICES	2025/11/30M MONTHLY SERVICE	136.42
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	20.46
	\$ 500.95	

STREETS

ALFRED BENESCH & COMPANY	BPW 240101-MAJOR STREET RESURFACING	5,214.43
	2025/10/20-11/16	
ALFRED BENESCH & COMPANY	BPW 250103-CBDBG SIDEWALK IMPROVEMENTS	2,014.75
	2025/10/20-11/16	
AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	253.34
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	194.86
CHRIS AND NATALIE MALMBERG	BPW 240109 TEMP EASEMENT ROW MISSION AVE	260.00
	TRACT 9	
COMMONWEALTH ELECTRIC CO OF THE	INSTALL DISCONNET TO FIX POWER OUTAGE	3,093.61
COX BUSINESS SERVICES	2025/11/30M MONTHLY SERVICE	274.17
GUSTAVO B ANTONIO AND MARICELA LUCAS	BPW 240124 TEMP EASEMENT ROW WHITTED	2,110.00
	CREEK TRACT 23	
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE231905	17.05
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE697769	7.31
IA/NE CONCRETE PRODUCTS	CONCRETE	2,538.00
INDEPENDENT SALT CO	ICE CONTROL SALT	4,995.31
JASON DRISCOLL	REIMB MILEAGE FOR CDL CLASSES	189.00
KEYMASTERS OF GREATER OMAHA, INC	REKEY PADLOCKS CYLINDERS	295.00
MARK E AND KELLY L BECCARD	BPW 240124 TEMP EASEMENT ROW WHITTED	2,310.00
	CREEK TRACT 20	
METROPOLITAN UTILITIES DIST	2025/10/04-11/03 MONTHLY SERVICE	11.68
METROPOLITAN UTILITIES DIST	2025/10/07-11/03 MONTHLY SERVICE	143.37
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	210.72
METROPOLITAN UTILITIES DIST	2025/10/07-11/05 MONTHLY SERVICE	184.96
METROPOLITAN UTILITIES DIST	2025/10/08-11/04 MONTHLY SERVICE	97.76
METROPOLITAN UTILITIES DIST	2025/10/09-11/06 MONTHLY SERVICE	53.75
MICHAEL TODD INDUSTRIAL SUPPLY	225 GALVANIZED U-CHANNEL POSTS, BROOM	17,097.28
	GUTTER SECTIONS, TUBE BROOM	
MIDWEST RIGHT OF WAY SERVICES, INC	BPW 240124 WHITTED CREEK 2025/09/27-10/24	16,075.70
OMAHA PUBLIC POWER DISTRICT	2025/10/01-10/30 MONTHLY SERVICE	162.30
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	33.97
OMNI ENGINEERING	ASPHALT	403.38
PRECISE MRM LLC	2025/10/31M FLAT DATA PLAN	1,196.00
READY MIXED CONCRETE COMPANY	CONCRETE	1,155.68
SONJA M BREZINA	BPW 240124 TEMP EASEMENT ROW WHITTED	4,270.00
	CREEK TRACT 12	
THE SCHEMMER ASSOCIATES	BPW 250701 HWY 370 SIGNAL IMPLEMENTATION	15,582.40
	2025/10/31M	
	\$ 80,445.78	

MINUTE RECORD

CLAIMS FOR 2025/12/02 COUNCIL MEETING

PAGE 4

FLEET MAINTENANCE

911 CUSTOM, LLC	ION REAR SPOILER MOUNTING BRACKETS, ION-T SURFACE MOUNTS	700.92
ALLIED OIL & TIRE COMPANY	OIL	2,131.60
ARNOLD MOTOR SUPPLY	V-POWER SPARK PLUGS, WHEEL BEARINGS, HUB ASSEMBLY	23.46
AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	42.66
AUTOMOTIVE WAREHOUSE DIST, INC	TRAILER CONNECTOR PLUGS, FITTINGS, ROTORS, PADS, WIPER BLADES, BALL JOINTS, BEARINGS, COUPLINGS	1,954.35
BAUER BUILT TIRE & SERVICE	REAR DRIVE TIRES, WHEEL ALIGNMENT	3,433.48
BAXTER FORD	MOULDING, FLEX PIPE, SPARK PLUGS, AXLE SHAFT, ACTUATOR, CASE MODULE, HOSES, OIL	3,900.63
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	140.85
CORNHUSKER INTERNATIONAL TRUCKS	FLEETRITE	213.90
COX BUSINESS SERVICES	2025/11/30M MONTHLY SERVICE	107.39
DANKO EMERGENCY EQUIPMENT	KIT CONVERSION/REPAIR	773.26
DULTMEIER SALES LLC	BUSHINGS, ELBOWS, COUPLINGS	243.14
FACTORY MOTOR PARTS CO	WINDSHIELD WASHER PUMP, COOLING MOTOR, RESISTOR ASSY, FILTERS, HOSES	253.67
GALVIN GLASS	REPAIR WINDSHIELD	495.30
GRAINGER	LEVER SLIP CLUTCH CHAIN HOIST	1,791.40
HARRIS DECALS INC	DECALS-HS 5	732.88
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE262116	25.17
INTERSTATE BATTERIES	BATTERIES	432.85
JASPER WELLER, LLC	SOLENOID VALVE CAP	356.70
LOGAN CONTRACTORS SUPPLY	CIRCUIT BOARD FOR MATERIAL HEATER	434.16
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	127.18
NAPA AUTO PARTS	FILTERS, COILS, GLOVES, FLEETRUNKER BELT, BRAKE PARTS CLEANER, BRAKE DUST SHIELD, CHARGER	2,728.71
NEBRASKA IOWA INDUSTRIAL FASTENERS, INC	BUTT CONNECTORS, SOCKETS HEADS, BOLTS	98.65
ROCKMOUNT RESEARCH AND ALLOYS, INC	THREAD INSERT	106.67
TOYNE, INC	AC ACCUMULATOR, BRACKET SWIVEL, VALVE KIT	975.20
TY'S OUTDOOR POWER & SERVICE	ATTACHMENT CONTROLLER HANDLE	351.74
WALKERS UNIFORM RENTAL	UNIFORM RENTAL SERVICE, FENDER COVERS	346.87
WOODHOUSE PLATTSMOUTH	PROGRAM NEW ELECTRONIC KEYS	740.70
		\$ 23,803.49

SOLID WASTE

PAPILLION SANITATION	2025/10/21-10/28 GLASS RECYCLING	431.74
		\$ 431.74

PLANNING

AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	42.66
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	6.86
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE195089	4.03
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	10.87
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	208.77
		\$ 273.19

PERMITS & INSPECTIONS

AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	612.47
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	9.16
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE195089	5.39
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	14.52
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	278.94
		\$ 920.48

POLICE

ABM SUPPLY	HOLORAPHIC SIGHT FOR LAUNCHER	572.00
A-RELIEF SERVICES	2025/10/16-11/12 PORTABLE RESTROOMS-GUN RANGE	199.00
AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	4,332.08
AT&T MOBILITY-CC	2025/10/05-11/04 MONTHLY SERVICE	3,577.10
AUTO BODY AUTHORITY	BODY REPAIR-UNIT 620	1,529.32
BELLEVUE CHAMBER OF COMMERCE AND COMMUNITY	2025 BELLEVUE LEADERSHIP GRADUATION-JASHINSKE	35.00
BENEFIT PLANS	2025/11/30M POLICE PENSION-MD, JG, MG	8,817.56
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	162.31
CITY OF OMAHA	2025/09/30Q BILLING FOR FORENSIC SERVICES-Q3/2025	2,650.00
COLLISION FORENSIC SOLUTIONS	TRAFFIC CRASH RECONSTRUCTION TRAINING-SECRIST, LAND, MEYERS	5,980.00
CONNER PSYCHOLOGICAL SERVICES PC	PSYCHOLOGY TESTING	1,395.00
COX BUSINESS SERVICES	2025/11/30M MONTHLY SERVICE	558.97
COX BUSINESS SERVICES	2025/11/02-12/01 MONTHLY SERVICE	285.00
CREIGHTON UNIVERSITY COLLEGE OF NURSING	BLS CARDS POLICE	31.50
DELL MARKETING L.P.	DELL PRO 16 LAPTOP	1,195.96
DILLON BROTHERS H-D BUELL	2025/11/01-2026/10/31 YEAR 1 OF 4-MOTORCYCLE LEASE (6)	27,360.00

MINUTE RECORD

CLAIMS FOR 2025/12/02 COUNCIL MEETING

PAGE 5

POLICE (cont'd)

DOUGLAS COUNTY SHERIFF OFFICE	FORENSIC FEES	220.00
FBI NATIONAL ACADEMY ASSOCIATES, INC	2026/01/01-12/31 NEB CHAPTER DUES, WORKING NATIONAL DUES	300.00
GREAT PLAINS UNIFORMS	UNIFORM ITEMS	1,004.25
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE195089	95.52
HYUNDAI MOTOR FINANCE	2025/11/30M LEASE PYMT-HIDTA-DEA-SIMONES	720.01
JACKSON SERVICES, INC	DOOR MAT SERVICE	100.78
KELLER SEEDING & SUBCONTRACTING	2026/01/01-12/31 GUN RANGE LEASE	10,000.00
LIFT UP SARPY COUNTY	REIMB FOR GOGGLES/PEDAL CAR PURCHASES	2,055.94
MATCON, LLC	2025/12/31M MONTHLY MAINTENANCE, RENT	1,841.87
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	257.40
OMAHA PUBLIC POWER DISTRICT	2025/10/10-11/11 MONTHLY SERVICE	4,943.27
POLICE NARRATIVES AI	2025/10/25-2026/10/25 AI AGENCY	21,592.80
POLICE OFFICERS ASSOCIATION OF NEBRASKA	2026/01/1-12/31 FULL DEPT MEMBERSHIP	3,360.00
PRIME SECURED, INC	HID FOBS, PROFESSIONAL SERVICES	1,326.66
QUE-TEL CORPORATION	2025/12/21-2026/12/20 DIGITAL EVIDENCE BASE	7,588.44
SARPY COUNTY FISCAL ADMINISTRATION	2025/06/24 PUBLIC RECORDS REQUEST	1,079.84
SMITH DAVIS INSURANCE INC	2026/01/14-2030/01/14 NOTARY BOND-CASANOVA	40.00
STRADA OCCUPATIONAL HEALTH	MEDICAL TESTING FOR (4) RECRUITS	2,938.00
SUNSET LAW ENFORCEMENT, LLC	TRAINING & DUTY AMMUNITION	34,096.80
TRAVELERS	2025/10/31M PAID LOSS RECOVERY	74.00
TRISTAR	2025/10/31M RE-OPEN CLAIMS	812.48
TRI-TECH FORENSICS, INC	MEDICAL SUPPLIES (PHARMACY)	6,738.69
VERIZON WIRELESS	2025/10/24-11/23 MONTHLY SERVICE	440.39
WATERSHED, INC	RAIN GEAR FOR MOTORCYCLE OFFICERS	6,434.50

\$ 166,742.44

FIRE & RESCUE

ADAM HARRIS	REIMB FOR MEDICAL PROCEDURE	2,925.00
AETNA MEDICARE REFUNDS	REFUND FOR SERVICE	123.26
AIRGAS USA, LLC	OXYGEN	170.29
AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	1,992.52
BLACK HILLS ENERGY	2025/10/01-10/31 MONTHLY SERVICE	193.37
BLUE CROSS BLUE SHIELD OF NEBRASKA	REFUND FOR SERVICE	975.54
BOUND TREE MEDICAL, LLC	RESCUE EQUIPMENT AND SUPPLIES, PHARMACY SUPPLIES	1,387.96
COX BUSINESS SERVICES	2025/11/30M MONTHLY SERVICE	214.78
COX BUSINESS SERVICES	2025/11/30M MONTHLY SERVICE	115.00
DXP ENTERPRISES, INC	METERING CHLORINE GAS	210.00
ED M FELD EQUIPMENT CO	AIR ANALYSIS	900.00
FIRE DEPARTMENT CLOTHING	RESTOCK FOR SUPPRESSION UNIFORM SHIRTS	6,582.38
GABE HOINS	REIMB REMEDIATION TESTING EXPENSES	1,657.16
GP ARCHITECTURE, LLC	BPW 250109 BFD OUTBUILDING & PARKING LOT	8,825.00
GREAT PLAINS UNIFORMS	2025/07/01-10/30	
HEARTLAND NATURAL GAS LLC	UNIFORM ITEMS-6 EMP	1,729.46
HEARTLAND NATURAL GAS LLC	2025/09/30-2025/10/31 BHE215876	0.41
JADON BOGACZ	2025/09/30-2025/10/31 BHE235679	25.58
MARCO TECHNOLOGIES, LLC	REIMB FOR DUTY BOOTS	195.00
MARCO TECHNOLOGIES, LLC	2025/10/27-11/26 COPIER EXPENSE	64.68
METROPOLITAN UTILITIES DIST	2025/11/02-12/01 COPIER EXPENSE	176.42
METROPOLITAN UTILITIES DIST	2025/10/04-11/03 MONTHLY SERVICE	49.33
METROPOLITAN UTILITIES DIST	2025/10/07-11/03 MONTHLY SERVICE	312.15
METROPOLITAN UTILITIES DIST	2025/10/07-11/04 MONTHLY SERVICE	452.12
METROPOLITAN UTILITIES DIST	2025/10/07-11/06 MONTHLY SERVICE	139.54
METROPOLITAN UTILITIES DIST	2025/10/08-11/04 MONTHLY SERVICE	1,670.91
METROPOLITAN UTILITIES DIST	2025/10/09-11/06 MONTHLY SERVICE	368.68
NORTH CENTRAL AMBULANCE SALES	2025 FORD AMBULANCE	319,540.00
NORTH CENTRAL AMBULANCE SALES	CHASSIS MODIFICATION ON MEDIC UNIT	6,000.00
PAPILLION SANITATION	2025/10/20-10/23 DUMPSTER RENTAL FOR FURNITURE DISPOSAL	414.00
ROBERT CHANDLER	REFUND FOR SERVICE	25.00
STERICYCLE, INC	ON SITE DOCUMENT SHREDDING	324.00
STRYKER SALES CORPORATION	RESCUE EQUIPMENT & SUPPLIES	2,204.02
THIELE GEOTECH	CONCRETE TESTING FEES	1,114.00
TRICARE WEST REGION CLAIMS	REFUND FOR SERVICE	399.62
UL LLC	ANNUAL AERIAL INSPECTION, ENGINE TESTING	6,000.00
ZOLL DATA SYSTEMS INC	2025/11/30M MONTHLY BILLING FEES	1,654.80
ZOLL DATA SYSTEMS INC	2025/12/31M MONTHLY BILLING FEES	1,654.80
ZOLL MEDICAL CORPORATION	MEDICAL SUPPLIES	1,489.60

