



June 16, 2025

7:00 PM

AGENDA

**Compliance with Open Meetings Act** - *in accordance with Section 84-1412 sub section eight (8) of the Reissue Revised State Statutes of the State of Nebraska 1943, as amended, one copy of all reproducible written material to be discussed is available to the public at this meeting for examination and copying. Persons wishing to address the Governing Body as an agenda item shall wait to be identified by the Mayor/Presiding Officer; then, after stating their name and address for the record, may proceed to speak. No person, other than the Council and the person having the floor will be permitted to enter any discussion without the permission of the Presiding Officer. Remarks shall be limited to five minutes unless extended or limited by the Presiding Officer (Res. 2011-18, copy in book)*

1. **Roll Call**
2. **Call to Order**

**Compliance with Open Meetings Act – In accordance with Section 84-1412 sub section eight (8) of the Reissue Revised State Statutes of the State of Nebraska 1943, as amended, one copy of all reproducible written material to be discussed is available to the public at this meeting for examination and copying. Persons wishing to address the Governing Body on an agenda item shall wait to be identified by the Mayor/Presiding Officer; then, after stating their name and address for the record, may proceed to speak. No person, other than the Council and the person having the floor will be permitted to enter any discussion without the permission of the Presiding Officer. Remarks shall be limited to five minutes unless extended or limited by the Presiding Officer (Res. 2011-18, copy in book)**

**\*Please silence your phones and other devices during the meeting.**

3. **Inform the public about the location of the Open Meetings Act posted in the Council Chambers and its accessibility to members of the public**
4. **Pledge of Allegiance**
5. **Consent Agenda**
  - 5.a. Approval of the minutes of the regular City Council meeting on Monday, May 19th
  - 5.b. Approval of the Treasurers Report for May
  - 5.c. Approval of the Park Committee minutes on Thursday, June 5th
  - 5.d. Approval of the Enhancement Committee minutes on Monday, April 28th
  - 5.e. Maintenance Report
  - 5.f. Washington County Sheriff's Statistics
6. **Consideration of items removed from the consent agenda if any**
7. **Bills presented for payment**

**Presentations/guests/SDL & special requests**
8. **Keno request from Fort Calhoun Fire & Rescue for \$15,000**
9. **Keno request from Fort Calhoun Adams Street Plaza Events Committee for \$5,000**
10. **Keno request from Fort Atkinson Foundation for \$10,000**

**Unfinished Business**
11. **City Engineer**
  - 11.a. Update on the West Monroe Street Improvement District project

11.b. Review and approve Pay Application No. 1 from M's Contracting, LLC for the Betts Circle Drainage Repairs project

**Introduction of ordinances and resolutions; first, second and third readings as required**

12. **Ordinance 814 Annexation of Tax Lots 96, 112, 113, 122, and Mattison's Willow Acres Lots 1 & 2**  
*(first reading)*

13. **Resolution 2025-3 Land Water Conservation Program Grant**  
**New Business**

14. **Review and approve of the Fort Calhoun Housing Supplemental Study Report**  
**Motion for Adjournment:**

15. **Motion** \_\_\_\_ **Second** \_\_\_\_  
**Time:** \_\_\_\_\_

## MAY 19, 2025 CITY COUNCIL MINUTES

A regular meeting of the City Council of the City of Fort Calhoun, Nebraska, was held in open and public session at 7:00, on Monday, May 19, 2025, at the library/City Council chambers, 110 S 14th St, Fort Calhoun, NE.

Notice of the meeting was given in advance thereof by publication, said form of notice being a designated method for giving notice, an affidavit of publication being attached to these minutes.

Advance notice of this meeting was also given to the Mayor and all Council Members. The availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council Members.

In accordance with Section 84-1412 sub section eight (8) of the Reissue Revised State Statutes of the State of Nebraska 1943, as amended, one copy of all reproducible written material to be discussed is available to the public at this meeting for examination and copying.

Mayor Robinson stated persons wishing to address the Governing Body on an agenda item shall wait to be identified by the Presiding Officer; then, after stating their name and address for the record, may proceed to speak. No person, other than the Council and the person having the floor will be permitted to enter any discussion without the permission of the Presiding Officer. Remarks shall be limited to five minutes unless extended or limited and repetitive or cumulative remarks may be limited or excluded by the Presiding Officer.

Please note that the meeting minutes are not approved until the next regular City Council meeting.

On roll call, the following Council Members answered present: Bob Prieksat, Nick Schuler, John Kelly, and Kris Richardson.

Mayor Robinson publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was being held.

Mayor Robinson led those present in the Pledge of Allegiance.

With a quorum present, Mayor Robinson presided, and the clerk recorded the proceedings.

Member Schuler made a motion seconded by member Kelly to approve the following consent agenda: *April 21, 2025, City Council minutes; Treasures Report for April; May 1, 2025 Park Committee minutes; Maintenance Report; April 2025 Washington County Sheriff's Statistics.* With members Prieksat, Schuler, Kelly, and Richardson voting "Aye", motion carried.

Mayor Robinson presented the May bills. Motion by Prieksat second by Schuler to approve the following bills: ABE'S TRASH SERVICE, INC. - 1507.75 - SER, ACCESS SYSTEMS LEASING - 393.38 - SER, AFLAC - 88.92 - , 16.25 - , 88.92 - , 16.25 - , BLUECROSS BLUESHIELD OF NE - 3741.58 - , BOBCAT OF OMAHA - 3500.00 - EXP, BOMGAARS - 29.31 - SUP, COMMONWEALTH ELECTRIC COMPANY - 1596.52 - EXP, CONOCO FLEET - 843.85 - FUEL, COX BUSINESS - 526.48 - UTL, EFTPS - 1606.06 - , 375.60 - , 953.96 - , 1749.30 - , 409.12 - , 1189.13 - , EMBRIS GROUP, LLC - 1560.00 - PROF, ENTERPRISE MEDIA GROUP - 569.00 - SER, 21.95 - SER, 64.00 - SER, 87.72 - SER, 10.00 - SER, JDW MIDWEST, LLC - 275.00 - SER, JEO CONSULTING GROUP, INC. - 1685.00 - PROF, 262.50 - PROF, KINGHORN GARDENS - 3000.00 - EXP, M.U.D. - 128.89 - UTL, NE PUBLIC HEALTH ENV LAB - 267.00 - TEST, NEBRASKA DEPARTMENT OF REVENUE - 459.32 - , 407.55 - , NEBRASKA SALES TAX - 2948.50 - TAX, 2659.09 - TAX, O.P.P.D. - 3918.58 - UTL, ONE CALL CONCEPTS, INC - 38.77 - SER, PAPIO-MISSOURI RIVER N. R. D. - 9301.76 - UTL, 1382.60 - UTL, POSTMASTER - 204.96 - EXP, QUILL CORPORATION - 43.88 - SUP, TALBOT LAW OFFICE - 1120.00 - PROF, THE AMERICAN FUNDS GROUP - 2069.13 - , 1889.06 - , VISA - 5946.79 - EXP, WASHINGTON CO CHAMBER OF COMMERCE - 400.00 - EXP, WASHINGTON COUNTY BANK - 1911.64 - PYMT, WASHINGTON COUNTY CLERK - 2567.30 - EXP, YOUNG & WHITE LAW OFFICES - 2710.50 - PROF, Total - 66542.87; with members Richardson, Prieksat, Schuler, and Kelly "Aye", motion carried.

Member Prieksat made a motion seconded by member Schuler to approve the Franchise Agreement between the City of Fort Calhoun and Windstream Nebraska, Inc., subject to changing the wording on restoration of disturbed areas (Section 2C). With members Kelly, Richardson, Prieksat, and Schuler voting "Aye", motion carried.

The request from Kate Hoefker to add a fuel tank to her property at 1013 Monroe Street was denied. The Municipal Code permits it with council approval, but the Zoning Regulations do not allow fuel tanks in a residential district. Member Prieksat suggested checking with businesses zoned industrial and seeing if they can work out an agreement to store it.

Member Prieksat made a motion seconded by member Schuler to approve the request for \$1,500 in Keno funds to support the 2025 Friends of Lewis & Clark Bicentennial. With members Kelly, Richardson, Prieksat, and Schuler voting "Aye", motion carried.

Lucas Billesbach gave an update on the West Monroe Paving District project. Project will begin mid-June to early- July with completion in November.

Member Schuler made a motion seconded by member Kelly to approve proposal from Thiele Geotech to perform material testing services for the Monroe Street Extension project. With members Schuler, Kelly, Richardson, and Prieksat voting "Aye", motion carried.

Lucas gave an update on the Betts Circle Drainage Repairs project. The contracts are executed and should take about three weeks.

The council discussed the bid proposal from Core & Main for AMI upgrade and Corban Helmandollar, Maintenance Supervisor, answered questions. The upgrade is seen more as a convenience than a necessity. Member Richardson thought the annual fee was very high. The request for the AMI upgrade was denied.

Member Kelly made a motion seconded by member Prieksat to close a portion of 12th Street from 7:00 a.m. to 1:00 p.m. for the Morning Market Events on June 21st, July 26th, August 23rd, and September 20<sup>th</sup>. With members Prieksat, Schuler, Kelly, and Richardson voting "Aye", motion carried.

