



May 18, 2026

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, April 20th
  - 5.b. Approval of the Treasurers Report for April
  - 5.c. Acceptance of the minutes of the Enhancement Committee meeting on Monday, April 27th
  - 5.d. Maintenance Report
  - 5.e. Washington County Sheriff's Statistics Report
6. **Consideration of items removed from the consent agenda if any**
7. **Bills presented for payment**
8. **Public Hearing:**
  8. **In accordance with the published notice, it is now time to conduct the public hearing relative to hearing support, opposition, criticism, suggestions, or observations relating to FIREWORKS LICENSE APPLICATION(S) FOR THE 2026 FIREWORKS SEASON**

Open: \_\_\_\_\_

- **Written Comments**
- **Public Comments**

9. **Close:** \_\_\_\_\_

10. **Approval of the Fireworks License: Wild Willy's Fireworks**

**Presentations/guests/SDL & special requests:**

11. **Request from Chris Eastman, Abiding Faith Pastor, to waive building permit fees for an Eagle Scout project**
12. **Keno request from Jeff Bryan for Crime Stoppers for Washington County**
13. **Keno request for \$1,584.00 for 12" Starburst LED bulbs for the 4th of July**

**Unfinished Business:**

14. **City Engineer**
  - 14.a. Review proposed assessment process for Street Improvement District 2022-1 for the 2023 Monroe Street Extension project

15. **Committees update**

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

16. **Approve Resolution 2026-4 setting a hearing date to levy special assessments for Street Improvement District 2022-1**

**Motion for Adjournment:**

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

## APRIL 20, 2026 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, April 20, 2026, 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/accept the following consent agenda: *March 16, 2026, City Council minutes; Treasurers Report for March; April 4, 2026 Park Committee minutes; March 30, 2026 Enhancement Committee minutes; Maintenance Report; Washington County Sheriffs Report.* With members Kelly, Richardson, Prieksat, and Schuler voting "Aye", motion carried.

Mayor Robinson presented the April bills. Motion by Schuler second by Kelly to approve the following bills ABE'S TRASH SERVICE, INC. - 375.75 - SER, ACCESS SYSTEMS LEASING - 419.28 - SER, AFLAC - 16.25 - , 16.25 - , AMGL CPAS & ADVISORS - 7750.00 - PROF, BLIZZARD BOYS, LLC - 9339.00 - CAPIMP, BLUE CROSS BLUE SHIELD OF NEBR - 83.80 - , 83.80 - , BLUECROSS BLUESHIELD OF NE - 4710.70 - , 4710.70 - , BOMGAARS - 1005.21 - SUP, BUDDIES RENTALS - 300.00 - EXP, CITY OF BLAIR - 3677.50 - UTL, CONOCO FLEET - 973.84 - FUEL, COX BUSINESS - 1017.47 - UTL, EFTPS - 1666.40 - , 389.70 - , 1046.53 - , 1708.14 - , 399.46 - , 1119.33 - , ENTERPRISE MEDIA GROUP - 103.29 - SER, GUARDIAN LIFE - 66.20 - , 4.06 - , 66.20 - , 4.06 - , IDEAL PURE WATER - 19.00 - SER, JDW MIDWEST, LLC - 425.43 - SER, JEO CONSULTING GROUP, INC. - 1558.75 - PROF, JOHNSON SERVICE COMPANY - 12250.00 - SER, 14100.00 - SER, KAMB & C ENTERPRISES - 67.93 - SER, LOGOS PLUS - 594.39 - SUP, LONG'S OK TIRE STORE - 463.80 - EXP, M.U.D. - 198.43 - UTL, MUNICIPAL SUPPLY, INC./NE - 125.56 - EXP, NE DEPT REV-LOTTERY TAX - 1365.00 - , NE PUBLIC HEALTH ENV LAB - 278.00 - TEST, NEBRASKA DEPARTMENT OF REVENUE - 100.00 - SER, NEBRASKA DEPARTMENT OF REVENUE - 380.12 - , 396.02 - , NEBRASKA SALES TAX - 3209.21 - TAX, 3088.70 - TAX, NYE TECHNOLOGY - 292.00 - SER, O.P.P.D. - 4038.57 - UTL, ONE CALL CONCEPTS, INC - 47.09 - SER, PAPIO-MISSOURI RIVER N. R. D. - 9147.89 - UTL, 1320.16 - UTL, POSTMASTER - 214.11 - EXP, TALBOT LAW OFFICE - 625.00 - PROF, THE AMERICAN FUNDS GROUP - 2002.15 - , 2030.62 - , THE SIGN DEPOT - 58.00 - EXP, VERIZON WIRELESS - 119.82 - EXP, VISA - 2644.28 - EXP, WASHINGTON COUNTY SHERIFF - 8159.18 - SER, YOUNG &

WHITE LAW OFFICES - 594.75 - PROF, Total – 111144.72; with member Schuler, Kelly, Richardson, and Prieksat voting “Aye”, motion carried.