\$ 372,276.38

MINUTE RECORD

CLAIMS FOR 2025/12/02 COUNCIL MEETING

PAGE 6

NON-DEPARTMENTAL/CONTRACTS

AMERICAN NATIONAL BANK	2025/10/31M ACCT 1000 ANALYSIS CHG	505.64
ABBY HIGHLAND	2025/10/31M CDBG CONSULTANT EXPENSES	1,072.50
CARASOFT TECHNOLOGY CORPORATION	NEW IN-TRUCK CAMERA - YEAR 1 OF 5, SHIPPING	45,342.55
GREAT PLAINS COMMUNICATIONS LLC	2025/11/30M MONTHLY SERVICE	480.39
HDR ENGINEERING, INC	BPW 240501 PRAIRIE HILL DEV-INFRASTRUCTURE 2025/09/28-11/01	6,726.01
HEARTLAND MARKETING & COMMUNICATIONS	2025/09/29-2026/10/26 SOCIAL MEDIA MANAGEMENT	2,986.37
JUSTIN THOMS	FARM HARVESTING AND TRUCKING	10,300.05
LOCKTON COMPANIES, LLC	2025/11/30M WELLNESS CONSULTING FEE	1,875.00
NE-DEPARTMENT OF REVENUE	2025/10/31M SALES AND USE TAX RETURN	75.64
PM AM CORPORATION	2025/10/31M - ALARM FEES	2,708.00
REGIONAL METROPOLITAN TRANSIT AUTHORITY OF OMAHA	2025/09/30M MAT SERVICE 1903 MILES	7,075.00
SARPY COUNTY COURT HOUSE	2025/12/31M ANIMAL CONTROL	17,530.00
TRAVELERS CL REMITTANCE CENTER	2025/10/01-2026/09/30 1ST QTR INSURANCE RENEWAL	176,390.00
TRISTAR	2025/12/31Q CLAIMS ADMIN FEES	4,017.09
		<u>\$ 277,085.24</u>

INFORMATION TECHNOLOGY

ESO SOLUTIONS, INC	2025/12/04-2026/03/03 EHR & ESO SOFTWARE	10,026.06
MOTOROLA SOLUTIONS, INC	BANK CHARGERS FOR IT	2,810.86
ONE CALL CONCEPTS	2025/10/31M LOCATES	1.64
SENTINEL TECHNOLOGIES, INC	2025/10/31M FORTIS SERVICES, PRODUCT	5,414.77
TJ CABLE	2025/10/31M LOCATES	200.00
		<u>\$ 18,453.33</u>

BELLEVUE BAY INDOOR WATERPARK

HOLLAND BASHAM ARCHITECTS, INC	2025/07/31M PROFESSIONAL SERVICES	87,165.00
HOLLAND BASHAM ARCHITECTS, INC	2025/08/31M PROFESSIONAL SERVICES	87,165.00
HOLLAND BASHAM ARCHITECTS, INC	2025/09/30M PROFESSIONAL SERVICES	34,856.00
		<u>\$ 209,196.00</u>

WW-ADMIN

AMERICAN NATIONAL BANK	2025/10/31M ACCT 1034 ANALYSIS CHG	47.00
AT&T MOBILITY	2025/09/22-10/21 MONTHLY SERVICE	637.28
CENTURY LINK	2025/11/04-12/03 MONTHLY SERVICE	56.25
CITY OF OMAHA	2025/08/31M SEWER FEES	668,904.89
COX BUSINESS SERVICES	2025/11/04-12/03 MONTHLY SERVICE	220.00
EMBRIS GROUP LLC	BPW 230611-OLDE TOWN REHAB PKG 2025/08/01- 08/31	8,715.00
EMBRIS GROUP LLC	BPW 230611-OLDE TOWN REHAB PKG 2025/10/01- 10/31	765.00
HDR ENGINEERING, INC	BPW 240603 SCWWA CONNECTION EVAL 2025/09/28-11/01	14,388.53
HDR ENGINEERING, INC	BPW 211123 HAWORTH PARK WW COLLECTION SYS 2025/08/24-11/01	2,222.13
METROPOLITAN UTILITIES DIST	2025/10/07-11/05 MONTHLY SERVICE	286.22
PRECISE MRM LLC	2025/10/31M FLAT DATA PLAN	253.00
		<u>\$ 696,505.30</u>

WW-LIFT STATION MAINTENANCE

GRAINGER	COATED GLOVES	100.00
		<u>\$ 100.00</u>

WW-SEWER MAINTENANCE

AMERICAN UNDERGROUND SUPPLY, LLC	COUPLED PIPES, RESTRAINT GLANDS	10,336.59
HDR ENGINEERING, INC	BPW 250115 TWIN CREEK SIPHON EVAL 2025/06/29-11/01	1,547.50
HEIMES CORPORATION	BPW 211123 HAWORTH PARK SANITARY THRU 2025/11/11	87,655.50
		<u>\$ 99,539.59</u>

WW-LIFT STATION CONSTRUCTION

HDR ENGINEERING, INC	BPW 181013 QUAIL CREEK LIFT STATION 2025/09/28-11/01	322.60
HDR ENGINEERING, INC	BPW 181013 QUAIL CREEK LIFT STATION 2025/09/28-11/01	1,180.46
HDR ENGINEERING, INC	BPW 250114 LANDING LIFT STATION STUDY 2025/09/28-11/01	34,394.51
		<u>\$ 35,897.57</u>

COMMUNITY DEVELOPMENT

ABBY HIGHLAND	202510/31M CDBG EXPENSES	5,802.50
ALL SEASONS FOUNDATION	HOUSING-HOWELL, ALL SEASONS, VEHICLE	1,810.37
RDG PLANNING & DESIGN, INC	CDBG BELLEVUE HOUSING RESILIENCE PLAN THRU 2025/10/31	146,104.97
		<u>\$ 153,717.84</u>

MINUTE RECORD

CLAIMS FOR 2025/12/02 COUNCIL MEETING

PAGE 7

G.O. BONDS

UMB BANK - TRUST OPERATIONS

PAYING AGENT FEE-BELLEVUENE TAX SUPPORTED
MN IMP 24

298.33

UMB BANK - TRUST OPERATIONS

UMB PAYING AGENT FEES

300.00

UMB BANK - TRUST OPERATIONS

UMB PAYING AGENT FEES

300.00

\$ 898.33

TOTAL CLAIMS FOR 2025/12/02

\$ 2,287,105.23

TOTAL PAYROLL FOR 2025/11/21

\$ 1,976,361.67



7a.
12/2/2025

2025 3rd Quarter Economic Indicators Report

Building Permit Valuations					
Community	Jul-25	Aug-25	Sep-25	3rd Qtr. 2025	3rd Qtr. 2024
Sarpy County	\$ 3,015,473	\$ 2,350,365	\$ 5,447,244	\$ 10,813,082	\$ 22,815,027
Bellevue	\$ 23,274,477	\$ 11,174,635	\$ 12,744,160	\$ 47,193,272	\$ 85,388,290
Papillion	\$ 42,589,871	\$ 20,073,949	\$ 31,790,050	\$ 94,453,870	\$ 96,679,881
La Vista	\$ 3,952,791	\$ 1,551,711	\$ 4,960,989	\$ 10,465,491	\$ 33,786,319
Gretna	\$ 22,266,697	\$ 23,450,972	\$ 11,448,312	\$ 57,165,981	\$ 54,577,461
Springfield	\$ 1,229,539	\$ 325,310	\$ 144,650	\$ 1,699,499	\$ 4,386,643
TOTAL	\$ 96,328,848	\$ 58,926,942	\$ 66,535,405	\$ 221,791,196	\$ 297,633,621

Approved New Business / Industrial / Office Park Platted Lots			
Subdivision Name	Address	Location	Lots
Bellino 72	South 72nd & Cedardale Road	Papillion	2
R&R Commerce Park South Phase 5	Southeast of South 156th Street & Sunburst Drive	Papillion	1
TOTAL			2

Approved Multi-Family Housing Platted Lots			
Subdivision Name	Address	Location	Lots
TOTAL			0

Approved Single Family Housing Platted Lots			
Subdivision Name	Address	Location	Lots
Cornish Ridge	Northeast of 190 Second Street & Cornish Road	Sarpy	8
Belterra Replat 1	Southwest of South 114th Street & Schram Road	Papillion	23
Bellino 72	South 72nd & Cedardale Road	Papillion	5
TOTAL			36

Single Family Housing Permits Issued					
Community	Jul-25	Aug-25	Sep-25	3rd Qtr. 2025	3rd Qtr. 2024
Sarpy County	6	5	13	24	12
Bellevue	22	10	13	45	43
Papillion	40	61	89	190	142
La Vista	0	0	0	0	0
Gretna	31	53	32	116	115
Springfield	1	1	0	2	1
TOTAL	100	130	147	377	313

Multi-Family Housing # of Units Permits Issued					
Community	Jul-25	Aug-25	Sep-25	3rd Qtr. 2025	3rd Qtr. 2024
Sarpy County	0	0	5	5	0
Bellevue	0	0	0	0	156
Papillion	196	0	0	196	0
La Vista	0	0	0	0	201
Gretna	0	0	0	0	2
Springfield	0	0	0	0	0
TOTAL	196	0	5	201	359

Sarpy County Labor Force Statistics					
Month	Labor Force	Employment	Unemployment	Rate	
Jul-25	111,632	108,466	3,166	2.8%	
Aug-25	111,681	108,598	3,083	2.8%	
Sep-25	N/A	N/A	N/A	N/A	
Jul-24	101,651	98,735	2,916	2.9%	
Aug-24	100,844	98,144	2,700	2.7%	
Sep-24	100,805	98,261	2,544	2.5%	



Q3 2025 - Economic Indicators Report

Building Permit Valuations Issued						
Community	Year	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	YTD
Sarpy County	2025	\$ 7,479,487	\$ 12,579,754	\$ 10,813,082		\$ 30,872,323
	2024	\$ 13,329,242	\$ 15,801,264	\$ 22,815,027		\$ 51,945,533
Bellevue	2025	\$ 24,531,282	\$ 64,250,858	\$ 47,193,272		\$ 135,975,412
	2024	\$ 54,384,621	\$ 64,051,814	\$ 85,388,290		\$ 203,824,725
Papillion	2025	\$ 76,236,511	\$ 61,177,771	\$ 94,453,870		\$ 231,868,152
	2024	\$ 44,960,556	\$ 107,383,360	\$ 96,679,881		\$ 249,023,797
La Vista	2025	\$ 2,097,133	\$ 3,770,602	\$ 10,465,491		\$ 16,333,226
	2024	\$ 6,885,700	\$ 3,186,136	\$ 33,786,319		\$ 43,858,155
Gretna	2025	\$ 33,341,144	\$ 45,596,175	\$ 57,165,981		\$ 136,103,300
	2024	\$ 27,006,682	\$ 68,342,433	\$ 54,577,461		\$ 149,926,576
Springfield	2025	\$ 2,325,305	\$ 1,380,751	\$ 1,699,499		\$ 5,405,555
	2024	\$ 1,429,807	\$ 670,260	\$ 4,386,643		\$ 6,486,710
TOTALS	2025	\$ 146,010,862	\$ 188,755,911	\$ 221,791,195		\$ 556,557,968
	2024	\$ 147,996,608	\$ 259,435,267	\$ 297,633,621		\$ 705,065,496

Single Family Housing Permits Issued						
Community	Year	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	YTD
Sarpy County	2025	16	10	24		50
	2024	27	41	12		80
Bellevue	2025	24	5	45		74
	2024	36	38	43		117
Papillion	2025	145	112	190		447
	2024	81	143	142		366
La Vista	2025	0	0	0		0
	2024	0	0	0		0
Gretna	2025	102	139	116		357
	2024	94	107	115		316
Springfield	2025	2	0	2		4
	2024	2	2	1		5
TOTALS	2025	289	266	377		932
	2024	240	331	313		884



Q3 2025 - Economic Indicators Report

Multi-Family Housing # of Units Permits Issued						
Community	Year	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	YTD
Sarpy County	2025	0	0	5		5
	2024	0	0	0		0
Bellevue	2025	0	0	0		0
	2024	36	0	156		192
Papillion	2025	93	68	196		357
	2024	0	68	0		68
La Vista	2025	0	8	0		8
	2024	0	8	201		209
Gretna	2025	0	220	0		220
	2024	8	220	2		230
Springfield	2025	0	0	0		0
	2024	0	0	0		0
TOTALS	2025	93	296	201		590
	2024	44	296	359		699

Single Family Housing # of Platted Lots Issued						
Community	Year	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	YTD
Sarpy County	2025	3	10	8		21
	2024	3	0	0		3
Bellevue	2025	0	5	0		5
	2024	0	0	110		110
Papillion	2025	0	150	28		178
	2024	0	438	0		438
La Vista	2025	0	0	0		0
	2024	0	0	0		0
Gretna	2025	10	0	0		10
	2024	10	0	0		10
Springfield	2025	0	0	0		0
	2024	0	0	0		0
TOTALS	2025	13	165	36		214
	2024	13	438	110		561



Q3 2025 - Economic Indicators Report

Commercial Projects Permitted Over \$250,000				
Project	Address/Location	Community	Valuation	Sq. Ft.
City of Papillion Police Department (addition)	1000 East 1st Street	Papillion	\$14,000,000	13,328
Google Datacenter (addition)	14865 Gold Coast Road	Papillion	\$7,574,986	11,838
City of Gretna Community Complex	12401 South 214th Street	Gretna	\$5,218,000	58,699
Southridge Church of Papillion	505 Eagle Ridge Drive	Papillion	\$4,000,000	12,908
Hausmann Construction	8040 Eastport Parkway	La Vista	\$4,000,000	N/A
KinderCare of Papillion	10114 South 71st Street	Papillion	\$3,800,000	12,207
Bank	11013 South 192nd Avenue	Gretna	\$3,642,000	3,076
Oppidan - 5MW Papillion Data Center	11684 South 158th Street	Papillion	\$3,593,664	61,519
Office Space and Warehouse Shell	15131 South 205th Avenue	Gretna	\$2,940,970	30,720
Shell Building	11708 Emiline Street	La Vista	\$2,687,738	N/A
Bellevue Medical Center (renovation)	2500 BMC Drive	Bellevue	\$2,527,176	N/A
Church	8802 South 36th Street	Bellevue	\$2,475,490	11,500
Flex Warehouse Shell - Bay 13	19209 Raven Ridge Drive	Gretna	\$2,340,000	31,200
Fidelity Data Center Expansion	11050 Cornhusker Road	Papillion	\$2,000,000	800
New Daycare Facility	17720 Oakmont Drive	Gretna	\$1,717,606	13,322
Sanders Family Dental	9962 South 168th Avenue	Gretna	\$1,561,646	9,761
Church at Gold Coast Road	608 Gold Coast Drive	Papillion	\$1,500,000	39,081
Tedder Flex Building	1117 Applewood Drive	Papillion	\$1,150,000	11,855
AutoZone	7727 South 22nd Street	Bellevue	\$1,108,285	7,147
ACE Hardware (tenant finish)	7957 Towne Center Parkway	Papillion	\$1,090,000	17,976
Walmart - EV Chargers	8525 South 71st Plaza	Papillion	\$1,000,000	212,931
Flex Shell Warehouse Bay 6	19350 Pat Drive	Gretna	\$996,662	14,880
Flex Industrial Building (South Building)	19311 Raven Ridge Drive	Gretna	\$935,879	19,500
Warehouse (interior finish)	14850 Rodina Street	Springfield	\$750,804	57,600
Flex Industrial Building (North Building)	19311 Raven Ridge Drive	Gretna	\$704,753	14,700
Cornhusker Express Lube	10217 South 25th Street	Bellevue	\$632,080	5,200
St. Bernadette Catholic Church	7600 South 42nd Street	Bellevue	\$600,000	N/A
City of Bellevue (Utility / Storage building)	1500 Wall Street	Bellevue	\$438,750	5,000
Image Studio	7878 Main Street, Suite C	La Vista	\$400,000	4,976
High Pile Storage	13661 Giles Road	La Vista	\$250,000	N/A