Following a motion and vote, Mayor Robinson declared the meeting adjourned at 7:59 p.m.

Mitch Robinson, Mayor

ATTEST: Alicia Koziol, City Clerk

For the period ending: 5/31/2025

## Fund Report

| <u>Description</u>   | <u>Beginning<br/>Balance</u> | <u>Revenues</u> | <u>Expenses</u> | <u>Ending<br/>Balance</u> |
|----------------------|------------------------------|-----------------|-----------------|---------------------------|
| General              | 1,082,411.75                 | 221,435.50      | 36,134.72       | 1,267,712.53              |
| Local Sales Tax      | 234,959.42                   | 29,789.62       | 0.00            | 264,749.04                |
| Street               | -224,057.12                  | 18,359.70       | 15,618.82       | -221,316.24               |
| Police               | -542,618.09                  | 0.00            | 0.00            | -542,618.09               |
| Fire                 | 0.00                         | 0.00            | 0.00            | 0.00                      |
| Building             | 55,364.17                    | 0.00            | 0.00            | 55,364.17                 |
| Parks                | -365,868.58                  | 3,075.00        | 20,583.91       | -383,377.49               |
| Park Board           | 32,312.00                    | 0.00            | 0.00            | 32,312.00                 |
| Water                | 400,702.31                   | 40,170.49       | 24,416.60       | 416,456.20                |
| Sewer                | 465,354.04                   | 44,929.09       | 14,306.05       | 495,977.08                |
| Sewer Sinking        | 13,503.61                    | 0.00            | 0.00            | 13,503.61                 |
| Lottery              | 173,434.03                   | 2,002.80        | 0.00            | 175,436.83                |
| Bond Retirement      | 346,882.76                   | 96,016.81       | 0.00            | 442,899.57                |
| Enhancement          | 3,923.23                     | 0.00            | 0.00            | 3,923.23                  |
| Christmas in Calhoun | 3,826.57                     | 0.00            | 0.00            | 3,826.57                  |
| Adams St Plz Events  | 13,316.40                    | 1,120.00        | 5,240.00        | 9,196.40                  |
| Total All Funds      | 1,693,446.50                 | 456,899.01      | 116,300.10      | 2,034,045.41              |

Date Range

Starting: 5/1/2025

Ending: 5/31/2025

**City of Fort Calhoun  
Parks Board  
June 6, 2025 7:00 P.M.  
Meeting Minutes**

1. Sara Ruthven called the meeting to order at 7:01 PM.
2. Sara announced the Open Meeting Compliance Act.
3. Board members Sara Ruthven, Bob Lammers, Jane Prieksat, Larry Pringle, James Totten and Parks Commissioner Kris Richardson were all in attendance. Amber Pierce and Karli Johnson were absent. Mayor Robinson was in attendance.
4. Approval of May Meeting minutes moved by Bob, seconded by James. All voted in favor to approve.

**New Business:**

5. City property for outdoor recreation/tourism use discussion – Mayor Robinson
  - a. Mayor Robinson discussed using existing city property for a potential campground. The proposed site is the city property near the solar farm (previously identified as a proposed gun range location).
  - b. The board discussed the benefits in its proximity to the fort, how it could be managed/maintained, and flooding concerns.
  - c. The mayor requested Parks Board representation on the project exploratory committee.
6. 2026 project discussion.
  - a. Discussed potential projects for 2026 and beyond:
    - i. Upgrading ballfield bathrooms to be ADA compliant
    - ii. Adding additional security/trail cameras in park areas
    - iii. Ongoing evaluation of aging playground equipment
    - iv. Increasing ballfield seating
    - v. Improve lighting on trail bridge
    - vi. ADA access to the new Pioneer Court
    - vii. Feasibility of adding soccer goal(s) to open area south of Pioneer Court
    - viii. Identifying a potential location for and discussing the viability of a dog park

**Unfinished Business:**

7. 2025 Annual Park Audit Report Review Discussion
  - a. Reviewed and updated the attached annual park audit.

8. Initiated discussion of ballfield parking improvements and will continue those at future meetings.
9. Moved July Parks Board meeting from July 3<sup>rd</sup> to July 1<sup>st</sup> due to board member availability.

**Meeting Adjournment:**

10. Meeting adjournment motioned by Bob at 8:57 PM, seconded by Larry. All voted in favor to approve.

Fort Calhoun Enhancement Committee  
Fort Calhoun City Hall  
Monday, April 28, 2025 6:00pm  
MINUTES

**Call to Order** by Judy Boyd at 6:00pm

Announcement of Open Meeting Compliance

**Present:** Judy Boyd, Beth Dieteman, Jackie Henderson, Lori Lammers, Lynn Teeter, Rose Therkildsen

**Absent:** Amanda Donahoe

**MINUTES:** Jackie moved to accept the March 31, 2025 meeting minutes; Beth seconded. Minutes approves.

**FINANCE:** \$6,024.46 in Account.

**OLD BUSINESS:**

Fall Light Pole Banners – We are missing one of the fall banners and will see if we can get it replaced. We plan to order one extra banner in the future.

Spring Cleanup – We pruned, pulled weeds and raked in front of City Hall and under the Sycamore trees to prepare for the mulch application through Rock the Block. Still needed is the general clean-up and mulch at Suverkrubbe Memorial, areas around the seven city trees, North & South City Entrances and the loose blocks at the North entrance.

Rock the Block, April 26 - Habitat for Humanity provided and put mulch in front of City Hall and under the Sycamore trees. Lori and Judy worked on this project, Rose and Beth worked on other projects during Rock the Block. This was a successful event for everyone involved and for the city.

Flowers and Flowerpots - We have asked Corban to put the flowerpots on main street. Flowers will be purchased and planted on May 14.

Curb Alert was April 11 – 13, 2025 and it was not as successful as we had hoped. We need to change the description, flyer and advertising next year.

Discussed replacing the panels on the City North and South Entrance signs with the new Fort Calhoun logo.

**NEW BUSINESS**

Next meeting: Monday, June 2, 2025, at 6pm in Fort Calhoun City Hall. We moved the date because Memorial Day is the last Monday in May. Our meeting will be finished before the Planning Board meets at 7pm.

Adjourn: Lynn moved that we adjourn; Beth seconded. Meeting adjourned at 6:45pm.  
Submitted by Lori Lammers

## **Maintenance Tasks Completed Report**

### **May 15, 2025 – June 12, 2025**

#### **PUBLIC WORKS**

- NRD 1&2 read/logged daily
- Water installs at new home inspection & mapped water/sewer system
- Started lead service inventory
- w/w station daily inspection & log
- Locates – all maintenance staff
- Monthly & quarterly water samples taken
- Water meter's read & data logs
- Water meters/readouts repaired as needed/new installed
- Emergency locates
- Respond to w/w alarms
- Storm sewer (in progress) for GIS
- Water meter replacements started
- Locates for Cox fiber
- Water shut offs
- GIS sidewalk inventory started
- Fire hydrants painting started
- Hydroseeded City Hall Again
- Repaired dump station

#### **STREETS**

- Sign/post repair and replacement
- Graded street & alleys
- Cleaned storm drains
- Tap Grant Trail Project: JEO surveying most of town
- Hauled dirt and graded 10<sup>th</sup> and Monroe trail and hydroseeded

#### **EQUIPMENT MAINTENANCE**

- Vehicles were washed as needed
- Maintenance shop cleaned weekly
- Ordered and picked up parts

#### **PARKS**

- Daily Park checks and clean-up
- Branches removed (as needed)
- Trash removed
- Ball diamond: daily check, trash, game prep, mowed, mulched, sprayed
- Pioneer Park: daily check, trash, mowed, hydroseeded grass pavers, water pit area and trail, made sign and installed, sprayed
- WMS Park: daily check, trash, Mowed, put up camera to monitor damage, sprayed
- Adams Street Plaza: daily check, trash, Mowed
- Watered trees

#### **MEETINGS**

- Council meeting(s)
- Locate meets – several
- Trail project
- Teammates
- Ada bathrooms at Ball Diamond
- City Hall tech issue
- Lucas about Betts, Genoways and Trail
- Monroe St project
- Budget
- Windstream route review



# Washington County Sheriff

## Contract Statistics Report for Fort Calhoun for the Month of May 2025

444 South 16th Street  
 Blair, NE 68008  
 402-426-6866

| Time Frame                    | Time in HH:MM:SS |
|-------------------------------|------------------|
| <b>Total Monthly Hours</b>    | <b>217:49:18</b> |
| <b>Average Hours Per Week</b> | <b>49:11:05</b>  |
| <b>Average Hours Per Day</b>  | <b>7:01:35</b>   |
| <b>Week 1 Total Hours</b>     | <b>48:00:17</b>  |
| <b>Week 2 Total Hours</b>     | <b>46:30:59</b>  |
| <b>Week 3 Total Hours</b>     | <b>57:02:06</b>  |
| <b>Week 4 Total Hours</b>     | <b>47:48:06</b>  |
| <b>Week 5 Total Hours</b>     | <b>18:27:50</b>  |

| Activity        | Current Month | Previous Month |
|-----------------|---------------|----------------|
| Warning         | 3             | 9              |
| Citation        | 1             | 3              |
| Parking Warning | 0             | 0              |
| Arrest          | 3             | 2              |
| Accident        | 0             | 0              |
| Business Checks | 446           | 371            |
| Report          | 3             | 3              |