Member Kelly made a motion seconded by member Richardson to approve the Keno request from Fort Calhoun Adams Street Plaza Events Committee for \$5,000. With members Prieksat, Schuler, Kelly, and Richardson voting “Aye”, motion carried.

Member Kelly made a motion seconded by member Schuler to approve the Keno funds request from Fort Calhoun High School for \$3,000 for Softball Field project. With members Richardson, Prieksat, Schuler and Kelly voting “Aye”, motion carried.

City Engineer, Lucas Billesbach, gave an update on the Monroe Street Extension project. The contractor is ready to close out project and enter the warranty period. The next step is to review numbers for assessments. There is a meeting scheduled with the Treasurer, Mayor, Engineer and Street Superintendent.

Motion by Prieksat Second by Kelly to approve Pay Application No. 7 and Final from ME Collins for the 2023 Monroe Street Extension project. With members Kelly, Richardson, Prieksat, and Schuler voting “Aye”, motion carried.

Lucas Billesbach gave an update on the Forcemain H2S Control study. He is communicating with two vendors who are looking at the forcemain and options for treating. He should have a report next month.

Maintenance Supervisor, Corban Helmandollar, gave an update on the Fastwyre wire and other fiber issues in town. The 9th and Madison Street issue was Windstream, not Fastwyre. Currently, the Maintenance Supervisor reviews where they are installing fiber.

Community Coordinator, Deb Sutherland, gave an update on the Solar Field property and lease. She contacted NextEra. A new company took over their smaller solar fields. They are working on warranty for poles that turn the panels. Member Prieksat reviewed the agreement and believes we should have a new one with the current company.

Kris Richardson, Park Commissioner, gave an update on West Market Square Park gazebo. Park Board discussed changing the look of the gazebo and looked at different options for railings. They voted to add a lower structure.

Campground Committee has meeting set up with NE Game & Parks and Fort Atkinson. The Vacant Property Committee plans to meet soon, little bit of a hold up with LB840 vote being pushed to November.

Council discussed conducting a Water & Sewer Rate Study. NeRWA will do the study for free since the city is a member.

Council discussed conducting a Wage Study. The last study done was in 2015. They discussed whether we hire a company or internally ask other communities what their wages are. City Clerk will look into the League of NE Municipalities pay survey.

Member Prieksat made a motion seconded by member Schuler to approve for 36-month truck lease. With member Schuler, Kelly, Richardson, and Prieksat voting “Aye”, motion carried.

Council discussed a 250<sup>th</sup> Celebration. Enhancement Committee asked if city had plans for the 250<sup>th</sup>. The Events Committee plans to do bike parade for the kids again. Corban mentioned it’s been discussed to do the banners on the decorative light poles with 250<sup>th</sup> and possibly make the starbursts red, white, and blue.

Mayor gave an update on LB840 vote, which will now be on the November ballot.

After a vote, Mayor Robinson stated for the record, the motion was made, seconded and carried for the council to go into closed session, necessary for the protection of the public interest, a personnel issue in regard to the City-Wide Trail Improvement project at 8:12 p.m.

Mayor Robinson declared the meeting in open session at 8:44 p.m.

Member Prieksat made a motion seconded by member Kelly to appoint Tim Nelson as Temporary Maintenance

Supervisor beginning May 8th. With members Prieksat, Schuler, Kelly, and Richardson voting "Aye", motion carried.

Member Prieksat made a motion seconded by member Schuler to approve advertising for two part-time maintenance positions for \$22.50/hr for 30/hrs a week. With members Richardson, Prieksat, Schuler and Kelly voting "Aye", motion carried.

Following a motion and vote, Mayor Robinson declared the meeting adjourned at 8:49 p.m.