GOAL Create, grow and recruit businesses, jobs and investment in Sarpy County

Landed Projects

Number of Landed Projects

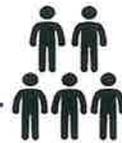


Capital Investment
\$29,210,995

YTD: \$129,210,995

New & Retained Jobs
419

84 New Jobs | 335 Retained Jobs



Project Pipeline

Prospect Visits

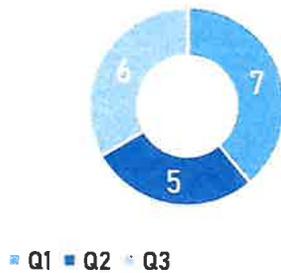
YTD: 2

Headquarter Visits

YTD: 3

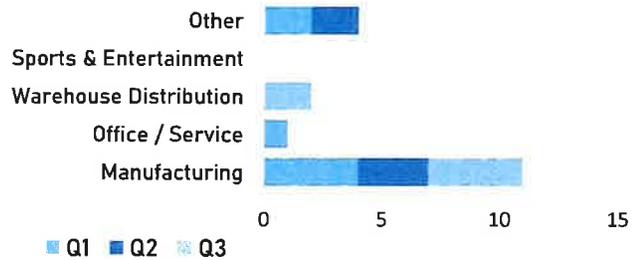
Google, LinkedIn, & META (San Francisco)

Number of Opportunities



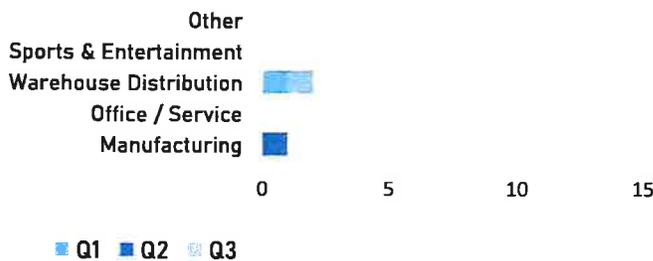
New to Market

Opportunities by Industry

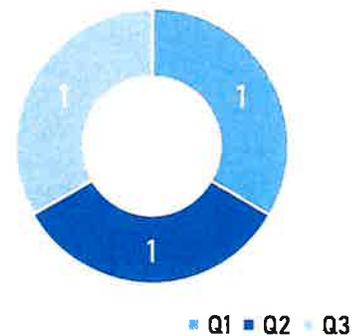


Existing Business

Opportunities by Industry



Number of Opportunities



GOAL Deliver relevant and high quality member programs, events, services and information

Investor Base

New Investors		Dropped Investors	
Q3	YTD	Q3	YTD
2	4	1	6
\$3,500	\$10,500	\$1,750	\$10,900

Includes increased investments

Net New Investment: -\$400

Engagement

Investor Engagement

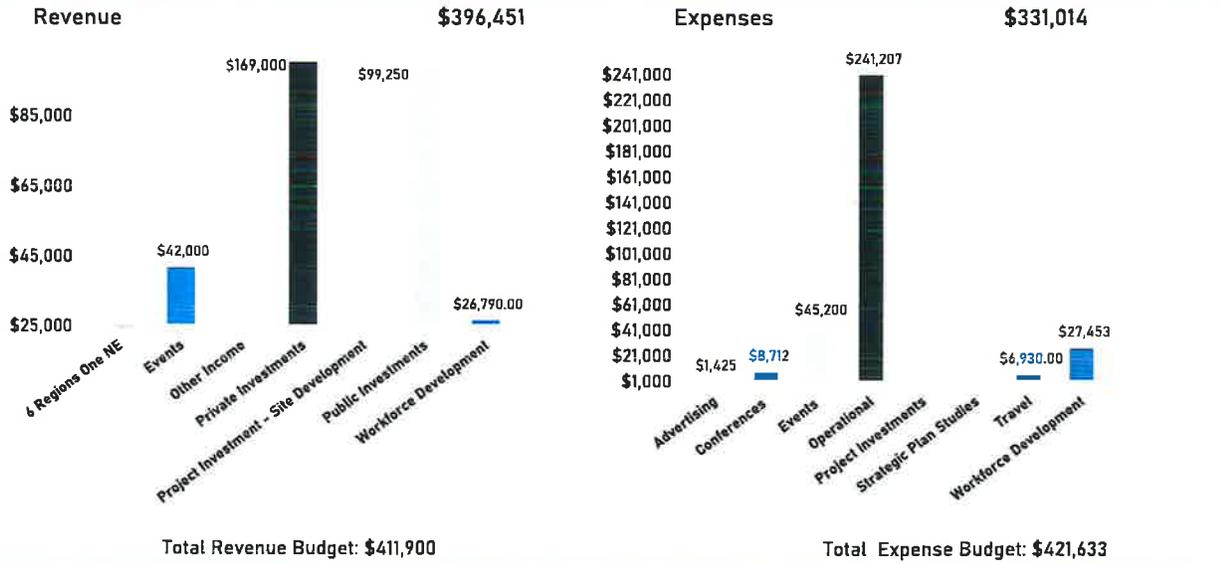
- (275) Annual Meeting
- (53) 1st Qtr. Investor Meeting
- (110) Trades Day
- (23) May Happy Hour
- (55) 2nd Qtr. Investor Meeting
- (17) August Happy Hour
- (71) VIP Reception
- (N/A) 3rd Qtr. Investor Meeting
- (N/A) November Happy Hour



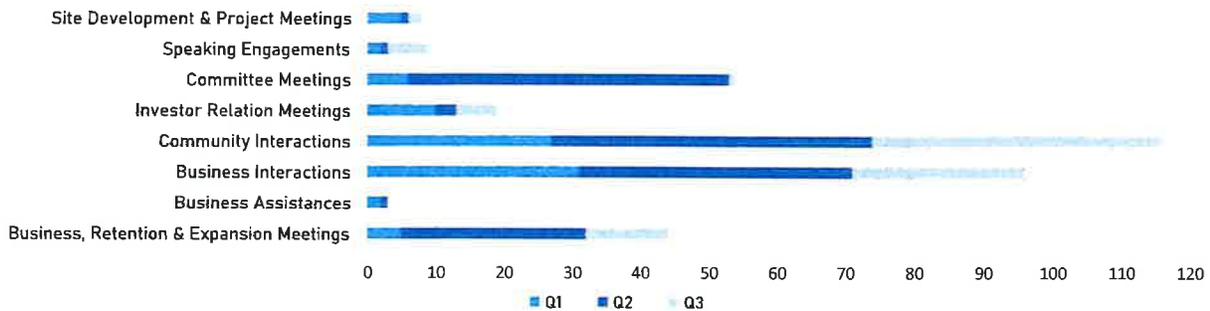
Board Member Engagement

- January Executive Board Meeting (7)
- Board Orientation (7)
- March Executive Board Meeting (7)
- March Board Meeting (35)
- May Executive Board Meeting (6)
- June Board Meeting (37)
- July Executive Board Meeting (6)
- September Executive Board Meeting (6)
- September Board Meeting (36)
- November Executive Board Meeting (N/A)
- December Board Meeting (N/A)

Organizational Resources



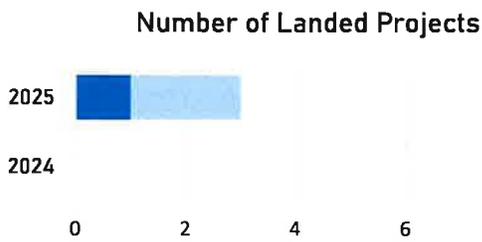
Meetings & Interactions



GOAL

Create, grow and recruit businesses, jobs and investment in Sarpy County

Landed Projects



Project Pipeline

Prospect Visits

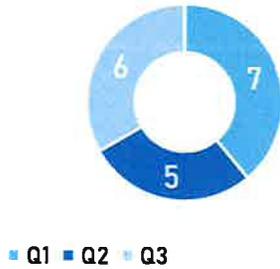
YTD: 2

Headquarter Visits

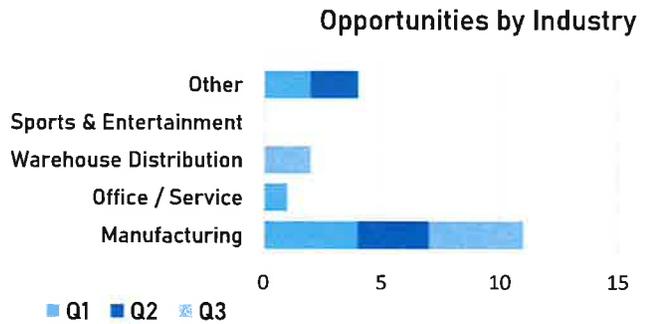
YTD: 3

Google, LinkedIn, & META (San Francisco)

Number of Opportunities

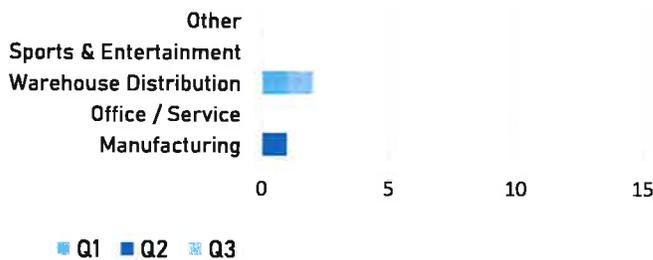


New to Market

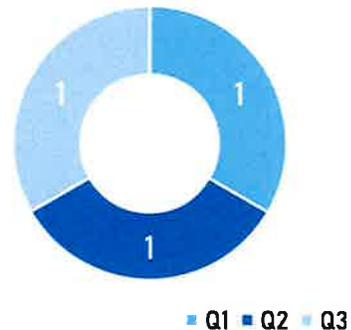


Existing Business

Opportunities by Industry



Number of Opportunities



GOAL

Deliver relevant and high quality member programs, events, services and information

Investor Base

New Investors		Dropped Investors	
Q3	YTD	Q3	YTD
2	4	1	6
\$3,500	\$10,500	\$1,750	\$10,900

Includes increased investments

Net New Investment: -\$400

Engagement

Investor Engagement

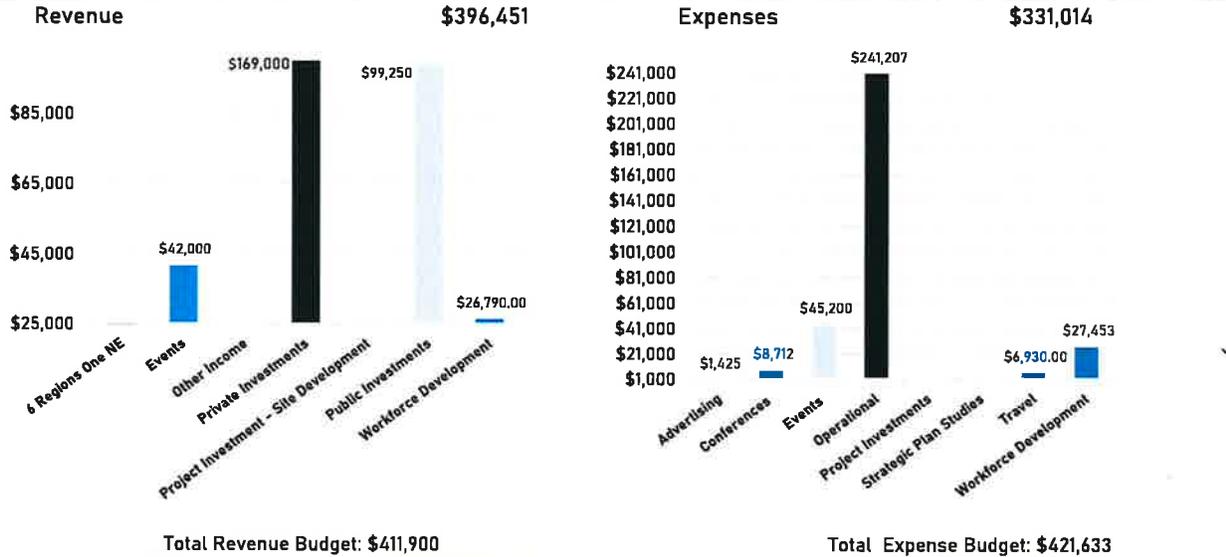
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- (110) Trades Day
- (23) May Happy Hour
- (55) 2nd Qtr. Investor Meeting
- (17) August Happy Hour
- (71) VIP Reception
- (N/A) 3rd Qtr. Investor Meeting
- (N/A) November Happy Hour



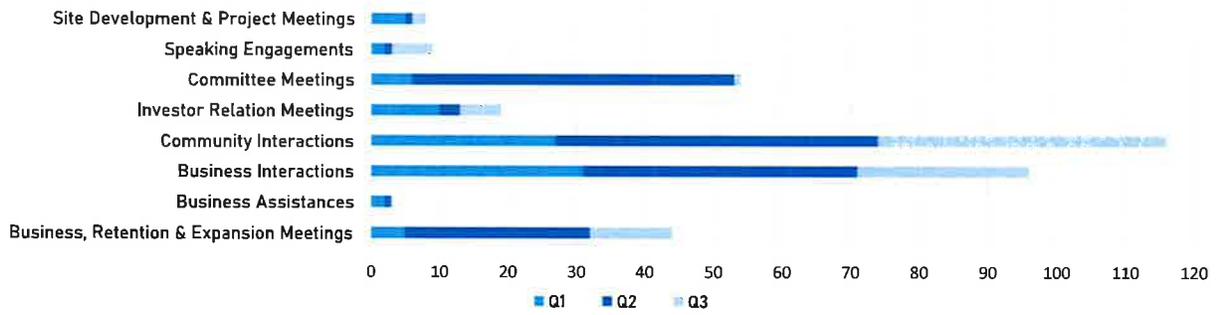
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- September Executive Board Meeting (6)
- September Board Meeting (36)
- November Executive Board Meeting (N/A)
- December Board Meeting (N/A)

Organizational Resources



Meetings & Interactions



CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

7b.
12/2/2025

COUNCIL MEETING DATE: 12-2-2025		SUBMITTED BY: Chief Guido	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION	<input checked="" 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:

Badge presentation/pinning and oath of office

SYNOPSIS/BACKGROUND:

Candidates Anthony Bishop and Colin Campbell have just completed their training and will be presented their badges and take the oath of office, which will be administered by Mayor Hike.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: <input type="text"/>	COUNTER-PARTY: <input type="text"/>	INTERLOCAL AGREEMENT: <input type="text"/>
CONTRACT DESCRIPTION: <input type="text"/>		
CONTRACT EFFECTIVE DATE: <input type="text"/>	CONTRACT TERM: <input type="text"/>	CONTRACT END DATE: <input type="text"/>
PROJECT NAME: <input type="text"/>		
START DATE: <input type="text"/>	END DATE: <input type="text"/>	PAYMENT DATE: <input type="text"/>
INSURANCE REQUIRED: <input type="text"/>		
CIP PROJECT NAME: <input type="text"/>	CIP PROJECT NAME: <input type="text"/>	
STREET DISTRICT NAME (S): <input type="text"/>	STREET DISTRICT NUMBER (S): <input type="text"/>	
ACCOUNTING DISTRIBUTION CODE: <input type="text"/>	ACCOUNT NUMBER: <input type="text"/>	

RECOMMENDATION:

N/A

ATTACHMENTS:

1. <input type="text"/>	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:

Winnifred Byrd

[Signature]

[Signature]

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. <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:

Janice 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 ~~41934174~~ 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: 12/2/2025		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:

Approval of the Redevelopment Agreement and Redevelopment Promissory Note, allowing up to \$1,500,000.00 plus accrued interest, to offset TIF eligible expenses, for GLC Wilshire Housing, Inc. Redevelopment Project located at 1724 Wilshire Drive, Tax Lot 6 Tiller's 4th Addition to the City of Bellevue, Sarpy County, Nebraska.