# Check Approval List

6/13/2025 3:26:28 PM

City of Fort Calhoun

Page 1 of 1

| <u>Pay#</u> | <u>Vend#</u> | <u>Vendor Name</u>              | <u>Invoice</u> | <u>Description</u>            | <u>Due Date</u> | <u>Amount</u>       |
|-------------|--------------|---------------------------------|----------------|-------------------------------|-----------------|---------------------|
| 4331        | 6            | ABE'S TRASH SERVICE, INC.       | 2768011        | TRASH SERVICE-MAY             | 6/20/2025       | 599.75              |
| 4330        | 603          | ACCESS SYSTEMS LEASING          | 39271033       | STANDARD PYMT-COPIER/WASH (   | 6/15/2025       | 645.81              |
| 4349        | 51           | BERGER, ELLIOTT & PRITCHARD     | 27148          | COMPLIANCE AUDIT EOY SEPT 20  | 6/13/2025       | 4,807.00            |
| 4359        | 597          | BOK FINANCIAL                   | 060125         | CITY OF FC GO VP 2019         | 6/1/2025        | 46,520.00           |
| 4371        | 597          | BOK FINANCIAL                   | 061525         | FTCALHHWY2019                 | 6/15/2025       | 52,700.00           |
| 4372        | 597          | BOK FINANCIAL                   | 061525-2       | FTCALHGOSW21                  | 6/15/2025       | 11,100.00           |
| 4373        | 597          | BOK FINANCIAL                   | 061525-3       | FTCALHGOVP22                  | 6/15/2025       | 55,751.25           |
| 4374        | 597          | BOK FINANCIAL                   | 061525-4       | FTCALHGOWT24                  | 6/15/2025       | 28,975.00           |
| 4340        | 128          | BOMGAARS                        | 05162025       | WEED SPRAY/HEDGE TRIMMER      | 6/16/2025       | 819.83              |
| 4346        | 619          | BRIAN'S TREE SERVICE            | 129            | TREE REMOVAL: 10TH & MONROE   | 6/2/2025        | 3,800.00            |
| 4365        |              | CENTRAL TAX & BOOKKEEPING SERV  | 28379          | LOTTERY AUDIT: DEC (CORRECTE  | 6/30/2025       | 480.00              |
| 4377        | 50           | CITY OF BLAIR                   | 050125         | GALLONS-2,792,081             | 5/19/2025       | 3,538.48            |
| 4332        | 50           | CITY OF BLAIR                   | 060125         | GALLONS-3,401,326             | 6/10/2025       | 4,191.88            |
| 4347        | 301          | CNA SURETY                      | 07062025       | BOND #65552343                | 7/6/2025        | 625.00              |
| 4339        | 396          | CONOCO FLEET                    | 105110553      | MONTHLY FUEL PURCHASES        | 6/20/2025       | 486.97              |
| 4343        | 434          | CORBAN HELMANDOLLAR             | 060525         | REIMBURSEMENT: FLAG POLE RE   | 6/16/2025       | 210.98              |
| 4336        |              | COX BUSINESS                    | 05252025       | INTERNET/PHONE SERVICES       | 6/9/2025        | 526.48              |
| 4338        |              | DAVE WESTERHOLT                 | 06092025       | MUSIC-SUMMER IN THE PARK-JUN  | 6/9/2025        | 300.00              |
| 4356        | 476          | ELECTRIC PUMP, INC.             | 031731         | REPLACE TRANSDUCER            | 6/28/2025       | 1,411.85            |
| 4353        | 18           | ENTERPRISE MEDIA GROUP          | 289662         | PUB NOT: ANNEXATION HEARING   | 6/20/2025       | 81.35               |
| 4354        | 18           | ENTERPRISE MEDIA GROUP          | 290176         | CC MTG MIN/SUMMER EVENTS      | 6/28/2025       | 241.06              |
| 4367        |              | FUNFLICKS OUTDOOR MOVIES        | 46206813       | 21' PREMIERE MOVIE SCREEN RE  | 6/30/2025       | 818.94              |
| 4355        |              | IDEAL PURE WATER                | 053125         | WATER CITY HALL               | 6/28/2025       | 66.00               |
| 4357        | 643          | JDW MIDWEST, LLC                | 2505044        | MAY SERVICES                  | 6/28/2025       | 965.60              |
| 4352        |              | JEO CONSULTING GROUP, INC.      | 161796         | FC ZONING ADMIN               | 7/1/2025        | 1,470.00            |
| 4358        | 271          | JUDY BOYD                       | 051125         | REIMBURSEMENT: FLOWERS FOR    | 6/28/2025       | 8.76                |
| 4366        | 403          | KAMB & C ENTERPRISES            | 181393         | BI-MONTHLY PEST CONTROL       | 6/30/2025       | 67.93               |
| 4335        |              | LEWIS AND CLARK GREAT PLAINS TO | 051925         | 2025 LEWIS & CLARK TRAIL TOUR | 6/16/2025       | 1,500.00            |
| 4368        | 9            | M.U.D.                          | 060625         | MONTHLY GAS BILL              | 6/23/2025       | 50.00               |
| 4348        | 28           | NE PUBLIC HEALTH ENV LAB        | 590825         | WATER TESTING                 | 6/12/2025       | 30.00               |
| 4350        | 77           | NEBRASKA DEQ                    | 10055          | #C318067-E SRF                | 6/15/2025       | 5,776.18            |
| 4351        | 77           | NEBRASKA DEQ                    | 9410           | #5311615 DRINKING WATER SRF   | 6/15/2025       | 14,899.21           |
| 4341        | 298          | NEBRASKA SALES TAX              | 052025         | MAY SALES TAX                 | 6/20/2025       | 2,902.30            |
| 4369        | 8            | O.P.P.D.                        | 062425         | MONTHLY ELECTRIC              | 6/24/2025       | 3,839.56            |
| 4362        | 421          | ONE CALL CONCEPTS, INC          | 5050133        | MONTHLY LOCATES               | 6/30/2025       | 50.29               |
| 4333        | 5            | PAPIO-MISSOURI RIVER N. R. D.   | 051525         | METER #1 & METER #2           | 6/10/2025       | 11,922.01           |
| 4334        | 5            | PAPIO-MISSOURI RIVER N. R. D.   | 051525-2       | METER #3                      | 6/10/2025       | 1,605.60            |
| 4344        | 5            | PAPIO-MISSOURI RIVER N. R. D.   | 51525          | METER #1 & METER #2           | 6/5/2025        | 11,922.01           |
| 4345        | 5            | PAPIO-MISSOURI RIVER N. R. D.   | 51525-2        | METER #3                      | 6/5/2025        | 1,605.60            |
| 4318        | 7            | POSTMASTER                      | 060225         | WA/SE BILLS-JUNE              | 6/2/2025        | 204.96              |
| 4370        | 68           | S E SMITH & SONS                | 481469         | BASKETBALL COURT SIGN         | 6/30/2025       | 194.37              |
| 4361        | 427          | TALBOT LAW OFFICE               | 05312025       | MONTHLY SERVICES              | 6/30/2025       | 525.00              |
| 4328        | 353          | THE SIGN DEPOT                  | 30861          | SUMMER IN THE PARK BANNER     | 6/3/2025        | 95.00               |
| 4375        | 353          | THE SIGN DEPOT                  | 30873          | EQUIPMENT DECALS (16)         | 6/30/2025       | 360.64              |
| 4360        |              | TRAFFIC LOGIX CORPORATION       | QUO-46939      | RADAR CLOUD RENEWAL           | 6/30/2025       | 1,800.00            |
| 4342        | 577          | VERIZON WIRELESS                | 6113772565     | MONTHLY CELL PHONES           | 6/9/2025        | 133.82              |
| 4376        | 477          | VISA                            | 05252025       | ADOBE//MICROSOFT//WATER SAM   | 6/19/2025       | 2,592.19            |
| 4337        | 240          | WASHINGTON CO. REG. OF DEEDS    | 060125         | BALLFIELD LAND RESEARCH       | 6/30/2025       | 5.00                |
| 4329        | 181          | WASHINGTON COUNTY BANK          | 052325         | STREET SWEEPER PYMT           | 6/1/2025        | 1.14                |
| 4364        | 30           | WASHINGTON COUNTY SHERIFF       | 061625         | FEB-JUNE SERVICES             | 6/16/2025       | 36,750.20           |
| 4363        |              | YOUNG & WHITE LAW OFFICES       | 13272          | MONROE ST PROJECT-APRIL       | 6/30/2025       | 1,411.00            |
|             |              |                                 |                |                               |                 | <b>\$321,386.00</b> |

Report Selection: Check Approval List - By Vendor  
 Date Range Selection: GL Posting Date  
 Starting Date: 6/1/2025  
 Ending Date: 6/30/2025  
 Banks: All  
 Bank Acct#:  
 Include Printed Checks: **p**

# EVENTS 2025



## Summer at the Park

### JUNE

CONCERT & FOOD TRUCK (6/5)

MORNING MARKET (6/21)

### JULY

CONCERT & FOOD TRUCK (7/10)