Mitch Robinson, Mayor

ATTEST: Alicia Koziol, City Clerk

For the period ending: 4/30/2026

Fund Report

<u>Description</u>	<u>Beginning Balance</u>	<u>Revenues</u>	<u>Expenses</u>	<u>Ending Balance</u>
General	1,257,655.38	62,202.75	23,753.17	1,296,104.96
Local Sales Tax	353,175.06	27,607.88	0.00	380,782.94
Street	-81,157.14	15,637.75	37,253.43	-102,772.82
Police	-662,472.73	0.00	8,159.18	-670,631.91
Fire	0.00	0.00	0.00	0.00
Building	65,364.17	0.00	0.00	65,364.17
Parks	-404,753.22	9,825.00	9,741.15	-404,669.37
Park Board	32,312.00	0.00	0.00	32,312.00
Water	449,127.47	40,089.77	26,155.70	463,061.54
Sewer	497,321.04	50,622.16	46,405.43	501,537.77
Sewer Sinking	13,503.61	0.00	0.00	13,503.61
Lottery	154,144.35	2,124.27	8,000.00	148,268.62
Bond Retirement	371,002.79	10,193.20	0.00	381,195.99
Enhancement	3,021.48	0.00	0.00	3,021.48
Christmas in Calhoun	5,621.49	0.00	0.00	5,621.49
Adams St Plz Events	10,949.26	5,350.00	31.00	16,268.26
Total All Funds	2,064,815.01	223,652.78	159,499.06	2,128,968.73

Date Range

Starting: 4/1/2026

Ending: 4/30/2026

Fort Calhoun Enhancement Committee  
Fort Calhoun Library  
Monday, April 27, 2026 6:00pm  
MINUTES

**Call to Order:** by Judy Boyd at 6:00pm at Cherry Hill Church  
Announcement of Open Meeting Compliance

**Present:** Judy Boyd, Amanda Donahoe, Nicole Fangman, Jackie Henderson, Lori Lammers,  
Lynn Teeter, Rose Therkildsen

**Absent:** Beth Dieteman

**MINUTES:** Amanda approved the March 30, 2026, meeting minutes; Nicole seconded.  
Minutes approved.

**FINANCE:** \$3,213.36 balance and a \$500 VISA card has been ordered.

**OLD BUSINESS**

**Free Stuff Weekend report**– April 17-18-19 while the Fort Calhoun City Dumpsters were available. Notice was added to the city water bill, flyers displayed and put into the school packet and on Facebook. The participation was light.

**Spring Cleanup report** – members met Friday, April 24 to do landscape and winter cleanup. The Park Board will deliver mulch on Wednesday, April 29, 5-7pm, and we will put out the mulch and do another cleanup.

**Flowerpots** – Purchase and add soil to flowerpots; prepare pots for planting flowers. Request flowerpots be put on the 14<sup>th</sup> Street before May 13<sup>th</sup>.

**Flowers** – meet on Wednesday, May 13 at 9:00am to purchase flowers. If time and weather permit, we will plant the flowers later in the afternoon.

Summer Watering Schedule:

Monday – Beth	Thursday – Nicole & Amanda
Tuesday – Judy & Rose	Friday - Jackie
Wednesday – Lynn	Sat & Sun – Lori

**Trees and Current drought conditions** – young trees especially require water during drought conditions. Call an arborist from Davey Tree to have the trees evaluated and treated as needed.

**NEW BUSINESS**

With the USA 250<sup>th</sup> Celebration this year we plan to put up our patriotic banners by Flag Day, June 14<sup>th</sup> and keep them up during July.

**Next meeting** – Monday, May 18, 2026, at 6:00pm in the library.

The last Monday of May is Memorial Day, so we will ask city hall if it is possible to move our meeting date.

**Adjourn** – Rose moved to adjourn the meeting; Amanda seconded.

Meeting adjourned at 7:15pm.

Submitted by Lori Lammers

# City of Fort Calhoun

## Field Operations Report

Reporting Period: April 16, 2026 – May 13, 2026

**429.5**

Total Hours

**347**

Activities

**3**

Personnel

**9**

Departments

## Executive Summary

### Analysis Overview

April 16–May 13, 2026, Fort Calhoun field operations logged 347 activities totaling 429.5 hours. Parks work led the period with 158.5 hours across 122 activities, followed by Time Off at 125.5 hours (18 activities), then Water (46 hours), Streets (39.5 hours), and general “All” tasks (33 hours). Tim Nelson carried the largest share of the workload with 160 hours across 190 activities, supported by Dan Kougias (141.5 hours, 54 activities) and Corban Helmandollar (128 hours, 103 activities).