SYNOPSIS/BACKGROUND:

The approval of the Redevelopment Agreement and Redevelopment Promissory Note are the final City approvals necessary to implement the redevelopment plan for GLC Wilshire Housing, Inc. Redevelopment Project located at 1724 Wilshire Drive, Tax Lot 6 Tiller's 4th Addition to the City of Bellevue, Sarpy County, Nebraska. These documents provide for the use of Tax Increment Financing, in the principal amount of \$1,500,000.00. On July 15, 2025 the city approved the Redevelopment Plan, by Resolution #2025-13, for eighty (80) work-force housing multi-family units at 1724 Wilshire Drive, Tax Lot 6 Tiller's 4th Addition to the City of Bellevue, Sarpy County, Nebraska. The Redevelopment Plan proposes the construction of eighty(80) multi-family housing units.

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:

Approval of the Redevelopment Agreement and Redevelopment Promissory Note, allowing up to \$1,500,000.00 plus accrued interest, to offset TIF eligible expenses, for GLC Wilshire Housing, Inc. Redevelopment Project located at 1724 Wilshire Drive, Tax Lot 6 Tiller's 4th Addition to the City of Bellevue, Sarpy County, Nebraska and authorize the Mayor to sign.

ATTACHMENTS:

1. <input type="text" value="Redevelopment Agreement"/>	2. <input type="text" value="Redevelopment Promissory Note"/>	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: _____

Chimene Borjillo

Scott R...

REDEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into by and between the City of Bellevue, Nebraska, a Nebraska Municipal Corporation (the “City”), and GLC Wilshire Housing, LLC (“Owner”).

RECITALS:

WHEREAS, on July 15, 2025, by Resolution No. 2025-13, the City Council of the City of Bellevue approved the Redevelopment Plan for The Wilshire at 1724 Wilshire Drive, Bellevue, Nebraska 68005, Lot 6 Tiller’s 4th Addition, an addition to the City of Bellevue, Sarpy County, Nebraska (the “Redevelopment Plan”), which Redevelopment Plan proposes the construction of Eighty (80) work-force housing multi-family units consisting Twenty (20) one-bedroom units, Thirty-Nine (39) two-bedroom units, Thirteen (13) three-bedroom units, and Eight (8) four-bedroom units, which upon construction completion will help address the “affordable housing” need in the City of Bellevue in compliance with LB 866 and Bellevue’s Affordable Housing Action Plan, all as shown on the site plan attached hereto as Exhibit “A”, which is attached hereto and made a part hereof (the “Site Plan”); and,

WHEREAS, the Redevelopment Plan recommends allowing up to \$1,500,000.00, plus accrued interest, to offset TIF eligible expenses, as allowed by the Community Redevelopment Law, for acquisition, demolition, site preparation, public improvements, architectural and engineering fees and any public improvements, as required, for a project with total projected valuation of \$11,784,422 for real estate tax purposes; and,

WHEREAS, this Agreement is a redevelopment agreement prepared pursuant to the Nebraska Community Development Law in order to implement the above-referenced Redevelopment Plan, and contemplates the use of the excess ad valorem taxes generated by such development.

IN CONSIDERATION OF THESE MUTUAL COVENANTS, THE PARTIES AGREE AS FOLLOWS:

SECTION 1. DEFINITIONS

The following terms, whether plural or singular, shall have the following meanings for purposes of this Agreement.

- 1.1 “Base Year” and “Base Year Valuation” shall mean the year prior to the calendar year that the division of the property tax levied on the Redevelopment Site is to become effective. It is established by the Notice to Divide Tax for Community Redevelopment Project (“Notice to Divide”) form prepared by the City of Bellevue, which establishes the valuation for the base amount and the calendar year that division of real property tax levied is to become effective. For purposes of this Agreement, the parties agree the Base Year and associated Base Year Valuation shall be established on January 1, 2027.
- 1.2 “City” shall mean the City of Bellevue, Nebraska, a Municipal Corporation of the metropolitan class or such successor entity lawfully established pursuant to the applicable provision of the Nebraska Community Development Law.

- 1.3 “Community Redevelopment Law” shall mean the Community Redevelopment Law of the State of Nebraska (Chapter 18, Article 21, Sections 18-2101, et. seq.), as supplemented by and including Sections 18-2147 to 18-2153, Reissue Revised Statutes of Nebraska, 1943, as amended.
- 1.4 “Director” shall mean the Director of the City of Bellevue Planning Department.
- 1.5 “Division Date” shall mean the agreed upon date after which any ad valorem real estate taxes levied upon the Redevelopment Site shall be divided by the Sarpy County Assessor pursuant to the Community Redevelopment Law and the Notice to Divide. For purposes of this Agreement, the parties agree the Division Date shall be January 1, 2028.
- 1.6 “Excess ad valorem Taxes” shall mean any ad valorem real estate tax levied upon and generated by the real property in the Redevelopment Site after the Division Date (at the rate fixed each year by or for each of the hereinafter defined public bodies) by or for the benefit of the State of Nebraska, the City, and any board, commission, authority, district or any other political subdivision or public body of the State of Nebraska (collectively “public bodies”) in excess of any ad valorem real estate tax generated by the levy on the Base Year Valuation.
- 1.7 “Owner” shall mean GLC Wilshire Housing, LLC.
- 1.8 “Redevelopment Project” shall mean The Wilshire at 1724 Wilshire Drive, Bellevue, Nebraska 68005, Lot 6 Tiller’s 4th Addition, an addition to the City of Bellevue, Sarpy County, Nebraska, which proposes the construction of Eighty (80) work-force housing multi-family units consisting Twenty (20) one-bedroom units, Thirty-Nine (39) two-bedroom units, Thirteen (13) three-bedroom units, and Eight (8) four-bedroom units, all as shown on the site plan attached hereto as Exhibit “A” and incorporated herein.
- 1.9 “Redevelopment Promissory Note” or “Note” shall mean any obligation issued by the City in the form of Exhibit “B” attached hereto and incorporated herein by reference, which shall be in the principal amount set forth in such Exhibit (“Redevelopment Loan Proceeds”) and which shall be repaid from and secured by the Excess ad valorem Taxes generated by the real property within the Redevelopment Site.
- 1.10 “Redevelopment Plan” shall mean the Redevelopment Plan for the affordable housing project at 1724 Wilshire Drive approved by the City Council of the City of Bellevue on July 15, 2025, by Resolution No. 2025-13.
- 1.11 “Redevelopment Site” shall mean the real property legally described on Exhibit “C”, attached hereto and incorporated herein, and all adjacent public rights-of-way.

SECTION 2. OBLIGATIONS OF THE CITY

The City shall:

- 2.1 execute and deliver to the Owner at closing the Redevelopment Promissory Note in substantially the same form as that which is attached hereto as Exhibit “B”.

- 2.2 grant Redevelopment Loan Proceeds for TIF eligible expenses, including any public improvements, to the Owner in an amount not to exceed \$1,500,000.00, plus accrued interest at the rate of 7.00% per annum.
- 2.3 establish a special fund, as required under Section 18-2147(b) of the Nebraska Revised Statutes, for the Excess ad valorem Taxes, if any, generated by the Redevelopment Project and the Redevelopment Site, which shall be allocated to and, when collected, paid into this special fund, and shall be used for no other purpose than to pay debt retirement principal and interest as required by the Redevelopment Promissory Note. Interest on monies in the special fund shall accrue first to debt retirement interest and then to principal.
- 2.4 ensure that prior to expenditure or disbursement of Redevelopment Loan Proceeds, the following shall be obtained, to wit:
 - 2.4.1 Owner shall provide the Director with evidence, acceptable to the Director, in their sole discretion, that sufficient private funds have been committed to complete the Redevelopment Project.
 - 2.4.2 Owner shall provide evidence of, and maintain, adequate performance and labor materials bonds during the period of construction of the project. The City shall be specified as a co-obligee.
- 2.5 make payments, as required by this Redevelopment Agreement and the Redevelopment Promissory Note, of the Excess ad valorem Taxes held in the special fund called for in Section 2.3 above. All Excess ad valorem Taxes shall be allocated, and when collected, paid into the special fund for a period not to exceed fifteen (15) calendar years after the Division Date. Under no circumstance shall the Owner receive payments from the special fund for more than fifteen (15) years of Excess ad valorem Taxes (i.e. thirty (30) semi-annual installments) after the Division Date or after such time as the Redevelopment Promissory Note has been paid in full.

The City and Owner acknowledge and agree that the Owner shall receive the benefit of the Redevelopment Loan Proceeds, as limited to eligible expenses allowed by the Community Redevelopment Law, with the understanding that the Excess ad valorem Taxes and resulting Redevelopment Loan Proceeds may not be available for each and every installment or may not be sufficient to fully amortize the Redevelopment Promissory Note issued by the City.
- 2.6 grant the entire amount of the Redevelopment Loan proceeds to the Owner for costs of improving and redeveloping the Redevelopment Site, as allowed by law, including, but not limited to, those estimated eligible costs set forth on Exhibit "D", attached hereto, within the Redevelopment Area. Expenses identified on Exhibit "D" are a reasonably accurate estimate of the eligible expenses for the Redevelopment Project.
- 2.7 Execute such documents as may be reasonably necessary to effectuate the City's obligations under this Agreement.

SECTION 3. OBLIGATIONS OF THE OWNER

The Owner shall:

- 3.1 complete the Redevelopment Project on or before December 31, 2028. In the event the Redevelopment Project cannot be completed on or before December 31, 2028, the Owner may submit a request, in writing, for an extension of the completion date. The request must be submitted no less than three (3) months prior to the completion date set forth herein. The request may be acknowledged and approved by the Planning Director.
- 3.2 cause all real estate taxes and assessments levied on the Redevelopment Site and Redevelopment Project to be paid prior to the time such become delinquent.
- 3.3 loan redevelopment funds to the City in the principal amount of \$1,500,000.00, plus accrued interest, as set forth in Section 2.2, which, when combined with other private funds available, will be sufficient to construct the Redevelopment Project. Execution and delivery of the Redevelopment Promissory Note shall be at closing, which shall be as soon as reasonably possible after execution of this Agreement but not more than 60 days thereafter. At closing, the loan to be accomplished by this Section and the obligation of the city to use the Redevelopment Loan Proceeds for redevelopment purposes under Section 2.2 may be accomplished by offset so that the Owner retains the Redevelopment Loan Proceeds. If the City so requests, the Owner shall, from time-to-time, furnish the City with satisfactory evidence as to the use and application of the Redevelopment Loan Proceeds.
 - 3.3.1 Such loan funds shall be disbursed as provided in Section 2.
 - 3.3.2 Such loan shall bear a 7.00% interest rate.
 - 3.3.3 The principal shall be repaid by the City from the special fund established pursuant to Section 2.3 to collect and hold Excess ad valorem Taxes, pursuant to the Redevelopment Plan and Section 18-2147 of the Nebraska Revised Statutes, as they become collected in such fund and available to the City for such use. To the extent such excess ad valorem taxes are insufficient or unavailable to the City, the loan shall be forgiven, and the obligations of the Owner shall remain unaffected.
- 3.4 provide the City with quarterly progress reports during the construction of the Redevelopment Project and allow the City reasonable access, upon written request to Owner, to any relevant financial records pertaining to the Redevelopment Project.
- 3.5 retain copies of all supporting documents (as defined under Section 18-2119(4) of the Nebraska Revised Statutes) that are received or generated by the Owner in relation to the Redevelopment Project or Redevelopment Plan, until the expiration of three (3) years following the end of the last fiscal year in which Excess ad valorem Taxes are divided in relation to the Redevelopment Project and provide such copies to the City upon written request of the Director.
- 3.6 during the period that the Redevelopment Promissory Note is outstanding:
 - 3.6.1 not protest for a reduction in the real estate improvement valuation on the Redevelopment Site certified as of January 1, 2026 (Base Year) or less prior to and during construction; and not protest for a reduction in the real estate improvement

base valuation on the Redevelopment Site certified as of January 1, 2026 (Base Year) plus \$197,289 (excess valuation) or less after substantial completion or occupancy of the Redevelopment Project. **The covenant agreed to herein is for the benefit of, and binding upon, both the City and the Owner and any successors and assigns, but all parties acknowledge that the excess valuation agreed to herein is not binding on the Sarpy County Assessor and that any partial or full valuation designated by the Sarpy County Assessor may not be an amount sufficient to produce Excess ad valorem Taxes necessary on an annual basis to amortize the Redevelopment Promissory Note;**

3.6.2 not convey the Redevelopment Site or structures thereon to any entity which would be exempt from the payment of real estate taxes, not apply for exemption of real estate taxes from the county or the state, or cause the nonpayment of such real estate taxes; if the county and/or state award the exemption of real estate taxes, this Redevelopment Agreement and its associated Redevelopment Promissory Note will be rendered void and cancelled;

3.6.3 not apply to the Sarpy County Assessor for the structures, or any portion thereof, to be taxed separately from the underlying real property encompassed within the Redevelopment Site;

3.6.4 maintain insurance for ninety percent (90%) of the full value of the structures on the Redevelopment Site;

3.6.5 in the event of casualty, apply such insurance proceeds to the reconstruction of the Redevelopment Project, to the extent permitted by Owner's mortgage lender, and

3.6.6 cause all real estate taxes and assessments levied on the Redevelopment Site to be paid *prior to* the time such become delinquent. The Owner acknowledges and agrees that any portion of the Excess ad valorem Taxes levied in the fifteenth year under this Redevelopment Agreement that become delinquent shall be forfeited and returned to the appropriate public bodies.