MORNING MARKET (7/26)

### AUGUST

CONCERT & FOOD TRUCK (8/7)

MOVIE IN THE PARK (8/15)

MORNING MARKET (8/23)

### SEPTEMBER

CONCERT & FOOD TRUCK (9/4)

MORNING MARKET (9/20)

ADAMS STREET PLAZA PARK – 1201 ADAMS ST, FORT CALHOUN, NE



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FORT CALHOUN NEWS & EVENTS





| Project  | Project #                       | Stage             | Funding Source   | Recent Activity  | Activity Needed   | City Action Needed                              | Upcoming Deadline              |
|--|---------------------------------|-------------------|--|--|---|---|--------------------------------|
| Clay Street Drainage   | Conceptual                      | Conceptual        | GO Fund  | Requested as a budget item in future year  | Budget project for future year  | Select budget year.                             | None                           |
| Sanitary Sewer Investigation   | 131216.13                       | Conceptual        | Sewer Fund   | Investigation was tabled until after manhole repairs completed.  | None  | None  | None                           |
| West Monroe Street Paving District 2020 7th and Monroe Intersection Improvements | 131216.00 (General Engineering) | Construction      | Paving District / Street Fund for City portion of work | Condemnation ruling was appealed, but city should have title to the property. OPPD has been completing their relocations. Work is set to begin at anytime. | Consider extensions of three (3) sewer services to outside of the ROW | Work through appeal process on condemnation.    | Construction complete by fall. |
| 2022 Lift Station Flood Protection Improvements                                  | 131216.19                       | Post Construction | GO Fund  | No recent activity.  | Monitor warranty period.  | None  | None                           |
| Adams Street Corridor Phase 4 and 5  | 131216.28                       | Post Construction | HMGP / Sewer Fund                                      | Final pay app was complete.  | Monitor warranty period.  | None  | None at this time.             |
| Adams Street Plaza - Group B - Restroom and Shelter                              | 131216.29                       | Post Construction | Papio-Missouri River NRD/Private/Sales Tax             | Trail is complete.   | Monitor warranty period.  | None  | None at this time.             |
| Adams Street Plaza - Group B - Restroom and Shelter                              | 131216.27                       | Post Construction | Sales Tax / Grants                                     | Work is complete. Final warranty item is finishing the programming/calibration of the lights.  | Finish lighting programming   | None  | None at this time.             |
| Transportation Alternatives (TAP) Grant  | 220002.00 (General Engineering) | Design            | Grant / Sales Tax                                      | Draft plans were received from JEO. The project is now entered into the environmental work phase that will continue through next spring.                   | None at this time.  | None at this time.                              | None at this time.             |
| Trail Extension Phase 3 & 4  | 230003.00                       | Post Construction | Grant / Sales Tax                                      | Project is complete and in the warranty period.  | Approve final change order and pay application.                       | Approve final change order and pay application. | None at this time.             |
| Speed Study  | 220002.00 (General Engineering) | Contracting       | GO Fund  | Study was adopted. Awaiting improvements to be included in TAP grant before further implementation.  | None  | None  | None at this time.             |
| Bett's Circle Drainage   | 220002.00 (General Engineering) | Bidding           | GO Fund  | Project has achieved 90% complete.   | Pay Application No. 1   | Approve Pay Application No. 1                   | Final completion by August     |
| FLU Update   | 220002.00 (General Engineering) | Complete          | GO Fund  | Final FLU was adopted.   | None  | None  | None                           |

**Contractor's Application for Payment**

|   |   |
|---|---|
| <b>Owner:</b> <u>City of Fort Calhoun</u>   | <b>Owner's Project No.:</b> _____               |
| <b>Engineer:</b> <u>Embris Group, LLC</u>   | <b>Engineer's Project No.:</b> <u>22-002.00</u> |
| <b>Contractor:</b> <u>M's Contracting, LLC</u>                                    | <b>Contractor's Project No.:</b> _____          |
| <b>Project:</b> <u>Betts Circle Drainage Repairs</u>                              |   |
| <b>Contract:</b> _____  |   |
| <b>Application No.:</b> <u>1</u>  | <b>Application Date:</b> <u>6/12/2025</u>       |
| <b>Application Period:</b> <b>From</b> <u>5/1/2025</u> <b>to</b> <u>6/12/2025</u> |   |

|  |    |           |
|--|----|-----------|
| 1. Original Contract Price   | \$ | 66,352.72 |
| 2. Net change by Change Orders   | \$ | 3,500.00  |
| 3. Current Contract Price (Line 1 + Line 2)  | \$ | 69,852.72 |
| 4. Total Work completed and materials stored to date<br>(Sum of Column G Lump Sum Total and Column J Unit Price Total) | \$ | 65,652.72 |
| 5. Retainage   |    |           |
| a. <u>5%</u> X <u>\$ 65,652.72</u> Work Completed =  | \$ | 3,282.64  |
| b. _____ X <u>\$ -</u> Stored Materials =  | \$ | -         |
| c. Total Retainage (Line 5.a + Line 5.b)   | \$ | 3,282.64  |
| 6. Amount eligible to date (Line 4 - Line 5.c)   | \$ | 62,370.08 |
| 7. Less previous payments (Line 6 from prior application)  |    |           |
| 8. Amount due this application   | \$ | 62,370.08 |
| 9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)   | \$ | 7,482.64  |

**Contractor's Certification**

The undersigned Contractor certifies, to the best of its knowledge, the following:

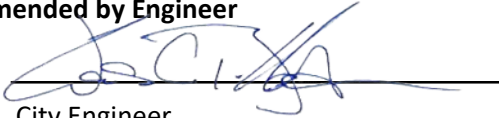
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

**Contractor:** M's Contracting, LLC

**Signature:** \_\_\_\_\_ **Date:** 6/13/2025

|   |  |
|---|--|
| <p><b>Recommended by Engineer</b></p> <p><b>By:</b> </p> <p><b>Title:</b> <u>City Engineer</u></p> <p><b>Date:</b> <u>06.12.2025</u></p> | <p><b>Approved by Owner</b></p> <p><b>By:</b> _____</p> <p><b>Title:</b> _____</p> <p><b>Date:</b> _____</p> |
| <b>Approved by Funding Agency</b>   |  |
| <p><b>By:</b> _____</p> <p><b>Title:</b> _____</p> <p><b>Date:</b> _____</p>  | <p><b>By:</b> _____</p> <p><b>Title:</b> _____</p> <p><b>Date:</b> _____</p>                                 |

**Progress Estimate - Unit Price Work**

**Contractor's Application for Payment**

|   |  |
|---|--|
| <b>Owner:</b> City of Fort Calhoun            | <b>Owner's Project No.:</b> _____        |
| <b>Engineer:</b> Embris Group, LLC            | <b>Engineer's Project No.:</b> 22-002.00 |
| <b>Contractor:</b> M's Contracting, LLC       | <b>Contractor's Project No.:</b> _____   |
| <b>Project:</b> Betts Circle Drainage Repairs |  |
| <b>Contract:</b> _____                        |  |

Application No.: 1 Application Period: From 05/01/25 to 06/12/25 Application Date: 06/12/25