Crews focused heavily on parks upkeep and facility readiness. Tim Nelson put time into the splash pad (120 minutes), handled regular cleanup work such as ball diamond trash/bathrooms (60 minutes) and WMS Park trash and bathrooms (60 minutes), and completed mowing at WMS Park along Clark St (180 minutes). Dan Kougias completed park checks at the splash pad plaza and Pioneer Park (30 minutes each) and handled a large mowing route including the shop area, north ditch, corner lot, Pioneer Park, and part of the trail (270 minutes). Nelson also supported city operations by taking down and putting away voting booths (120 minutes) and meeting with a new employee (60 minutes).

No code enforcement inspections were logged for this window. Utility operations included 60 water readings and 24 sewage readings, with Tim Nelson recording water pit readings including nwpit (217 and 188), wpit (42397 and 42353), and e\_pit (51530). Sewer monitoring included manual-entry readings by Dan Kougias (e.g., 4,761,023; 4,434,193; 4,100,134; 3,944,581) and Tim Nelson (4,599,904). Kougias also performed wastewater operational checks (60 minutes), including checking flow and running dry well exhaust fans.

Several items need follow-up attention. Water issues included responding to a leak at 911 Monroe (Dan Kougias, 60 minutes) and outstanding repairs to the water line running to the campground, along with updating the emergency contact list and emergency response plan for the water system. Parks concerns noted include removing a broken arm on a digger at the t-ball playground and softball field sprinkler repairs plus locating power for new batting cages, and Streets flagged a meeting with Midwest Coatings about crack sealing and street repairs; these should be scheduled and tracked to closure in the next work cycle.

### Key Findings

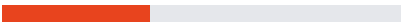
- 347 field activities recorded across 9 departments
- 3 personnel logged 429.5 total work hours
- 263 maintenance reports filed
- 0 code enforcement inspections
- 84 utility readings completed

## Department Performance

### Resource Allocation & Operational Outcomes

## Parks

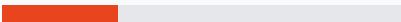
158.5h worked • 37% of total effort

 37%

Parks crews spent most of their 158.5 hours across 122 activities mowing and grounds work—Tim Nelson mowed WMS Park along Clark St and trimmed/blowed off City Hall sidewalks, while Dan Kougias mowed the shop area, north ditch, corner lot, Pioneer Park, and part of the trail. Tim also put a lot of time into daily trash runs and restroom cleanups at the ball diamonds, WMS Park, Pioneer Park, and the splash pad. Dan handled routine checks at the splash pad plaza and Pioneer Park (trash, restrooms, and general walk-throughs) and did ballfield checks with restroom cleaning. Tim also sprayed around the ball diamond cable and playground areas and spent time working on the splash pad, plus he took down and stored the voting booths.

## Time Off

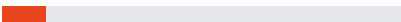
125.5h worked • 29% of total effort

 29%

Time Off crews spent most of their time on leave hours—125.5 hours logged across 18 activities. Dan Kougias used sick time, including a full day out for Dr's appointments on 5/6 and additional sick leave on 5/12. Tim Nelson logged an hour of comp time on 5/6. Corban Helmandollar took a Floating Holiday on 5/1.

## Water

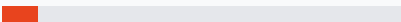
46h worked • 11% of total effort

 11%

Water crews spent most of their time on meter work and line repairs, with Tim Nelson repeatedly handling incoming water meters and also fixing the water line running to the campground. Tim and Corban Helmandollar teamed up on the campground line repair, and Corban also knocked out state paperwork training and filing plus town-wide locating. Dan Kougias handled the leak response at 911 Monroe and did additional line locates at N. 9th, S. 10th, and Sunset Drive. Tim also worked on locates and put together paperwork for the new emergency contact list and the water system emergency response plan.

## Streets

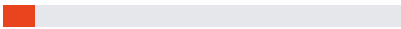
39.5h worked • 9% of total effort

 9%

Streets crews spent most of their time getting Main Street ready for spring—Tim Nelson and Dan Kougias hung spring banners on the light poles, and Tim also met with Lucas and Alex to go over job details. Dan also set up voting booths and placed rock in the alley behind Tim's house. Corban Helmandollar focused on the shop side, cleaning up, unloading barricades from the truck and putting them in storage, and checking in at City Hall. Total logged time for Streets was 39.5 hours across 29 activities.