In the event the Owner violates or breaches any of the agreements, representations or covenants in this section, the Owner may be required by the city to surrender any remaining amount outstanding of the Redevelopment Promissory Note, after reasonable notice and opportunity to cure. Each of the foregoing covenants shall be referenced in a Notice of Redevelopment Agreement to be recorded by the Owner with the Sarpy County, Nebraska Register of Deeds within sixty (60) days of the execution of this Redevelopment Agreement. The Owner shall include the same covenants and restrictions agreed to above in any conveyance of the Redevelopment Site, or any portion thereof, including but not limited to, any sale, assignment, sale-leaseback or other such transfer of the property, but shall not be responsible otherwise for the actions of the third parties if these covenants are breached by such third parties if the Owner no longer owns the Redevelopment Site.

3.7 shall provide the City of Bellevue Finance Department with an executed copy of the Redevelopment Promissory Note prior to disbursement of any proceeds for repayment of such Note pursuant to Section 2.5, so that such payment can be noted on the Note and the Note returned to Owner.

- 3.8 acquiesce to any and all requests deemed necessary by the city related to compliance with the applicable Nebraska Revised Statutes.
- 3.9 the Owner shall provide the City with a penal bond as may be required by Section 18-2151 of the Community Redevelopment Law. A reasonably sufficient payment and performance bond from the Owner's general contractor or contractors will satisfy this requirement.
- 3.10 install and construct all of the public infrastructure improvements related to the Redevelopment Project approved by the City Council of the City of Bellevue on July 15, 2025, by Resolution No. 2025-13, with approved site plan by the City Council of the City of Bellevue on November 4, 2025, in coordination with the Owner's development team, the City of Bellevue Planning Department, and the City of Bellevue Public Works Department as referenced in the Redevelopment Plan, and as subsequently modified to comply with City of Bellevue requirements.
- 3.11 inform the City, in writing, of any conveyance of the entire Redevelopment Project or Redevelopment Site, which shall include the name and address of the purchaser and contact information for the purchaser's authorized representative.

SECTION 4. PROVISIONS OF THE AGREEMENT

- 4.1 Non-discrimination. The Owner shall not, in the performance of this Agreement, discriminate or permit discrimination in violation of federal or state laws or local ordinances because of race, color, sex, age, political or religious opinions, affiliations or national origin.
- 4.2 Captions. Captions used in this Agreement are for convenience and are not used in the construction of this Agreement.
- 4.3 Applicable Law. Parties to this Agreement shall conform with all existing and applicable city ordinances, resolutions, state laws, federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the terms and the performance under this Agreement.
- 4.4 Interest to the City. No elected official or any officer or employee of the City of Bellevue shall have a financial interest, direct or indirect, in any City of Bellevue Agreement. Any violation of this section with the knowledge of the person or corporation contracting with the City of Bellevue shall render the Agreement voidable by the Mayor or Council.
- 4.5 Merger. This Agreement shall not be merged into any other oral or written Agreement, lease or deed of any type.
- 4.6 Administrative Amendments. The parties hereto recognize that certain administrative amendments may need to be made to this Agreement in order to carry out the intent of this Agreement and the Redevelopment Plan. The parties hereto recognize that any such minor amendments to this Agreement negotiated and executed by the parties' respective representatives, other than those defined in §18-2117 of the Community Redevelopment Law, shall be considered and treated as administrative in nature and not as a legislative

amendment to this Agreement or the Redevelopment Plan. However, amendments of the following types shall be referred to the City Council for approval:

- (1) Those that materially alter or reduce existing areas or structures otherwise available for public use or access;
- (2) Those that require the expenditure of \$75,000.00 or more of City funds above the levels contained in this Agreement;
- (3) Those that increase City loans, bonded indebtedness, deferred payments of any types, or other financial obligations above the levels contained in this Agreement; and
- (4) Those otherwise considered major or material in the reasonable discretion of the City.

4.7 Modification. This Agreement contains the entire agreement of the parties. No representations were made or relied upon by either party other than those that are expressly set forth herein. No agent, employee or other representative of either party is empowered to alter any of the terms herein unless done in writing and signed by an authorized officer of the respective parties.

4.8 Assignment. The Owner may not assign its rights under this Agreement without the express prior written consent of the City. The Mayor may, without City Council approval, approve, in writing, the assignment of all rights hereunder to a successor entity owned by, or under common control with Owner.

4.9 Strict Compliance. All provisions of this Agreement and each and every document that shall be attached shall be strictly complied with as written, and no substitution or change shall be made except upon written direction from authorized representatives of the parties.

4.10 Binding Effect. This Agreement shall be binding upon the Owner's successors and assigns and shall run with the land described in Exhibit "C", attached hereto, to the benefit of the City of Bellevue.

SECTION 5. AUTHORIZED REPRESENTATIVE

In further consideration of the mutual covenants herein contained, the parties hereto expressly agree that for the purposes of notice, including legal service of process, during the term of this Agreement and for the period of any applicable statute of limitations thereafter, the following named individuals shall be the authorized representatives of the parties:

- | | |
|---|---|
| (1) <u>City of Bellevue:</u>
Tammi Palm, Planning Director
City Planning Department
1510 Wall Street
Bellevue, NE 68005 | Legal Service, c/o City Clerk
1510 Wall Street
Bellevue, NE 68005 |
|---|---|

(2) Owner:
Great Lakes Capital
7410 Aspect Dr, Suite 100
Granger, IN 46530
Attn: Nick Goede

Fullenkamp, Jobeun, Johnson & Beller, LLP
Attn: Brent Beller
11440 W Center Road, Suite C
Omaha, NE 68144

Either party may designate additional representatives or substitute representatives by giving written notice thereof to the designated representative of the other party.

Executed this ____ day of _____, 2025.

ATTEST:

CITY OF BELLEVUE, NEBRASKA:

CITY CLERK OF THE CITY OF BELLEVUE

MAYOR OF THE CITY OF BELLEVUE

APPROVED AS TO FORM:

CITY ATTORNEY

Executed this ____ day of _____, 2025.

OWNER:

GLC Wilshire Housing, LLC

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

_____ acknowledged the foregoing Redevelopment Agreement before me
this ____ day of _____, 2025.

Notary Public, State of Nebraska

EXHIBIT "A"
SITE PLAN

EXHIBIT "B"

THIS BOND HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 (THE "33 ACT") AND MAY NOT BE TRANSFERRED, ASSIGNED, SOLD OR HYPOTHECATED UNLESS A REGISTRATION STATEMENT UNDER THE '33 ACT SHALL BE IN EFFECT WITH RESPECT THERETO AND THERE SHALL HAVE BEEN COMPLIANCE WITH THE '33 ACT AND ALL APPLICABLE RULES AND REGULATIONS THEREUNDER, OR THERE SHALL HAVE BEEN DELIVERED TO THE CITY OF BELLEVUE PRIOR TO TRANSFER, ASSIGNMENT, SALE OR HYPOTHECATION AN OPINION OF COUNSEL, SATISFACTORY TO THE CITY OF BELLEVUE TO THE EFFECT THAT REGISTRATION UNDER THE '33 ACT IS NOT REQUIRED.

REDEVELOPMENT PROMISSORY NOTE

\$1,500,000.00 _____, 2027

FOR VALUE RECEIVED, the undersigned Borrower promises to pay to GLC Wilshire Housing, LLC, whose address is 7410 Aspect Dr, Suite 100, Granger, Indiana 46530, and/or its assigns ("Holder"), the principal sum of One Million Five Hundred Thousand and No/100th (\$1,500,000.00) Dollars, together with interest thereon at the rate of 7.00% per annum from the date of the execution of this Note until paid in full. The principal balance and interest thereon shall be due and payable to the holder of said Redevelopment Promissory Note as and at such time as any excess ad valorem taxes generated by the Redevelopment Project as set forth in that certain Redevelopment Agreement dated _____, 2025, by and between the Borrower and Holder (as revised, the "Redevelopment Agreement") are collected by the City of Bellevue, Nebraska, and available for the retirement of this debt. All payments shall be applied first to interest and then to the principal sum of this Note.

In the event of default under said Redevelopment Promissory Note, all sums secured by this Note or any other agreement securing this Note shall bear interest at a rate equal to six percent (6.00%) above the national prime rate as published by the *Wallstreet Journal*; however, in the event said interest rate exceeds the maximum rate allowable by law then such rate of interest shall equal the highest legal rate available.

Borrower may prepay the principal amount outstanding in whole or in part, without the prior consent of the Holder.

In the event the monies collected and held in that special fund established under Section 18-2147 of the Nebraska Revised Statutes and pursuant to the Redevelopment Agreement are insufficient to pay in full all amounts due and owing at a date fifteen (15) years from January 1, 2028, and all excess ad valorem taxes generated by the Redevelopment Project, as set forth in the Redevelopment Agreement, have been collected by the City of Bellevue, Nebraska, and have been paid, immediately upon being available, towards the retirement of the amounts due hereunder, then, at said date fifteen (15) years from January 1, 2028, the Holder shall waive any unpaid portion of the principal and interest due upon written request of the City of Bellevue, Nebraska.

In the event this Note is referred to an attorney for collection the Holder shall be entitled to reasonable attorney fees allowable by law and all court costs and other expenses incurred in connection with such collection.

The Borrower shall be in default in the event the Borrower shall fail to pay, when due, any amount required hereunder.

Unless prohibited by law, the Holder may, at its option, declare the entire unpaid balance of principal and interest immediately due and payable without notice or demand at any time after default, as such term is defined in the Redevelopment Agreement.

Holder may at any time before or after default, exercise its right to set off all or any portion of the indebtedness evidenced hereby against any liability or indebtedness of the Holder to the Borrower without prior notice to the Borrower.

Demand, presentment, protest and notice of nonpayment under this Note are hereby waived.

No delay or omission on the part of the Holder in exercising any remedy, right or option under this Note shall operate as a waiver of such remedy, right or option. In any event, a waiver on any one occasion shall not be construed as a waiver or bar to any such remedy, right or option on a future occasion.

Any notice provided for in this Note to the Borrower or the Holder shall be in writing and shall be given by regular mail to the Holder or Borrower, or at such other address as either party may designate by notice in writing.

This Note shall be governed by and construed in accordance with the laws of the State of Nebraska. All payments hereunder shall be payable in lawful money of the United States of America and shall be legal tender for public and private debts at the time of payment.

**CITY OF BELLEVUE, NEBRASKA, a
Municipal Corporation**

By: _____
Mayor of the City of Bellevue

ATTEST:

APPROVED AS TO FORM:

City Clerk of the City of Bellevue

City Attorney

**EXHIBIT "C"
REDEVELOPMENT SITE**

Lot 6 Tiller's 4th Addition, an addition in the City of Bellevue, Sarpy County, Nebraska.

EXHIBIT "D"
TIF ELIGIBLE EXPENSES

Item	Cost
Site Preparation/Demo	\$600,000.00
Purchase	\$495,000.00
Sidewalks/Streetscape	\$200,000.00
Engineering	\$125,000
Grading & Landscaping	\$70,000.00
Sewer & Water	\$250,000.00
Architect	\$615,000.00
TOTALS	\$2,355,000.00

**CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET**

16b.
12/2/2025

COUNCIL MEETING DATE: 12-02-25		SUBMITTED BY: Chief Clary	
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:

Police Cruiser purchase

SYNOPSIS/BACKGROUND:

The Police Department is requesting the purchase of one 2026 Ford Explorer police cruiser to replace two cruisers that were damaged beyond repair during a pursuit. State contract bid price (#16214) is \$44,113. Using the insurance money received from the two totaled cruisers, in addition of \$14,013 from the Vehicle & Equipment Repair budget (6349) line item, will be enough to purchase the cruiser.

FISCAL IMPACT: \$14,013 BUDGETED FUNDS?: Yes GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: No 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 the approval of the purchase request to buy one 2026 Ford Explorer police cruiser from Anderson Ford for the state contract bid price of \$44,113.

ATTACHMENTS:

1. Anderson Ford Proposal	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:

Amber Brubaker

[Signature]

[Signature]

ANDERSON

www.AndersonAutoGroup.com

City of Bellevue

November 18th, 2025

State Contract # 16214

FP1A: 2026 Police Utility Vehicle AWD: 3.3L V6 Gas: \$42,788

Options to add to each:

1. Driver side spotlight: \$495
2. Keyed alike: \$75
3. Red/white cargo dome lamp: \$150
4. Courtesy lamp disable: \$150
5. Reverse sensing system: \$395
6. Black Exterior
7. Wheel Center Caps: \$60
8. Police engine idle: Standard

Total price 3.3L V6: \$44,113

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
402-464-0661
(Opening Fall 2011)

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

ST. JOSEPH
2207 North Bell Highway
St. Joseph, MO 64506
816-483-8000

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

16c.
12/2/2025

COUNCIL MEETING DATE: December 2, 2025		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:

Agreement with JEO Consulting Group Inc. for engineering services

SYNOPSIS/BACKGROUND:

BPW 260109 - FY 2026 assistance with post-construction stormwater management plans and stormwater pollution prevention plans. Review of documents associated with PCSMP, SWPPP/Grading Permits, meetings, additional services as needed.

FISCAL IMPACT: \$54,010.00 BUDGETED FUNDS?: NO GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: YES	COUNTER-PARTY: JEO consulting Group Inc	INTERLOCAL AGREEMENT:
CONTRACT DESCRIPTION:		
CONTRACT EFFECTIVE DATE:	CONTRACT TERM:	CONTRACT END DATE:
PROJECT NAME: PCSMP and SWPPP Reviews FY2026		
START DATE:	END DATE:	PAYMENT DATE:
CIP PROJECT NAME:		INSURANCE REQUIRED:
STREET DISTRICT NAME (S):		STREET DISTRICT NUMBER (S):
ACCOUNTING DISTRIBUTION CODE: 6033	ACCOUNT NUMBER: 10-10-6033	

RECOMMENDATION:

Approve and authorize the Mayor to sign the agreement with JEO consulting Group Inc. for engineering consulting services.

ATTACHMENTS:

- | | | |
|--------------|--------------------------------|----|
| 1. Agreement | 2. Exhibit A- Scope of Service | 3. |
| 4. | 5. | 6. |

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Shirley Proffitt
[Signature]
[Signature]



**AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR
PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of _____ between City of Bellevue (“Owner”) and JEO Consulting Group, Inc. (“Engineer”).

Owner’s project, of which Engineer’s services under this Agreement are a part, is generally identified as follows:

Bellevue PCSMP and SWPPP Reviews FY 2026 (“Project”).

JEO Project Number: R252054.00

Owner and Engineer further agree as follows:

ARTICLE 1 - SERVICES OF ENGINEER

1.01 Scope

- A. Engineer shall provide, or cause to be provided, the services set forth herein and in Exhibit A.