| A<br>Bid Item No.               | B<br>Description                            | C<br>Contract Information |            |                      |                                     | G<br>Work Completed                              |   | I<br>Materials Currently Stored (not in G) (\$) | J<br>Work Completed and Materials Stored to Date (H + I) (\$) | K<br>% of Value of Item (I / F) (%) | L<br>Balance to Finish (F - J) (\$) |
|---------------------------------|---|---------------------------|------------|----------------------|-------------------------------------|--|---|---|---|-------------------------------------|-------------------------------------|
|                                 |   | C<br>Item Quantity        | D<br>Units | E<br>Unit Price (\$) | F<br>Value of Bid Item (C X E) (\$) | G<br>Estimated Quantity Incorporated in the Work | H<br>Value of Work Completed to Date (E X G) (\$) |   |   |                                     |                                     |
|                                 |   |                           |            |                      |                                     |  |   |   |   |                                     |                                     |
| <b>Original Contract</b>        |   |                           |            |                      |                                     |  |   |   |   |                                     |                                     |
| 1                               | MOBILIZATION, BONDING, AND INSURANCE        | 1                         | LS         | \$ 5,060.00          | \$ 5,060.00                         | 1  | 5,060.00  |   | 5,060.00  | 100%                                | \$ -                                |
| 2                               | CLEARING AND GRUBBING                       | 1                         | LS         | \$ 3,500.00          | \$ 3,500.00                         | 1  | 3,500.00  |   | 3,500.00  | 100%                                | \$ -                                |
| 3                               | REMOVE AND DISPOSE OF EXISTING RIVER ROCK   | 1                         | LS         | \$ 1,750.00          | \$ 1,750.00                         | 1  | 1,750.00  |   | 1,750.00  | 100%                                | \$ -                                |
| 4                               | EARTHWORK (HAULED)                          | 120                       | CY         | \$ 15.00             | \$ 1,800.00                         | 120  | 1,800.00  |   | 1,800.00  | 100%                                | \$ -                                |
| 5                               | REMOVE EX. BOULDERS, CLEAN, AND REINSTALL   | 30                        | TON        | \$ 136.67            | \$ 4,100.10                         | 30   | 4,100.10  |   | 4,100.10  | 100%                                | \$ -                                |
| 6                               | INSTALL RIVER ROCK                          | 10                        | TON        | \$ 375.00            | \$ 3,750.00                         | 10   | 3,750.00  |   | 3,750.00  | 100%                                | \$ -                                |
| 7                               | INSTALL 24" HDPE MANHOLE                    | 14                        | VF         | \$ 1,218.93          | \$ 17,065.02                        | 14   | 17,065.02   |   | 17,065.02   | 100%                                | \$ -                                |
| 8                               | INSTALL 12" CONCRETE MANHOLE BASE           | 1                         | EA         | \$ 1,090.00          | \$ 1,090.00                         | 1  | 1,090.00  |   | 1,090.00  | 100%                                | \$ -                                |
| 9                               | INSTALL 12" HDPE W/ CONCRETE ENCASEMENT     | 40                        | LF         | \$ 106.80            | \$ 4,272.00                         | 40   | 4,272.00  |   | 4,272.00  | 100%                                | \$ -                                |
| 10                              | INSTALL 24" CAST IRON BEEHIVE W/ FRAME      | 1                         | EA         | \$ 1,700.00          | \$ 1,700.00                         | 1  | 1,700.00  |   | 1,700.00  | 100%                                | \$ -                                |
| 11                              | INSTALL FLOWABLE FILL                       | 50                        | CY         | \$ 204.00            | \$ 10,200.00                        | 50   | 10,200.00   |   | 10,200.00   | 100%                                | \$ -                                |
| 12                              | INSTALL 6" CONCRETE APRON                   | 1                         | LS         | \$ 600.00            | \$ 600.00                           | 1  | 600.00  |   | 600.00  | 100%                                | \$ -                                |
| 13                              | INSTAL PERMANENT SILT FENCE                 | 280                       | LF         | \$ 16.52             | \$ 4,625.60                         | 280  | 4,625.60  |   | 4,625.60  | 100%                                | \$ -                                |
| 14                              | RESHAPE SWALE INTO EXISTING DETENTION BASIN | 1                         | LS         | \$ 1,500.00          | \$ 1,500.00                         | 1  | 1,500.00  |   | 1,500.00  | 100%                                | \$ -                                |
| 15                              | INSTALL SEEDING W/ EROSION CONTROL BLANKET  | 0.25                      | AC         | \$ 16,800.00         | \$ 4,200.00                         | 0  | -   |   | -   | 0%                                  | \$ 4,200.00                         |
| 16                              | INSTALL SODDING                             | 750                       | SF         | \$ 1.52              | \$ 1,140.00                         | 750  | 1,140.00  |   | 1,140.00  | 100%                                | \$ -                                |
| <b>Original Contract Totals</b> |   |                           |            |                      | <b>\$ 66,352.72</b>                 |  | <b>\$ 62,152.72</b>                               | <b>\$ -</b>                                     | <b>\$ 62,152.72</b>   | <b>94%</b>                          | <b>\$ 4,200.00</b>                  |
| <b>Change</b>                   |   |                           |            |                      |                                     |  |   |   |   |                                     |                                     |
| 17                              | BURY EXISTING HDPE PIPE                     | 1                         | LS         | \$ 3,500.00          | \$ 3,500.00                         | 1.00   | 3,500.00  |   | 3,500.00  | 100%                                | \$ -                                |
| <b>Change Order Totals</b>      |   |                           |            |                      | <b>\$ 3,500.00</b>                  |  | <b>\$ 3,500.00</b>                                | <b>\$ -</b>                                     | <b>\$ 3,500.00</b>  | <b>100%</b>                         | <b>\$ -</b>                         |
| <b>Original</b>                 |   |                           |            |                      |                                     |  |   |   |   |                                     |                                     |
| <b>Project Totals</b>           |   |                           |            |                      | <b>\$ 69,852.72</b>                 |  | <b>\$ 65,652.72</b>                               | <b>\$ -</b>                                     | <b>\$ 65,652.72</b>   | <b>94%</b>                          | <b>\$ 4,200.00</b>                  |

## ORDINANCE NO. 814

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF FORT CALHOUN, NEBRASKA, PURSUANT TO THE PROVISIONS OF SECTIONS 17-405.01 ET. SEQ. OF THE REVISED STATUTES OF NEBRASKA, AS AMENDED, BY ANNEXATION THERETO A CERTAIN TRACT OF ADJACENT AND CONTIGUOUS LAND LYING WITHIN THE EXTRATERRITORIAL ZONING AND SUBDIVISION JURISDICTION OF THIS CITY PRESENTLY ZONED FOR AGRICULTURAL USE AND LEGALLY DESCRIBED AS SHOWN ON THE ATTACHED EXHIBIT "A" AND FURTHER INCORPORATED HEREIN.

WHEREAS, it has been further found that a public hearing duly and legally noticed and held before this Body, the view of all those affected by this annexation were invited to be given and were expressed, and

WHEREAS, the Governing Body further finds and determines that the tract of land and territory to be annexed is contiguous and adjacent to the corporate city limits of Fort Calhoun; and that the same are substantially urban and suburban, and not rural nor agricultural in character, and that a unity of interest exists in the maintenance of municipal government, and

WHEREAS, by virtue of these findings and Sections 17-405.1 et. seq. of the Revised Statutes of Nebraska, as amended, the Governing Body of this City has and possesses full power, authority, and jurisdiction to annex the above-described territory and tract of land to this City.

Now, therefore,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT CALHOUN, NEBRASKA:

SECTION 1: The corporate limits of the City of Fort Calhoun, Washington County, Nebraska are hereby extended and increased to include by this annexation and embrace within its corporate limits, all that additional territory, as more specifically depicted and legally described upon the map, plat, or survey attached hereto, marked as Exhibit "A", certified as to accuracy by the Surveyors of Associates, Omaha, Nebraska, and by this reference made a part of this Ordinance.

SECTION 2: The map, plat, or survey above referred to as Exhibit "A" and its inscribed legal description, as attached to this Ordinance and as filed of record in the office of the Register of Deeds of Washington County, Nebraska is hereby adopted as the official map, plat, or survey of the territory hereby annexed, which map, plat, or survey shows the legal boundaries thereof together with all avenues, streets, alleys, and lanes within that area and tract of land, and the locations thereof, and such avenues and other ways, and hereby dedicated or rededicated to public use for the purposes designated upon the said map, plat, or survey.

SECTION 3: This Ordinance shall be recorded in the office of the Register of Deeds of Washington County, Nebraska, and upon being filed, the fee of all streets, highways, roads, avenues, and lanes shown in and on the map. Plat, or survey, shall vest in the City of Fort Calhoun, Nebraska.

SECTION 4: The Mayor and Municipal Clerk are further authorized and directed to take such further actions as may be necessary, convenient, or desirable to accomplish the purposes and intent of this Ordinance.

SECTION 5: If any provision of this Ordinance shall be held invalid, its invalidity shall not affect any other provision of this Ordinance that can be given effect without the invalid provision, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

SECTION 6: All Ordinances or parts of Ordinances in conflict herewith, are hereby repealed.

SECTION 7: This Ordinance shall be in full force and take effect from and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