ARTICLE 2 - OWNER’S RESPONSIBILITIES

2.01 Owner Responsibilities

- A. Owner responsibilities are outlined in Section 3 of Exhibit B.

ARTICLE 3 - COMPENSATION

3.01 Compensation

- A. Owner shall pay Engineer as set forth in Exhibit A and per the terms in Exhibit B.
- B. The Standard Hourly Rates Schedule shall be adjusted annually (as of approximately January 1st) to reflect equitable changes in the compensation payable to Engineer. The current hourly rate schedule can be provided upon request.

ARTICLE 4 - EXHIBITS AND SPECIAL PROVISIONS

4.01 Exhibits

Exhibit A – Scope of Services
Exhibit B – General Conditions

4.02 Total Agreement

A. This Agreement (consisting of pages 1 to 2 inclusive, together with the Exhibits identified as included above) constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Owner: City of Bellevue, Nebraska

Engineer: JEO Consulting Group, Inc.

By: Rusty Hike

By: Ryan Joe

Title: Mayor

Title: Project Manager

Date Signed: _____

Date Signed: _____

Address for giving notices:

Address for giving notices:

City of Bellevue

JEO Consulting Group, Inc.

1500 Wall Street

11213 Davenport Street, Suite 200

Bellevue, NE 68123

Omaha, NE 68154

JEO CONSULTING GROUP INC ■ JEO ARCHITECTURE INC

Exhibit A - Scope of Services

Project Description: Assist the City of Bellevue Public Works Department with review of Post Construction Stormwater Permit (PCSMP) and grading permit technical documents submitted for development within the city. The City will be responsible for review and approval of all applications in Permixon. All reviews would be completed in the Permixon System. Additionally, the following services can be provided on an as needed basis:

- Review of documents during the platting process (preliminary or final) on PCSMP related studies or plans.
- Inspections of PCSMP facilities
- Assistance with non-compliance issues

Review of Documents associated with Post Construction Stormwater Permitting:

1. Review of post construction stormwater permit technical documents, including but not limited to those listed below:
 - a. Drainage Study
 - b. Post Construction Stormwater Plans
 - c. Permanent easement documents
 - d. As-built plans

Review of Documents associated with Construction Site Stormwater Permitting:

1. Review of grading permit technical documents, including but not limited to those listed below:
 - a. Stormwater Pollution Prevention Plan (SWPPP) Site Map
 - b. SWPPP Narrative
 - c. Miscellaneous Support Documents
 - d. Assistance with non-compliance issues, including a site visit, can be provided, as needed.

Additional Services, provided upon request:

1. Review of the documents provided during the platting process, including but not limited to those listed below, as requested.
 - a. Drainage Studies
 - b. PCSMP Plans
 - c. Erosion Control Plans
2. Conduct inspections after the installation of PCSMP items and final close out as needed.
3. Attend meetings associated with the project (meetings on project progress, budget/contract adjustments, etc.)

Proposed Schedule:

Reviews will be completed as they are received or based on prioritization set by City Staff.

Permit Reviews for FY 26	Completed within 2 weeks of receipt
Other Services	Completion schedule as determined with city staff

Fee proposal:

The estimated total fee for this scope of work is:

PCSMP Reviews for FY 26	\$22,900.00
SWPPP Reviews for FY 26	\$17,050.00
Subdivision Plat Reviews	\$14,060.00
TOTAL	\$54,010.00

- Fee's incurred will be billed based on 2026 hourly rates for time incurred on requested services.
- Hourly rates are subject to change on or around January 1st annually. Anticipated staff assigned to this project are:

Exhibit A - Scope of Services

<u>STAFF MEMBER:</u>	<u>2026 Rate Schedule</u>
Julie Ogden, PE	\$260.00
Ryan Joe	\$175.00
Terry Lage	\$195.00

- Additional JEO staff may be utilized, as needed, when a particular discipline or specialty is needed for review.

Bellevue FY 2026 PCSMP and SWPPP Assistance

JEO Project #252054.00



Task and Fee Structure

Task		Ryan Joe	Terry Lage	Julie Ogden	JEO Fee/Task
		Project Manager	Stormwater Specialist	Project Engineer	
		\$ 175.00	\$ 195.00	\$ 260.00	
Bellevue FY 2026 PCSMP and SWPPP Assistance					
100	Review PCSMP Documents	12	80	20	\$ 22,900.00
200	Review SWPPP Documents	12	50	20	\$ 17,050.00
300	Additional Services	12	8	40	\$ 14,060.00
Total		36	138	80	\$ 54,010.00

JEO CONSULTING GROUP INC || JEO ARCHITECTURE INC

1. SCOPE OF SERVICES: JEO Consulting Group, Inc. (JEO) shall perform the services described in Exhibit A. JEO shall invoice the owner for these services at the fee stated in Exhibit A.

2. ADDITIONAL SERVICES: JEO can perform work beyond the scope of services, as additional services, for a negotiated fee or at fee schedule rates.

3. OWNER RESPONSIBILITIES: The owner shall provide all criteria and full information as to the owner's requirements for the project; designate and identify in writing a person to act with authority on the owner's behalf in respect to all aspects of the project; examine and respond promptly to JEO's submissions; and give prompt written notice to JEO whenever the owner observes or otherwise becomes aware of any defect in work.

Unless otherwise agreed, the owner shall furnish JEO with right-of-access to the site in order to conduct the scope of services. Unless otherwise agreed, the owner shall also secure all necessary permits, approvals, licenses, consents, and property descriptions necessary to the performance of the services hereunder. While JEO shall take reasonable precautions to minimize damage to the property, it is understood by the owner that in the normal course of work some damage may occur, the restoration of which is not a part of this agreement.

4. TIMES FOR RENDERING SERVICES: JEO's services and compensation under this agreement have been agreed to in anticipation of the orderly and continuous progress of the project through completion. Unless specific periods of time or specific dates for providing services are specified in the scope of services, JEO's obligation to render services hereunder shall be for a period which may reasonably be required for the completion of said services.

If specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided, and if such periods of time or date are changed through no fault of JEO, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment. If the owner has requested changes in the scope, extent, or character of the project, the time of performance of JEO's services shall be adjusted equitably.

5. INVOICES: JEO shall submit invoices to the owner monthly for services provided to date and a final bill upon completion of services. Invoices are due and payable within 30 days of receipt. Invoices are considered past due after 30 days. Owner agrees to pay a finance charge on past due invoices at the rate of 1.0% per month, or the maximum rate of interest permitted by law.

If the owner fails to make any payment due to JEO for services and expenses within 30 days after receipt of JEO's statement, JEO may, after giving 7 days' written notice to the owner, suspend services to the owner under this agreement until JEO has been paid in full all amounts due for services, expenses, and charges.

6. STANDARD OF CARE: The standard of care for all services performed or furnished by JEO under the agreement

shall be the care and skill ordinarily used by members of JEO's profession practicing under similar circumstances at the same time and in the same locality. JEO makes no warranties, express or implied, under this agreement or otherwise, in connection with JEO's services.

JEO shall be responsible for the technical accuracy of its services and documents resulting therefrom, and the owner shall not be responsible for discovering deficiencies therein. JEO shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in owner furnished information.

7. REUSE OF DOCUMENTS: Reuse of any materials (including in part plans, specifications, drawings, reports, designs, computations, computer programs, data, estimates, surveys, other work items, etc.) by the owner on a future extension of this project, or any other project without JEO's written authorization shall be at the owner's risk and the owner agrees to indemnify and hold harmless JEO from all claims, damages, and expenses including attorney's fees arising out of such unauthorized use.

8. ELECTRONIC FILES: Copies of Documents that may be relied upon by the owner are limited to the printed copies (also known as hard copies) that are signed or sealed by JEO. Files in electronic media format of text, data, graphics, or of other types that are furnished by JEO to the owner are only for convenience of the owner. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk.

a. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it shall perform acceptance tests or procedures within 30 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 30 day acceptance period shall be corrected by the party delivering the electronic files. JEO shall not be responsible to maintain documents stored in electronic media format after acceptance by the owner.

b. When transferring documents in electronic media format, JEO makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by JEO at the beginning of the project.

c. The owner may make and retain copies of documents for information and reference in connection with use on the project by the owner.

d. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

e. Any verification or adaptation of the documents by JEO for extensions of the project or for any other project shall entitle JEO to further compensation at rates to be agreed upon by the owner and JEO.

9. SUBCONSULTANTS: JEO may employ consultants as JEO deems necessary to assist in the performance of the services. JEO shall not be required to employ any consultant unacceptable to JEO.

10. INDEMNIFICATION: To the fullest extent permitted by law, JEO and the owner shall indemnify and hold each other

JEO CONSULTING GROUP INC | JEO ARCHITECTURE INC

harmless and their respective officers, directors, partners, employees, and consultants from and against any and all claims, losses, damages, and expenses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) to the extent such claims, losses, damages, or expenses are caused by the indemnifying parties' negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of JEO and the owner, they shall be borne by each party in proportion to its negligence.

11. INSURANCE: JEO shall procure and maintain the following insurance during the performance of services under this agreement:

- a. Workers' Compensation: Statutory
- b. Employer's Liability
 - i. Each Accident: \$500,000
 - ii. Disease, Policy Limit: \$500,000
 - iii. Disease, Each Employee: \$500,000
- c. General Liability
 - i. Each Occurrence (Bodily Injury and Property Damage): \$1,000,000
 - ii. General Aggregate: \$2,000,000
- d. Auto Liability
 - i. Combined Single: \$1,000,000
- e. Excess or Umbrella Liability
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$1,000,000
- f. Professional Liability:
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$2,000,000
- g. All policies of property insurance shall contain provisions to the effect that JEO and JEO's consultants' interests are covered and that in the event of payment of any loss or damage the insurers shall have no rights of recovery against any of the insureds or additional insureds thereunder.
- h. The owner shall require the contractor to purchase and maintain general liability and other insurance as specified in the Contract Documents and to cause JEO and JEO's consultants to be listed as additional insured with respect to such liability and other insurance purchased and maintained by the contractor for the project.
- i. The owner shall reimburse JEO for any additional limits or coverages that the owner requires for the project.

12. TERMINATION: This agreement may be terminated by either party upon 7 days prior written notice. In the event of termination, JEO shall be compensated by owner for all services performed up to and including the termination date. The effective date of termination may be set up to thirty (30) days later than otherwise provided to allow JEO to demobilize personnel and equipment from the site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble project materials in orderly files.

13. GOVERNING LAW: This agreement is to be governed by the law of the state in which the project is located.

14. SUCCESSORS, ASSIGNS, AND BENEFICIARIES: The owner and JEO each is hereby bound and the partners, successors, executors, administrators and legal representatives of the owner and JEO are hereby bound to the other party to this agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, with respect to all covenants, agreements and obligations of this agreement.

a. Neither the owner nor JEO may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment shall release or discharge the assignor from any duty or responsibility under this agreement.

b. Unless expressly provided otherwise in this agreement: Nothing in this agreement shall be construed to create, impose, or give rise to any duty owed by the owner or JEO to any contractor, contractor's subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them.

c. All duties and responsibilities undertaken pursuant to this agreement shall be for the sole and exclusive benefit of the owner and JEO and not for the benefit of any other party.

15. PRECEDENCE: These standards, terms, and conditions shall take precedence over any inconsistent or contradictory language contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding JEO's services.

16. SEVERABILITY: Any provision or part of the agreement held to be void or unenforceable shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the owner and JEO, who agree that the agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

17. NON-DISCRIMINATION CLAUSE: Pursuant to Neb. Rev. Stat. § 73-102, the parties declare, promise, and warrant that they have and will continue to comply fully with Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C.A § 1985, et seq.) and the Nebraska Fair Employment Practice Act, Neb. Rev. Stat. § 48-1101, et seq., in that there shall be no discrimination against any employee who is employed in the performance of this agreement, or against any applicant for such employment, because of age, color, national origin, race, religion, creed, disability or sex.

18. E-VERIFY: JEO shall register with and use the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee pursuant to the Immigration Reform and Control Act of 1986, to determine the work eligibility status of new employees physically performing services within the state where the work shall be performed. Engineer shall require the same of each consultant.

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

16d.
12/2/2025

COUNCIL MEETING DATE: December 2, 2025		SUBMITTED BY: David Goedeken, 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: 17 in the amount of \$910.00. 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: 240124 CIP26 ST(06) M146(271A) Whitted Creek 25th St Lynnwood to Blackhawk

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME: 240124 CIP26 ST(06) M146(271A) Whitted Creek 25th St Lynnwood to Blackhawk

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

CIP PROJECT NAME: Whitted Creek 25th St Lynnwood to Blackhawk CIP PROJECT NUMBER: ST (06)

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S): ST (06)

ACCOUNTING DISTRIBUTION CODE: 6243 ACCOUNT NUMBER: 10-15-6243

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: 17 in the amount of \$910.00.

ATTACHMENTS:

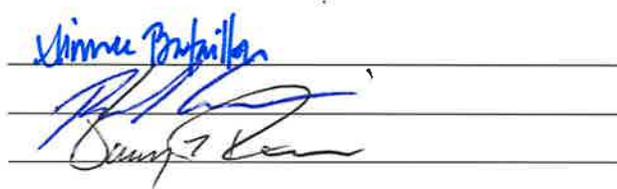
1. MWROW Cover Letter	2. Statement of Just Compensation	3. Temporary Easements
4. <input type="checkbox"/>	5. <input type="checkbox"/>	6. <input type="checkbox"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM: _____

FINANCE APPROVAL AS TO FORM: _____

ADMINISTRATOR APPROVAL AS TO FORM: _____





October 28, 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 #17

Dear Mr. Krager:

Enclosed is one (1) executed copy of the Temporary Easement for Tract 17, Connor K. Hagan and Elizabeth R. Hagan (f/k/a Elizabeth R. Mahan). The authorized representative of the City of Bellevue, Nebraska, will need to sign the Temporary Easement contract. The signed original is to be kept by the City of Bellevue, Nebraska and placed in the completed file. A copy of the original should be sent with payment to the property owner.

Please send a copy of the original executed Temporary Easement Contract and a check in amount of \$910.00 made payable to:

**Connor K. Hagan and Elizabeth R. Mahan
c/o Action Management & Leasing Company
106 West 2nd Street
Papillion, Nebraska 68046**

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.: 17

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, **Connor K. Hagan and Elizabeth R. Mahan**, 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>
Total Amount Offered	\$ <u>910.00</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 **\$910.00**.

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: 17

KNOW ALL MEN BY THESE PRESENTS:

That **CONNOR K. HAGAN and ELIZABETH R. HAGAN (F/K/A ELIZABETH R. MAHAN), 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 **NINE HUNDRED TEN and NO/100 DOLLARS, (\$910.00)**, 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

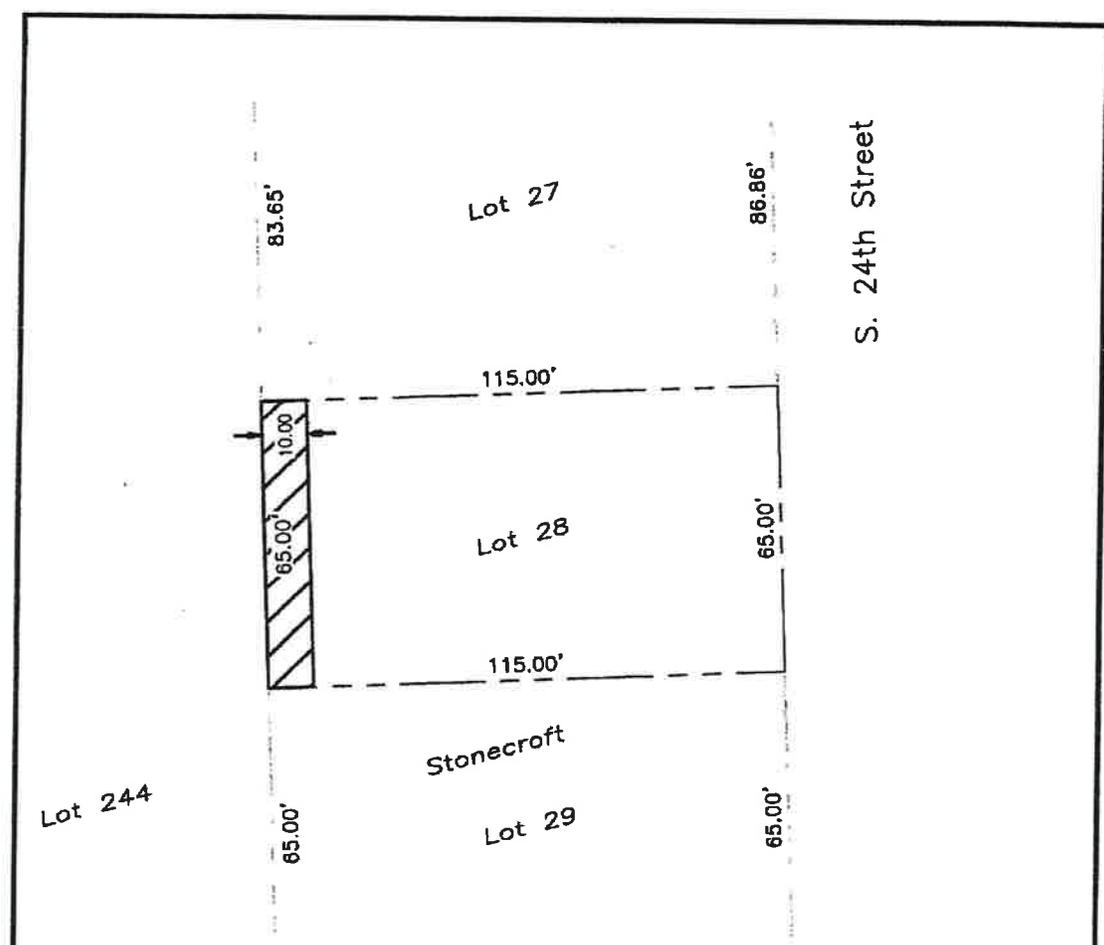
As a further consideration of this grant, the Parties herein agrees as follows:

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]



Legal Description - Temporary Easement

A PARCEL OF LAND LOCATED IN LOT 28, STONECROFT, AS SURVEYED, PLATTED & RECORDED IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 10.00 FEET OF SAID LOT 28 CONTAINING 650 SQUARE FEET, MORE OR LESS.



Lot 28 - Stonecroft

	TEMPORARY EASEMENT: _____ 650 _____ S.F.	TRACT NO.: <u>17</u>	PROJECT NO.: <u>24-2773</u>
		PREPARE DATE: <u>03/14/25</u>	REVISION DATE: _____

TRACT 17

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: December 2, 2025		SUBMITTED BY: Police Department	
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:

Agreement with Stanley J. How Architects to develop architectural plans and engineering coordination for the Bellevue Police Training Facility.

SYNOPSIS/BACKGROUND:

The police department is seeking to enter into a professional agreement with Stanley J. How Architects, Inc. to develop the architectural plans and engineering coordination for the new Bellevue Police Department Training Facility, Gun Range, and Storage Buildings located at 14402 Harlan Lewis Drive. The project includes full architectural design services, site evaluation, preparation of all construction documents, and coordination with structural, mechanical, electrical, and civil engineering disciplines. These services ensure the development of two pre-engineered buildings totaling more than 16,000 square feet—one serving as a modern police training facility and the other providing secure storage to support long-term operational needs. Under the agreement, the Architect will also assist in obtaining contractor bids and conduct Construction Administration services throughout the project, including responding to contractor questions, reviewing shop drawings, evaluating pay applications, and attending onsite meetings. The contract establishes clear milestones for schematic design, design development, and construction phases, ensuring transparency and alignment with City expectations. This project represents a significant investment in enhancing officer training capabilities, improving departmental readiness, and supporting the continued professional development of Bellevue Police personnel.

FISCAL IMPACT: \$131,500.00 BUDGETED FUNDS?: Yes. GRANT/MATCHING FUNDS?: No.

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: Yes COUNTER-PARTY: Stanley J. How Architects INTERLOCAL AGREEMENT: No.

CONTRACT DESCRIPTION: Professional Agreement with Stanley J. How Architects for second phase architectural plans of the Bellevue Police Training Facility.

CONTRACT EFFECTIVE DATE: 12/03/2025 CONTRACT TERM: N/A CONTRACT END DATE: Upon Substantial Completion of Project

PROJECT NAME: Bellevue Police Training Facility

START DATE: - END DATE: - PAYMENT DATE: - INSURANCE REQUIRED: No.

CIP PROJECT NAME: Gun Range Facility CIP PROJECT NUMBER: PO 26(1)

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

ACCOUNTING DISTRIBUTION CODE: 7030 ACCOUNT NUMBER: -

RECOMMENDATION:

Approve and authorize the Mayor to sign the agreement with Stanley J. How Architects in an amount not to exceed \$131,500.00.

ATTACHMENTS:

1. Contract with Stanley J. How Architects	2.	3.
4.	5.	6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Sam King
[Signature]
[Signature]

**CITY OF BELLEVUE, NEBRASKA
AGREEMENT FOR CONSTRUCTION DESIGN SERVICES**

THIS AGREEMENT is entered into by and between City of Bellevue, Nebraska, a municipal corporation and Nebraska political subdivision (City) and Stanley J. How Architects, Inc. (Architect). In consideration of the mutual covenants herein contained, City hereby agrees to contract with Architect to perform architectural and related professional services hereinafter outlined in connection with the Bellevue Police Department Gun Range and Training & Storage Facilities, located at 14402 Harlan Lewis Drive Bellevue, Nebraska.

SECTION I - SCOPE OF SERVICES

Architect agrees to timely and professionally complete the Work described above and herein, furnish and pay all costs, including any related taxes, and to furnish all labor, supplies and material and everything else reasonably necessary to complete the same unless specifically provided otherwise in this Agreement for the services listed in the Scope of Services (Scope), attached hereto. Such Scope of Services may also be referred to as "the Work." To the extent that the Scope, Architect's proposal, or any other attachment hereto is in conflict with this Agreement, this Agreement shall control.

SECTION II - COMPENSATION

For the services or Work covered by this Agreement, City agrees to pay Architect as follows:

1. Basic Services. The lump sum fee set forth in the Scope, plus reimbursement of actual expenses at rates set forth in the Scope. The total of lump sum fee shall not exceed \$131,500.00 without a change order demonstrating consent from the City.

The Architect shall submit invoices to the City at monthly intervals which coincides with completion of the following milestones:

- a. Schematic Phase 20% - Completed prior to contract execution;
- b. Design Phase 40% (60% Cumulative);
- c. Construction Phase 30% (90% Cumulative); and
- d. Substantial Completion - Wrap-up 10% (100% Cumulative)

2. Supplemental Services. Fees and expenses for supplemental services shall be stated in a change order or amendment to this Agreement and shall set a maximum for the total of fees and expenses for the supplemental services. A maximum amount for each item of supplemental services will be established and approved by the City before the work is started. Supplemental services are not included in any of the prices or billing limits named above.

3. Cost Overruns. Architect is responsible for determining if the actual fees or expenses will exceed the maximum amount stated above. If at any time during the Work, Architect determines that the fees or expenses will exceed, or have exceeded the maximum

amount stated above, Architect must immediately notify City in writing and describe which fees or expenses are causing the overrun and the reason. Architect must also estimate the additional fees or expenses needed to complete the Work. City will then determine if the maximum amount is to be increased, remain the same, or determine if the Scope of the Work needs to be modified or terminated. An amendment will be prepared if cost overruns are authorized by City.

4. Timing of Fees and Expenses. The City is not responsible for costs or expenses incurred prior to the Notice-to-Proceed date or after the completion deadline that is to be determined.

5. Invoices. The Architect shall submit invoices to the City at monthly intervals. Invoices must present activities of Architect and/or any subcontractors showing not less than actual hours worked, hourly rates applied, actual expenses incurred unless otherwise specified in the Scope or Fee Schedule, and any applicable supporting documentation, such as, but not limited to, receipts.

6. Payment. The City shall pay the Architect within 30 days of receipt of the Architect's invoices.

7. Final Payment. The acceptance of the final payment will constitute and operate as a release to City for all claims and liability of Architect, its representatives, and assigns, for any and all things done, furnished, or relating to the services and Work rendered by or in connection with this Agreement or any part thereof. Architect agrees to reimburse City for any overpayments.

SECTION III – OTHER TERMS & CONDITIONS

1. Termination of Agreement. Termination may occur for any of the following reasons: This Agreement may be terminated by City or Architect if the other party fails to adequately perform any material obligation required by this Agreement (Default). Termination rights under this section may be exercised only if the defaulting party fails to cure a Default within ten (10) calendar days after receiving written notice from the non-defaulting party specifying the nature of the Default.

City may terminate this Agreement, in whole or part, for any reason for City's own convenience upon at least ten (10) calendar days' written notice to Architect.

City may terminate this Agreement in whole or in part when funding is not lawfully available for expenditure or when sources of funding are terminated, suspended, reduced, or otherwise not forthcoming through no fault of City. In the event of unavailability of funds to pay any amounts due under this Agreement, City shall immediately notify Architect, and this Agreement shall terminate without penalty or expense to City. Upon termination, City

shall pay Architect for any approved and documented Work completed up to the date of termination, but not to exceed the maximum amount allowed by this Agreement.

If the Agreement is terminated by City as provided in above, Architect shall be paid for all Work performed, and reimbursable expenses incurred, not to exceed the maximum amounts payable under the compensation section above, up until the date of termination. Architect hereby expressly waives any and all claims for damages or compensation arising under this Agreement except as set forth in this section in the event of termination.

2. Project Representatives. Captain John Stuck shall act as City's Authorized Representative for the Work and Stanley J. How and Kurt Dohn will act as Architect's authorized representatives. Architect's authorized representative shall have direct and responsible charge for timely completing Architect's responsibilities.

3. Signatures and Approvals. All submittals by Architect shall be complete for project purposes and include all required seals, signatures, and approvals.

4. Construction Phase Changes. All design changes made during construction must be approved by City in writing.

5. Advisory Capacity for Disputes. In disputes between City and any other party, Architect shall advise City on issues concerning the Work.

6. Ownership of Drawings and Specifications. Upon termination or final payment, drawings, specifications, electronic files, and other work product or deliverables (information) shall become the property of City as soon as payment for the same has been completed or termination has been affected. Architect may retain copies of all information for its records and use if it so desires. In the event City elects to use portions of or all of the information contained in the documents prepared for the Work, for any purpose other than the specific purpose for which they were prepared, City agrees to hold harmless and indemnify Architect for and against any and all liability in any manner whatsoever arising out of the utilization of such information.

7. Architect's Supervision; Seal. All required Work shall be performed under the direct supervision of a registered professional architect licensed to practice in the State of Nebraska. Architect, also, hereby agrees to affix the seal of a registered professional architect licensed to practice in the State of Nebraska on all plans and specifications prepared hereunder.

8. Independent Contractor. City is interested only in the results produced by this Agreement. Architect has sole and exclusive charge and control of the manner and means of performance. Architect shall perform as an independent contractor, and it is expressly understood that neither Architect nor any of its staff are employees of City and

are not entitled to any City benefits including, but not limited to, overtime, retirement benefits, workers' compensation, sick leave, injury leave, or other leave provisions.

9. Indemnification. To the fullest extent permitted by law the Architect shall indemnify, defend, and hold harmless the City, and its elected officials, officers, agents, consultants, and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorney fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible or intangible property, including the Work itself, but only to the extent caused by the negligent, wrongful, or intentional acts or omissions of the Architect, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by the negligence of a party indemnified hereunder. In the event the claim, damage, loss or expense is caused in part by the negligence of a party indemnified hereunder, the indemnification by the Architect shall be prorated based on the extent of the liability of the party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce obligations of indemnity which would otherwise exist as to a party or person described in this section.

10. Architect's Standard of Care. In providing the Work under this Agreement, Architect shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. Upon notice to Architect and by mutual agreement between the parties, Architect will, without additional compensation, correct those services not meeting the standard set forth herein. Architect further agrees that the Work provided shall conform to the requirements of this Agreement.

11. Notice. Any notice, requests, demands, or other communications required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed given if personally delivered on the other party by the party giving such notice, or mailed by certified mail, postage prepaid, return receipt requested, or sent by overnight carrier, to the following addresses:

Bellevue Police Department
1510 Wall Street
Bellevue, Nebraska 68005

Stanley J. How Architects
14685 California Street
Omaha, Nebraska 68154

12. Compliance with Law. Architect shall comply with all Federal, State, and local laws, rules, and regulations applicable to the Work.

13. Nebraska Law. This Agreement shall be construed pursuant to the laws of the State of Nebraska.

14. Integration; Amendment; Assignment; Severability; Waiver. This Agreement represents the entire agreement between the parties, and all prior negotiations and representations are hereby expressly excluded from this Agreement. This Agreement may be amended only by written agreement signed by both parties. Any assignment or transfer of any of the Work to be performed by Architect is hereby prohibited unless prior written consent of City is obtained. This Agreement shall be binding upon the successors and assigns of the parties hereto. Each section of this Agreement is hereby declared to be independent of every other section so far as inducement for the acceptance of this Agreement, and invalidity of any section of this Agreement shall not invalidate any other section thereof. The failure of either party to enforce any section of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every section of this Agreement.

IN WITNESS WHEREOF, City and Architect do hereby execute this agreement.