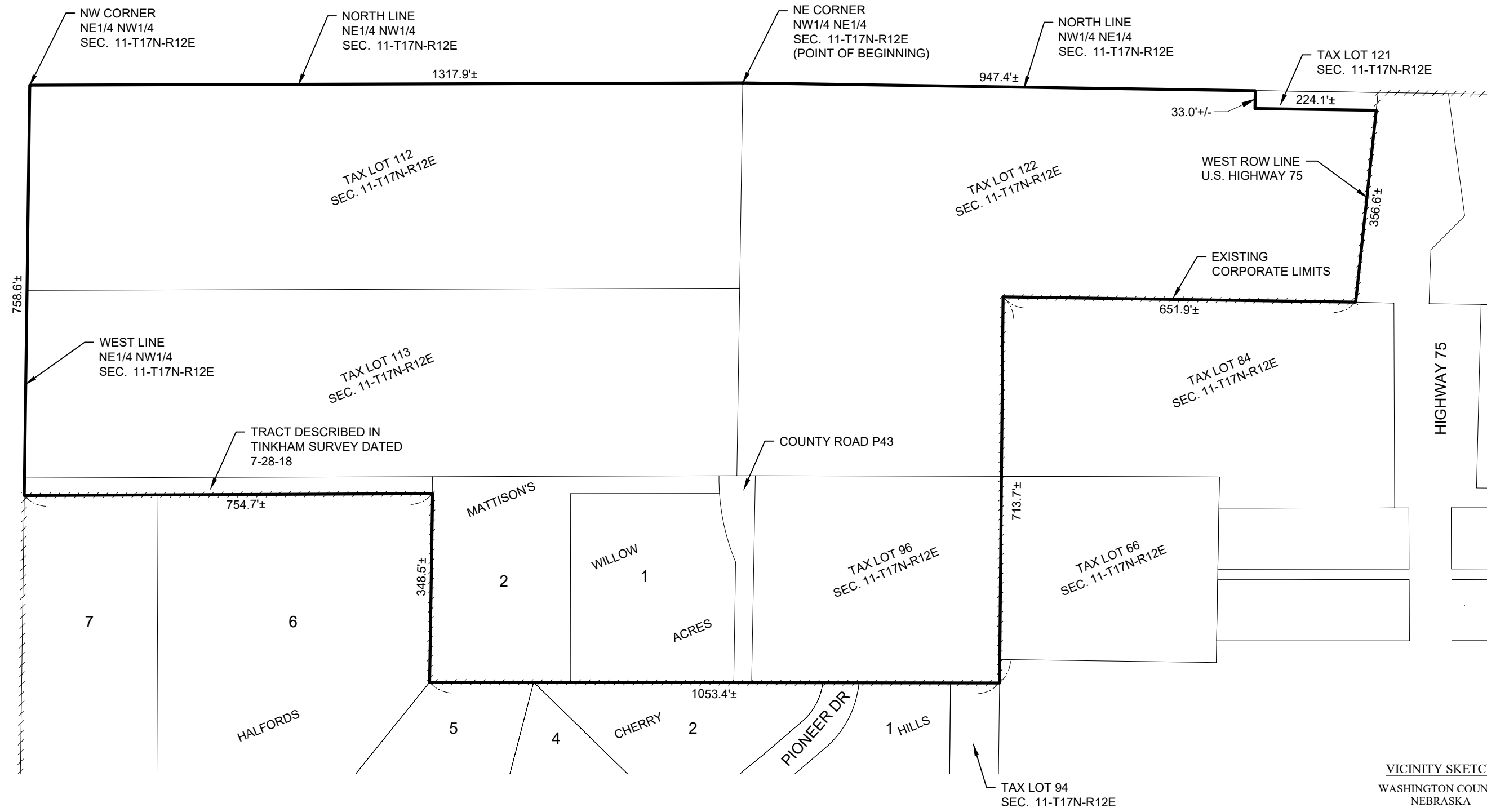
CITY OF FORT CALHOUN,  
WASHINGTON COUNTY, NEBRASKA

\_\_\_\_\_  
Mitch Robinson, Mayor

ATTEST:

\_\_\_\_\_  
Alicia Koziol, City Clerk

ORDINANCE NO. \_\_\_\_\_  
**ANNEXATION PLAT**  
 PART OF THE NW1/4 NE1/4 AND PART OF THE NE1/4 NW1/4 SEC. 11-T17N-R12E  
 FORT CALHOUN, WASHINGTON COUNTY, NEBRASKA

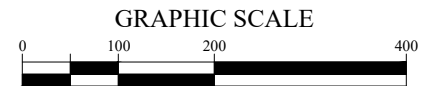
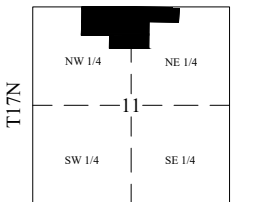


2025  
 PT. NW1/4 NE1/4 AND PT. NE1/4 NW1/4  
 SEC. 11-T17N-R12E SIXTH P.M.  
 WASHINGTON COUNTY, NEBRASKA

ANNEXATION PLAT

J:\Projects\151046.02 - Fort Calhoun Annexation Study\Survey\Annexation 2025\SV-131216-Annexation.dwg, on 5/21/2025 9:22 AM.

VICINITY SKETCH  
 WASHINGTON COUNTY  
 NEBRASKA  
 R12E



NOTE: ALL BEARINGS ARE ASSUMED.

PROJECT NO. 151046.05  
 DATE 5/21/2025  
 DRAWN BY BOW  
 FILE NAME SV-131216-Annexation.dwg  
 FIELD BOOK  
 FIELD CREW  
 SURVEY FILE NO.



2021  
PT. NW1/4 NE1/4 AND PT. NE1/4 NW1/4  
SEC. 11-T17N-R12E SIXTH P.M.  
WASHINGTON COUNTY, NEBRASKA

ANNEXATION PLAT

PROJECT NO.  
151046.05  
DATE  
5/21/2025  
DRAWN BY  
BOW  
FILE NAME  
SV-131216-Annexation.dwg  
FIELD BOOK  
FIELD CREW  
SURVEY FILE NO.

ANNEXATION DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE EASTERLY ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 947.4, MORE OR LESS TO THE WEST LINE OF TAX LOT 121 OF SAID SECTION 11, THENCE SOUTHERLY ON SAID WEST LINE 33.0, MORE OR LESS, TO THE SOUTH LINE OF SAID TAX LOT 121; THENCE EASTERLY ON SAID SOUTH LINE 224.1, MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 75 AND EXISTING CORPORATE LIMITS LINE; THENCE SOUTHWESTERLY CONTINUING ON SAID LINES, A DISTANCE OF 356.6 FEET, MORE OR LESS; THENCE EASTERLY ON SAID EXISTING CORPORATE LIMITS LINE, A DISTANCE OF 651.9 FEET, MORE OR LESS; THENCE SOUTHERLY CONTINUING ON SAID EXISTING CORPORATE LIMITS LINE, A DISTANCE OF 713.7 FEET, MORE OR LESS; THENCE WESTERLY CONTINUING ON SAID EXISTING CORPORATE LIMITS LINE, A DISTANCE OF 1053.4 FEET, MORE OR LESS; THENCE NORTHERLY CONTINUING ON SAID EXISTING CORPORATE LIMITS LINE, A DISTANCE OF 348.5 FEET, MORE OR LESS; THENCE WESTERLY CONTINUING ON SAID EXISTING CORPORATE LIMITS LINE, A DISTANCE OF 754.7 FEET, MORE OR LESS TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTHERLY ON SAID WEST LINE, A DISTANCE OF 758.6 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE EASTERLY ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1317.9 FEET TO THE POINT OF BEGINNING, CONTAINING 45.61 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT:

I, RYAN M. O'TOOLE, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE LOCATION OF THE PROPERTY DESCRIBED IN THE ATTACHED ANNEXATION DESCRIPTION. THE INFORMATION PERTAINING TO THE PERIMETER OF THIS ANNEXATION AND DEDICATION IS BASED ON RECORD DEEDS AND/OR SURVEYS.

\_\_\_\_\_  
RYAN M. O'TOOLE, LS 765

\_\_\_\_\_  
DATE

**RESOLUTION 2025-3**

1. The City of Fort Calhoun, Nebraska is applying for federal assistance from the Land and Water Conservation Program for the purpose of building a free-standing ADA/family restroom building at the city ballfield complex.
2. The Mayor of City Fort Calhoun, Nebraska is authorized to sign the application for federal assistance, and any other official project documents that are necessary to obtain such assistance, including any agreements, contracts or other documents that are required by the State of Nebraska or the Federal Highway Administration.
3. The City Fort Calhoun, Nebraska currently has the written commitment for the **20%** local matching share for the project elements that are identified on the Application form and the Supplemental Documents and will, as it becomes necessary, allocate the local funds for this project.
4. The City of Fort Calhoun, Nebraska will commit the necessary financial resources to operate and maintain the completed project in a safe and attractive manner.
5. The City Fort Calhoun, Nebraska will not discriminate against any person on the basis of race, color, age, religion, disability, sex or nation origin in the use of any property or facility that is acquired or developed pursuant to the project proposal and shall comply with the terms and intent of Title VI of the Civil Rights Act of 1964, and any of the regulations promulgated pursuant to such Act.
6. The City of Fort Calhoun, Nebraska will comply with all rules and regulations of the Land and Water Conservation Program, applicable Executive Orders and all state laws that govern the grant applicant during the performance of the project.
7. The City of Fort Calhoun, Nebraska will comply with the Federal disability access and use standards where they can be reasonably applied, in accord with the American with Disability Act of 1991.
8. All paperwork may be signed by the project sponsor, but the Resolution **MUST** be signed by the Mayor.

I certify that this resolution is a true copy of the original document that was adopted by the City of Fort Calhoun, Nebraska at a properly advertised and announced public meeting held this 16th of June 2025.

[SEAL]

CITY OF FORT CALHOUN, NEBRASKA

\_\_\_\_\_  
Mitch Robinson, Mayor

ATTEST:

\_\_\_\_\_  
Alicia Koziol, City Clerk

# Fort Calhoun Housing Supplemental Study Report





## About This Report

This report presents findings from a targeted housing assessment conducted by JEO Consulting Group in coordination with the City of Fort Calhoun. This report focuses on key housing data, stakeholder input, and recommended actions tailored to the specific housing needs of Fort Calhoun. The project is designed to support implementation of the 2017 Comprehensive Plan and to align with regional housing priorities identified in the 2021 Washington County Housing Study.

The process included two local focus group meetings, review of survey results, and analysis of updated demographic and housing data.

## Executive Summary

Between 2010 and 2020, Fort Calhoun's population increased by 22%, surpassing growth projections outlined in the city's 2017 Comprehensive Plan. Despite this population growth, housing development remained limited. Residents have expressed concerns related to housing affordability, availability, and the variety of housing options suitable for families, older adults, and workforce households.

This report highlights findings from two stakeholder focus group sessions conducted in early 2025 and incorporates relevant insights from public survey responses collected as part of the Washington County Housing Study. It also includes a review of existing housing data for Fort Calhoun, with a focus on identifying current challenges and opportunities for local action.

The purpose of this report is to assist the City of Fort Calhoun in understanding its evolving housing needs and to inform strategies that will support the development of diverse and attainable housing options that are in alignment with the broader goals of the community.

## Background Overview

Fort Calhoun is located in southeastern Washington County, Nebraska. The city has experienced steady population growth and increasing interest from commuters, retirees, and families seeking housing near the Omaha metropolitan area with high quality of life amenities.

To better understand local housing conditions, the City engaged JEO Consulting Group in late 2024 to conduct a focused housing review. This effort included:

- Review of available demographic and housing data, primarily sourced from the Washington County Housing Study (2021) as well as the most recently available data from the 2020 US Census and 2023 American Community Survey.
- Two focus group meetings with Fort Calhoun stakeholders, held on February 26 and March 11, 2024
- An analysis of housing-related survey responses submitted by Fort Calhoun residents during the countywide public engagement process

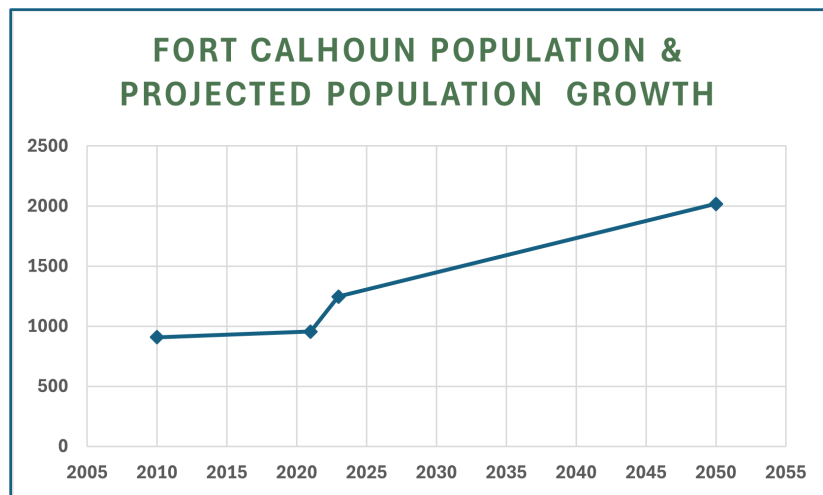
“Representatives from Fort Calhoun are experiencing an influx of younger families to the Community, but do not have the appropriate entry-level housing needed for this population sector.” – 2021 Washington County Housing Study

This report summarizes the findings of that work, including an overview of current housing conditions, identification of community concerns, and potential opportunities to expand or improve housing options within the city.

## Community Profile

Fort Calhoun’s housing needs are influenced by local population trends, commuting patterns, and the age and condition of existing homes. This section summarizes updated data drawn from the 2020 U.S. Census and the 2021 Washington County Housing Study.

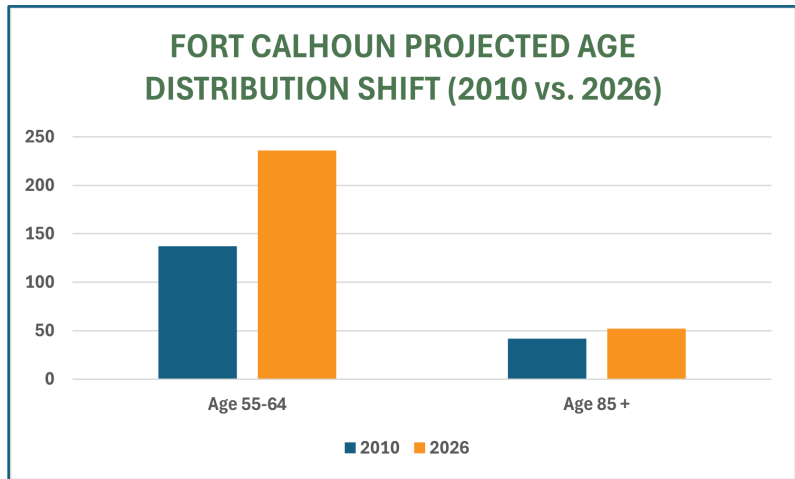
According to the U.S. Census, Fort Calhoun’s population increased from 908 in 2010 to 1,108 by 2020—a 22% increase. The 2017 Comprehensive Plan projected a population of 956 by 2021, based on a five-year growth rate of 4.3%. More recent estimates place the population at 1,246 as of 2023, with a long-term projection of 2,018 by 2050, based on the 2021 Washington County Housing Study.



The city is home to a diverse mix of household types, including families with school-age children, working-age adults, and a growing share of older residents. The median age in Fort Calhoun was 41.4 in 2010 and is projected to rise to 44.9 by 2026. Many households earn between \$36,000 and

\$72,000 annually, and the majority of residents commute to work, primarily in Omaha and Blair. According to prior planning documents, only 23% of residents are employed within the city itself.

Population projections suggest a shift in age distribution. Between 2010 and 2026, the number of residents aged 55 to 64 is expected to increase from 137 to 236. The population aged 85 and older is projected to grow from 42 to 52. Meanwhile, the number of residents under the age of 20 is projected to decline slightly over the same period. These trends indicate an increased demand for housing that supports aging in place, such as single-story homes, accessible design features, and lower-maintenance options for older adults.



In 2020, Fort Calhoun had a total of 478 housing units. Of those, 464 were occupied, resulting in a vacancy rate of approximately 3%. Approximately 71% of units were owner-occupied, while 29% were renter-occupied.

Most housing in Fort Calhoun was built before 2000. According to assessor data, 62% of homes were rated as “average to worn,” and 1.4% were classified as deteriorated. The most significant period of residential construction occurred between 1990 and 1999. Since that time, new housing development has been minimal.

## What's in Stock?

### Overall Condition Rating

**37%**  
Very Good – Good

**62%**  
Average/Good – Badly Worn Average

**1.4%**  
Badly Worn – Worn Out

\*Based on 2021 Washington County Housing Condition Rating Survey

### Quality Rating

**20%**  
Excellent – Good

**66%**  
Average

**14%**  
Fair – Low

\*Based on Washington County Assessor Data

**TABLE 23D  
HOUSING CONDITIONS & QUALITY SURVEY  
CITY OF FORT CALHOUN, NEBRASKA  
2021**

| CONDITION RATING    |            |
|---------------------|------------|
| Very Good           | 0          |
| Good/Very Good      | 5          |
| Good                | 126        |
| Average/Good        | 121        |
| Average             | 88         |
| Badly Worn/Average  | 13         |
| Badly Worn          | 4          |
| Worn Out/Badly Worn | 0          |
| Worn Out            | 1          |
| <b>Total</b>        | <b>358</b> |

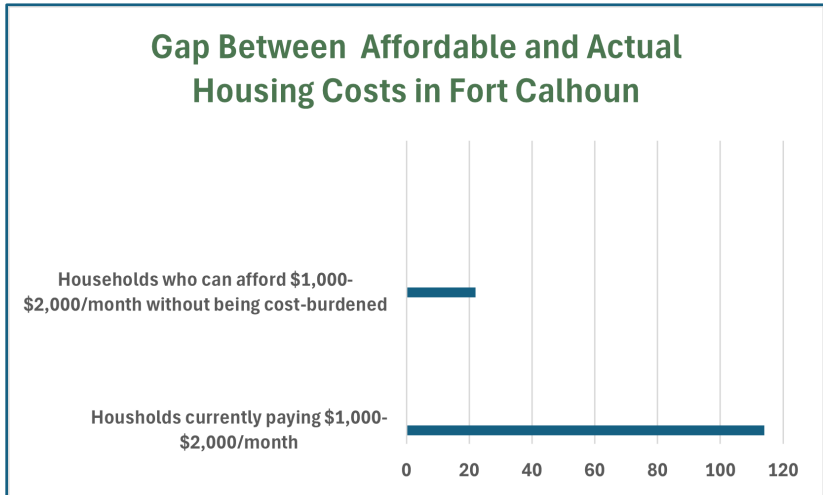
  

| QUALITY RATING |            |
|----------------|------------|
| Excellent      | 0          |
| Very Good+     | 1          |
| Very Good      | 4          |
| Good+          | 9          |
| Good           | 57         |
| Average+       | 99         |
| Average        | 138        |
| Fair+          | 29         |
| Fair           | 20         |
| Low+           | 1          |
| Low            | 0          |
| <b>Total</b>   | <b>358</b> |

Source: Washington County Assessor, Hanna:Keelan Associates, P.C., 2021.

At the time of 2021 Washington County Housing Study, Fort Calhoun had the highest gross rent in the county, with a median gross rent of \$1,015. This compares to a countywide median of \$709. Median rent was projected to increase by approximately 3.5% by 2026.

Affordability remains a concern. Households earning \$36,000 to \$72,000 annually represent a significant portion of the city's population. However, there are no active listings for homes priced between \$100,000 and \$200,000. Additionally, only 22 households in Fort Calhoun can afford a home with monthly costs of \$1,000–\$2,000 without being cost-burdened, while 114 households currently pay within that range.



## Community Engagement

To better understand housing conditions beyond the numbers, this project included targeted engagement with local residents and stakeholders. Focus group sessions and public survey results offered additional insight into how housing supply and demand are experienced at the local level.