CITY OF BELLEVUE, a municipal
Corporation, Owner

BY: _____

TITLE: _____

Stanley J. How Architects, Inc., Architect



BY:

TITLE: President

SCOPE OF SERVICES

- Review any Owner supplied drawings.
- Site visit to observe existing conditions.
- Prepare design development for Owner's review.
- Preparation of contract documents for Architectural, Structural, Mechanical and Electrical Engineering sufficient to acquire a building permit.
- Plans include dimensioned floor plan, reflected ceiling plan, wall sections and details.
- Coordinate work of Mechanical and Electrical Engineers, their work to include all duct work sizing, riser diagram, electrical circuiting and conformance with Energy code.
- Coordinate Civil Engineering firm.
- Coordinate work of Structural Engineers, their work includes foundation plan & details. Building framing is designed by pre-engineered building firm.
- Assist Owner in obtaining contractor bids.
- Construction Administration Services (required by NE Law) - 1. Provide responses to Contractors Request for Information, 2. Review Shop Drawings, 3. Review Pay applications, 4. Attend 4 job site meetings over a period of 8 months of construction time.

FEE BASIS

Fees. Provide Architectural, Civil, Structural, Mechanical and Electrical Engineering for two pre-engineered buildings (1) of 6,333 s.f. and one of 10,000 s.f. , Police Training Building and a Storage Building for a Guaranteed Maximum Price (GMP) of \$131,500.00. Proposal includes; \$6,200.00 for Structural Engineering, \$52,000.00 for Mechanical and Electrical Engineering, and \$30,600.00 for Civil Engineering.

Exclusions from Basic Services. Reimbursable & travel expenses, Surveys, Soil Testing, Special Inspections, LEED Services, detailed cost estimating & as built or record drawings. Civil Engineering does not include extension of sanitary sewer as it is assumed a septic system will be allowed.

Stanley J. How Architects, Inc. (SJH) will perform the services outlined in this agreement for the stated fee. SJH will invoice on an hourly rate basis utilizing Direct Personnel Expense times 2.80 (D.P.E. x 2.80). Reimbursable expenses billed out at cost x 1.15.

Hourly Rate Schedule:

Principal	\$220.00
-----------	----------

Project Manager	\$140.00
Architect	\$110.00
Sr. Project Manager	\$170.00
Project Architect	\$130.00
Technician/CADD	\$ 85.00

Significant changes to the scope of services initiated by the Owner will constitute a claim for a reasonable and equitable fee adjustment. Fee adjustments will be billed on a negotiated lump sum or hourly basis per the rate schedule listed.

SCHEDULE

Schematic Design is complete; contract documents start within two (2) weeks following Notice to Proceed. Work to be completed in mutually agreed upon time frame.

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: 11/4/2025		SUBMITTED BY: Chief Perry Guido	
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 Ford Expedition

SYNOPSIS/BACKGROUND:

The Fire Department is requesting to purchase a 2026 Ford Expedition to replace the 2025 Ford Expedition that was totaled from hitting a deer

FISCAL IMPACT: \$54,692 BUDGETED FUNDS?: Insurance GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: No 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 to order and purchase.

ATTACHMENTS:

- Anderson Ford bid
-
-
-
-
-

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

ANDERSON

www.AndersonAutoGroup.com

December 1st,

City of Bellevue Fire Department
Battalion Chief Donald Gifford

Nebraska State Contract # 16214 OC

State bid F5B for 2026 Ford Expedition XL 4X4.

Base Price \$51,987

Additional key fob. \$295.00.

Reverse sensing \$395.00.

Trailer package \$795.00.

Running boards \$695.00.

Front/Rear splash guards \$350.00

All weather mats \$175.00.

Total Price. \$54,692

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
402 464 0561
(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

**CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET**

**16g.
12/2/2025**

COUNCIL MEETING DATE:		SUBMITTED BY:	
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:

Sublicense Agreement with Project Play Holdings, LLC, as brand manager for Mattel, and American Resort Management for the use of Mattel brands at the Bellevue Bay Waterpark

SYNOPSIS/BACKGROUND:

Project Play Holdings, LLC ("Project Play") holds the exclusive management rights to develop waterparks using Mattel' s brands, including Hot Wheels, Barbie, Thomas the Train, Masters of the Universe, UNO, Fisher Price and others. American Resort Management ("ARM") is the exclusive management company for the Mattel' s brands and is the City' s designated management company for the waterpark. This agreement would give the City the exclusive right to use Mattel brands at the Bellevue Bay Waterpark within a 200-mile radius of the Bellevue Bay Waterpark. This agreement would authorize ARM to work with the City and Project Play on the use of Mattel brands at the Bellevue Bay Waterpark.

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 DISTRUBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Approve and authorize the Mayor to sign the Sublicense Agreement

ATTACHMENTS:

1. <input type="text" value="Sublicense Agreement"/>	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: _____

November 26th, 2025

Administration

- Ongoing planning sessions for NC3 project.
- United Cities weekly meetings.
- Inland Port Authority presentation from Omaha.
- BPOA Retirement Committee meeting.
- Personnel matter reviewed.
- Safety Foundation fundraiser.
- Met IFF to review salary issue.
- Meeting with prospect for South Shop.
- Meeting with resident regarding property issue.
- Attend leadership Graduation.
- Attend Bellevue Ft Crook Road Bridge Study public meeting.
- Meeting with city realtor regarding projects.

Permits:

- No report available

Planning:

- Had a pre-app with a new industrial user
- Had a pre-app for new industrial pad sites
- Had the PC public hearing for the Bellevue & Papillion Housing Resilience Plan
- Submitted the annual TIF report for the city to the Nebraska Department of Revenue

- Presentation to retired Bellevue teachers.

Library: (See Attached)

Fire: (See Attached)

Finance(See Attached)



We Influence The World!

City of Bellevue
Library

2206 Longo Dr., Suite 100 • Bellevue, Nebraska • 68005 • 402-293-3157

M e m o

To: Jim Ristow, City Administrator

From: Julie Dinville, Library Director

Date: 11/26/2025

- The Adult Services Department of the library organized a Plant Swap on Wednesday, Nov. 19, in the main area of the library. Some 187 people stopped by to potentially choose a plant to take home or to leave a plant for others to take. A wide variety of houseplants, large and small, were on offer. Bringing a plant to the swap was not required.
- Some 178 people attended the Sport of Dog Mushing program held at the Papillion Landing on Saturday, Nov. 15. This was a collaborative program of the Sarpy County Public Libraries (Bellevue, Gretna, La Vista, Papillion, and Springfield), plus Ralston Public Library. Karen Land, an Iditarod musher, and her Alaskan Husky, Sophia, were there to talk about the world of dog mushing. This was a family-friendly, all ages program. It was the fifth on which the libraries have cooperated.
- On Saturday, Nov. 8, Kay Baldwin with the D.A.R. and Junior American Citizen (JAC) committee chair, led a "Happy Birthday, America," celebration for children and their families in the library's meeting room, looking ahead to America's 250th birthday on July 4, 2026. The DAR recently had patriotic displays up near the self-check station in the adult area of the library.
- The Bellevue Public Library Advisory Board held a regular monthly meeting on Wednesday, Nov. 19. Among their agenda items, the Board heard reports from Board members who attended the 2025 annual Nebraska Library Association conference, "Soaring to New Heights," held in York, NE, Oct. 22-23. Board members who attended the event included Karen Clopton, Ann Moore, and Deb Stortvedt. In addition to learning about new programs and services in the library field, Board members earned continuing education credits that apply toward Board certification by the Nebraska Library Commission.
- Laura Mischke, Head of Adult Services, and Connie Barnard, Adult Services/Technology Librarian, participated in the 2025 Nebraska Makerspace Conference held at the Nebraska Innovation Campus Conference Center in Lincoln on Nov. 4 and 5. In addition to attending several of the programs, Mischke and Barnard were chosen to give a presentation on "Screen Print with Cricut" and another on "Using the Makerspace to Enhance Programming and Save Money," where they demonstrated that the library has used the makerspace to create take-home kits, for programming, and for creating tools, marketing and partnership. Both Mischke and Barnard are heavily involved in the management of and instruction for the Bellevue Library's makerspace.
- The Bellevue Library Foundation will be participating again this year in the Midlands Community Foundation's Match Campaign from Dec. 2-Jan. 5. During this period, monetary donations made to the Foundation will be eligible for a percentage match by MCF.



City of Bellevue

Fire Department

211 West 22nd • Bellevue, Nebraska 68005 • (402) 293-3153

Bellevue Fire Department Council Report

Report Date 11/23/2025

A. General Items:

- QA/QI
- Paramedic quarterly meetings with Supervisor 1 begin this week
- NDMS Quarterly Committee Meeting w/UNMC next week (National Disaster Medical System Committee)
- Code Stroke Meeting next week with BMC
- Sarpy County Dispatch meeting in two weeks
- 5 of the 6 new paramedics have taken and passed National Registry to begin ALS probation.
- Annual SCBA mask fit testing.

B. Training:

- Joint Recruit Academy finishing this week.
- Tech Rescue trailer is mission ready.
- BFD hosting Pipeline Association for CO2 training first week of December.
- SANE power point training

C. Inspections:

- Fire sprinkler plan review 2009 Franklin St.
- Sprinkler pressure test Gregg Rd Apts.
- Plan review remodel 10105 S. 23rd St.
- Plan review 14202 Harlan Lewis Rd.
- Fire alarm plan review 7600 S. 42nd St.
- Fire alarm plan review 2022 Gregg Rd.
- Fire sprinkler plan review 2510 BMC Dr.
- Plan review remodel 3905 Twin Creek Dr.
- Plan review remodel 3702 370 Plaza.



City of Bellevue

Fire Department

211 West 22nd • Bellevue, Nebraska 68005 • (402) 293-3153

D. Fire Prevention/Public Education

- Last month I emailed 54 guidance councilors across the metro asking to attend career fairs.
- 1 Station Tour (1 adult interested in changing careers to the fire service)
- 1 High School Career Fair
- 5 Dept provided detector installs
- 1 detector battery swap appt for seniors
- 1 courtesy detector check for an appt dweller.

E. Calls: October 28th through November 23rd

Fire – 98

Rescue – 534

F. Ambulance Billing

October 1-31,2025

\$262,693.80 in total claims billed from October 1- 31, 2025. (302 total claims)

- \$223,964.00 billed to health insurance (256 claims)
- \$38,729.80 billed to patients (46 claims)
- (\$100,783.80) approximate amount of mandatory adjustments/write-offs (45% of \$223,964.00)
- \$123,180.20 estimated net revenue from insurance billings
- \$ 38,729.80 estimated revenue from patient billings
- \$161,910.00 estimated revenue from insurance and patient billings

Bank Deposits:

\$127,758.31 deposited into bank October 1-31, 2025

\$ 8,304.66 credit/debit/HSA card payments

\$136,062.97 TOTAL October 1-31, 2025, rescue fee revenue

\$238,023.14 Patient accounts receivable balance for past 30-180 days





City of Bellevue

Fire Department

211 West 22nd • Bellevue, Nebraska 68005 • (402) 293-3153

F. Manpower Report Staffing

Staffing Report from 10/27/2025 through 11/2/2025

Monday	AM	Full	
Monday	PM	Full	
Tuesday	AM	E1, T21, E41	3 Person
Tuesday	PM	Full	
Wednesday	AM	T21, E41	3 Person
Wednesday	PM	E41	3 Person
Thursday	AM	T31, E41	3 Person
Thursday	PM	Full	
Friday	AM	E41	3 Person
Friday	PM	Full	M41 Closed
Saturday	AM	E1 3 Person	E41 Closed
Saturday	PM	T21, E1, E31	3 Person
Sunday	AM	Full	
Sunday	PM	Full	

Staffing Report from 11/3/2025 through 11/9/2025

Monday	AM	E1, T21, E31, E41	3 Person
Monday	PM	T21, E1	3 Person
Tuesday	AM	T31	3 Person
Tuesday	PM	Full	
Wednesday	AM	Full	
Wednesday	PM	Full	
Thursday	AM	Full	
Thursday	PM	Full	
Friday	AM	T31, E41	3 Person
Friday	PM	E1, E41	3 Person
Saturday	AM	T21, E1	3 Person
Saturday	PM	T21	3 Person
Sunday	AM	E1, T21, E31, E41	3 Person
Sunday	PM	E1	3 Person



City of Bellevue

Fire Department

211 West 22nd • Bellevue, Nebraska 68005 • (402) 293-3153

Staffing Report from 11/10/2025 through 11/16/2025

Monday	AM	E41	3 Person	
Monday	PM	Full		
Tuesday	AM	Full		
Tuesday	PM	Full		
Wednesday	AM	E1, T31, E41	3 Person	
Wednesday	PM	Full		
Thursday	AM	Full		
Thursday	PM	Full		
Friday	AM	Full		
Friday	PM	T31	3 Person	
Saturday	AM	T31	3 Person	
Saturday	PM	E41	3 Person	
Sunday	AM	T21, E41, E31	3 Person	
Sunday	PM	T31	3 Person	

Staffing Report from 11/17/2025 through 11/23/2025

Monday	AM	E1	3 Person	
Monday	PM	Full		
Tuesday	AM	Full		
Tuesday	PM	Full		
Wednesday	AM	E41	3 Person	
Wednesday	PM	Full		
Thursday	AM	E41, E1	3 Person	
Thursday	PM	E41, E1	3 Person	
Friday	AM	E1, T21, E31	3 Person	
Friday	PM	E1	3 Person	
Saturday	AM	T21	3 Person	
Saturday	PM	E1, T21, E31, E41	3 Person	
Sunday	AM	E1	3 Person	
Sunday	PM	Full		

Financials

The City’s Forecast for the 2025-2026 Budget Year, as of November 2025, indicates Sales Tax, Occupation Tax and other service revenues are lagging budgeted amounts, however, expenditures offset the variance so far this fiscal year.

City of Bellevue

2025-2026 Forecast as of November 25, 2025

	Budget	Preliminary Forecast	Better / (Worse)
Fund Balance (Cash) at 9/30/2025	\$ 45,632,077.25	\$ 52,673,782.19	\$ 7,041,704.94
Plus: FYE2026 Revenues	\$ 197,094,581.00	\$ 196,457,727.00	\$ (636,854.00)
FYE2026 Total Resources Available	\$ 242,726,658.25	\$ 249,131,509.19	\$ 6,404,850.94
Less: FYE2026 Expenditures	\$ 197,094,581.00	\$ 196,457,727.00	\$ 636,854.00
Forecasted Balance of Cash Reserves at 9/30/2026	\$ 45,632,077.25	\$ 52,673,782.19	\$ 7,041,704.94

The City currently has \$98,295,000.00 of outstanding debt (bonds). Of that amount, \$29,390,000.00 is related to the Bellevue Bay Waterpark project.

The City has the following cash balances as of 10/29/2025:

Cash & Cash Equivalents	
Fund	Balance
General Fund	\$ 17,679,093.64
Solid Waste (Previously Dept 17)	\$ 376,806.05
Wastewater	\$ 9,243,377.42
Community Betterment	\$ 4,956,955.52
Economic Development LB840	\$ 2,443,860.36
Community Development	\$ 15,009.79
Law Enforcement Trust	\$ 226,704.26
Federal Forfeitures	\$ 86,345.60
G.O. Bonds	\$ 10,862,776.61
	<u>\$ 45,890,929.25</u>

Financials

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City of Bellevue

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