As part of this housing review, JEO Consulting Group facilitated two focus group sessions in Fort Calhoun on February 26 and March 11, 2025. These discussions brought together landowners, developers, city and school staff, and local business and economic development representatives. Participants were invited to discuss current housing conditions and share their experiences related to housing needs and development challenges in the community.

Landowners expressed interest in making property available for housing but often lacked clarity on how to begin the development process. Several said they would be more likely to move forward with development if clearer information or assistance were available from the city. Developers indicated prior interest in Fort Calhoun for new projects but cited infrastructure limitations, zoning restrictions, lack of available land at an affordable price point, and a lack of local coordination as obstacles.

Focus group participants emphasized the need for a broader range of housing options. They identified entry-level homes for young families, rental options for public-sector employees, and downsizing-friendly homes for older adults as top priorities. Participants also noted that limited

housing availability may hinder efforts to attract or retain teachers, service workers, and new families in the community.

Infrastructure limitations, such as the cost of extending sewer and water lines, were mentioned as barriers to new development. Zoning regulations were also identified as restrictive, particularly for smaller lots or attached housing types. Several participants indicated that landowners would benefit from clearer communication with the city and greater support in navigating the development process.

In addition to these conversations, a public housing survey was conducted in 2021 as part of the Washington County Housing Study. Responses from Fort Calhoun residents aligned with focus group feedback. Survey participants noted the lack of homes priced below \$250,000, and concerns about the availability of rental units, particularly those priced under \$900 per month. Respondents also expressed interest in more housing options near the school and more accessible housing for older adults.

Participants also noted that limited housing availability may hinder efforts to attract or retain teachers, service workers, and new families in the community.

Together, the focus group discussions and survey responses provide a consistent picture of Fort Calhoun's current housing challenges and the types of solutions that residents and stakeholders would like to see addressed.

## Recommendations

This section outlines actions the City may consider to support future housing development, based on findings from stakeholder engagement and regional housing data.

Through this process, several opportunities emerged that the City of Fort Calhoun could explore to help improve housing conditions and support future development. One of the most consistent messages from focus group participants was the need for clearer communication and leadership at the local level. Landowners who are interested in selling or developing their property expressed a willingness to engage but noted a lack of information about where to begin. Similarly, developers mentioned that they would be more likely to pursue projects in Fort Calhoun if the city offered more structured guidance and coordination.

To address this need, the City may consider establishing a point of contact for housing inquiries—such as a designated staff member or consultant—who can assist with early-stage conversations between landowners, developers, and city departments. This role could help reduce barriers for small-scale or first-time developers and foster a more proactive approach to residential growth. Continued education and training opportunities for local real estate agents and developers

provided by the city with the support of non-profit organization, like SPARK's Developer Academy, could benefit this relationship as well.

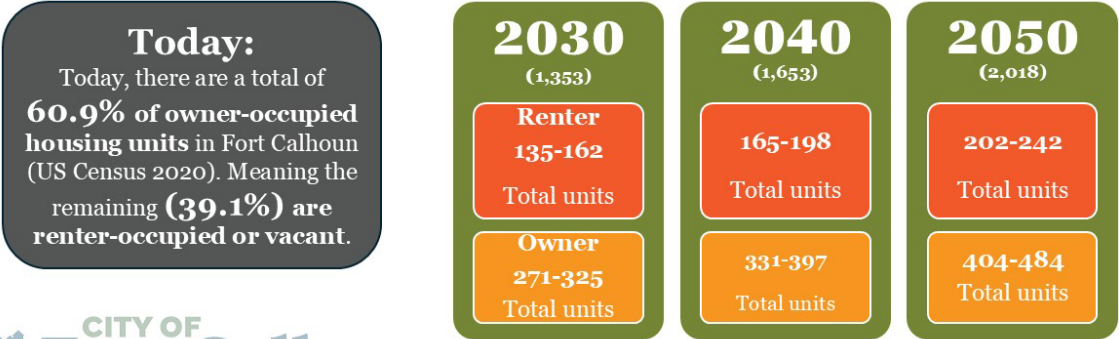
Several participants also pointed to zoning regulations and development requirements as potential obstacles. Reviewing existing ordinances and evaluating opportunities to allow for more diverse housing types—such as townhomes, duplexes, or single-story homes on smaller lots—may help attract a wider range of housing investment. Additionally, providing flexibility in subdivision or infrastructure standards for infill or modest-sized developments could help reduce costs and encourage construction that aligns with Fort Calhoun's scale and character.

Another area of opportunity involves targeted support for the workforce and senior housing. Data from the Washington County Housing Study and Fort Calhoun-specific sources both highlight unmet demand among households earning between \$36,000 and \$72,000 per year. These households often struggle to find homes priced within reach, particularly when there are no listings available between \$100,000 and \$200,000. By identifying tools such as Tax Increment Financing (TIF) or partnerships with local employers, the city may be able to support the development of housing that meets the needs of these income groups.

Additionally, a balanced mix of renter-occupied and owner-occupied housing is essential to support a growing community. Based on population projections for Fort Calhoun, which is expected to reach 2,018 residents by 2050, the community will require approximately 202 to 242 rental units and 404 to 484 owner-occupied units. A more detailed analysis of renter-occupied and owner-occupied units is below.

# Rent vs. Own

Typically, a healthy mix of renter v. occupied ratio for total housing units in a community is at **minimum 30%/60%** respectively with **10% leniency** either way. If applied to Fort Calhoun’s population projections, total renter and owner-occupied housing units would be:



Finally, the city may wish to explore ways to support the preservation and improvement of its existing housing stock. Many homes in Fort Calhoun are rated as “average to worn” and were built before 2000. Small-scale rehabilitation programs, weatherization efforts, or incentive partnerships could support continued use of existing housing while addressing maintenance needs. These strategies would complement new construction efforts and support current residents who want to remain in the community.

Each of these recommendations reflect feedback from local participants and builds on the priorities already established in the Washington County Housing Study. While Fort Calhoun is not currently seeking a full-scale housing plan at this time, these targeted steps can provide meaningful direction and help address the gaps identified during this process.

## Implementation Strategies

The recommendations in this report reflect the housing challenges and opportunities identified by local stakeholders, survey participants, and regional housing data. To move forward, the City of Fort Calhoun may consider organizing implementation efforts around the following strategic areas.

### Coordination and Communication

Establish a designated point of contact to assist landowners and developers interested in pursuing residential projects. Whether assigned to a staff role or external partner, this position could help initiate early conversations, clarify expectations, and support alignment between public and private interests. A centralized contact may also assist landowners who are unfamiliar with development processes.

### **Ordinance Review and Regulatory Updates**

Several participants indicated that existing zoning and subdivision regulations may limit the City's ability to accommodate smaller or alternative housing types. Conducting a review of relevant ordinances could help identify opportunities that allow for a wider range of housing, such as duplexes, townhomes, or smaller-lot single-family homes. Flexibility in design standards or lot size requirements may also support infill development.

### **Support for Workforce and Entry-Level Housing**

The report identifies unmet demand among households earning between \$36,000 and \$72,000 annually. These households often face limited housing choices in the current market. The city could evaluate the use of Tax Increment Financing (TIF), infrastructure cost offsets, or development partnerships to encourage construction of new homes and rentals priced for moderate-income residents, including teachers, warehouse employees, and service workers.

### **Senior Housing and Aging in Place**

As Fort Calhoun's median age continues to rise, demand is expected to grow for housing options tailored to older adults. This may include homes with accessible features, single-story layouts, or proximity to community services. The city may consider working with developers or nonprofits to explore models that support aging in place, including independent senior living or smaller-scale infill options.

### **Preservation and Rehabilitation of Existing Housing**

Much of the city's housing stock is more than 25 years old and rated as "average to worn." Small-scale programs that assist with exterior repairs, energy efficiency upgrades, or home accessibility may help residents remain in their homes longer. In addition, infill development on vacant or underutilized lots within established neighborhoods could increase supply while maintaining the community's scale and character.

#### **Implementation Strategies**

- Coordination and Communication
- Ordinance Review and Regulatory Updates
- Support for Workforce and Entry-Level Housing
- Senior Housing and Aging in Place
- Preservation and Rehabilitation of Existing Housing

### **Conclusion**

This summary reflects a focused effort to understand housing conditions, community input, and future opportunities in Fort Calhoun. It was developed through a series of stakeholder discussions, review of recent demographic and housing data, and collaboration with the city as part of a short-term planning engagement.

The findings included here confirm that Fort Calhoun continues to experience steady population growth and has seen continued interest from new households. At the same time, the community faces limitations related to the availability and variety of housing, particularly for moderate-income families, renters, and older adults. Conversations with local stakeholders and survey participants further emphasized these concerns, highlighting challenges related to infrastructure, development processes, and affordability.

The recommended actions outlined in this report are based on feedback from residents, landowners, and local organizations. They are intended to support the city in taking manageable, actionable steps that reflect both local values and broader housing goals identified in the Washington County Housing Study. These efforts may include coordination with landowners, ordinance updates, and targeted support for workforce and senior housing.

As Fort Calhoun continues to grow, this summary can serve as a tool to help guide housing conversations and future planning. While not a full housing study, it is designed to capture what was learned through this engagement process and provide a foundation for next steps.