**All**

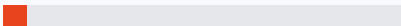
33h worked • 8% of total effort

 8%

All crews spent most of their time on shop and fleet cleanup—Dan Kougias cleaned and swept the shop, emptied trash, and washed/organized trucks, while Corban Helmandollar also washed trucks. Tim Nelson and Corban handled admin work by updating credit card info and paperwork across apps and the GIS system, with Corban getting a run-through on the GIS details. Tim also met with Mitch and Bob (and Corban met with Mitch, Bob, Tim, and Katie) to talk wages, job descriptions, and a new hire, plus Tim and Corban talked through what an engineering intern could take on. Tim rounded things out by putting up voting booths at the church, meeting with a new employee, and making a quick trip to Blair to pick up cake for Corban's party.

**Sewer**

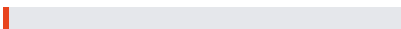
26h worked • 6% of total effort

 6%

Sewer crews spent most of their time on routine wastewater system checks and operations—Dan Kougias handled multiple waste water check/ops runs, including checking flow and running the dry well exhaust fans. Tim Nelson covered sewer meter readings and pump house checks, and also knocked out a round of locates. Corban Helmandollar did pump house checks/readings and took care of a quick city hall repair on a file cabinet. Tim and Corban also made trips to Blair to pick up an H2S meter/monitor and get it mailed back out.

**Maintenance**

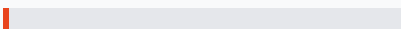
1h worked • 0% of total effort

 0%

Maintenance crews spent most of their time on ball diamond cleanup. Tim Nelson took care of emptying trash, cleaning the bathrooms, and general pickup around the diamond. The full hour went to keeping the area tidy and ready for use.

**Utility Tracking**

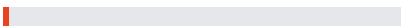
0h worked • 0% of total effort

 0%

Utility Tracking crews spent most of their time logging routine meter readings. Tim Nelson handled the water readings at the nwpit, wpit, and epit locations across 5/5–5/13 (with nwpit and w\_pit also checked on 5/5). On the sewage side, Dan Kougias entered manual sewage readings on 5/8, 5/9, 5/11, and 5/13, and Tim Nelson made the manual sewage entry on 5/12.

**Code Enforcement**

0h worked • 0% of total effort

 0%

Code Enforcement crews spent most of their time off the log—0 hours were reported and no activities were recorded. No inspections, notices, complaints, or follow-up visits were documented in the work logs. No worker names were included, so I can't credit specific staff for any tasks. If you share even a quick note on who was on duty and what they handled, I can rewrite this with names and specifics.

## Personnel Analysis

Individual Performance & Work Distribution

### 1. Tim Nelson

160h / 429.5h (37%)

Tim Nelson logged 160 hours, with a lot of it spent on park work—mowing WMS Park/Clark St, cleaning ball diamond and park bathrooms/trash, working on the splash pad, and spraying around the ball diamond, WMS playgrounds, and Pioneer Park. He also handled election setup/teardown (putting up voting booths at the church and later taking them down and storing them), put up spring banners on Main Street light poles, and did water/sewer tasks like incoming water meters plus sewer meter readings and pump house checks. Mixed in were a few admin/coordination items: meetings about job details, wages/new hire, and the engineering intern, plus updating credit card info and paperwork in apps/GIS.

### 2. Dan Kougias

141.5h / 429.5h (33%)

Dan Kougias logged 141.5 hours total; in these entries he was mostly doing park rounds—checking the splash pad plaza and Pioneer Park for trash, cleaning restrooms, ballfield checks, and mowing areas like the mow shop, north ditch, corner lot, Pioneer Park, and part of the trail. He also did multiple wastewater plant checks/operations (including checking flow and running dry well exhaust fans), responded to a water leak at 911 Monroe, and spent time washing trucks plus cleaning/organizing the shop. Other odds and ends included setting up voting booths, hanging spring banners on Main Street light poles, building a sign/box post for a cornhole game, and using some sick time/doctor appointments.

### 3. Corban Helmandollar

128h / 429.5h (30%)

Corban Helmandollar logged 128 hours, bouncing between parks, water, sewer, and some admin stuff. He mowed around the ball diamond/trails and other park areas, did regular bathroom/trash checks at the splashpad/Wms/Pioneer/ ball diamond, turned on the splashpad and sprinklers, and installed a driveway on the Pioneer Park trail. He also repaired the campground water line, did wastewater pump house checks/readings, handled water locating and state paperwork filing, washed trucks, cleaned up the shop, fixed a file cabinet, hauled an H2S monitor back to Blair to mail it in, and sat in meetings about an engineer intern/job description/pay (plus some app/credit card paperwork and GIS info).

## Strategic Insights

Risk, Cost, Capacity & Leadership Actions

### 1. Campground Water Line Keeps Failing

The same issue shows up twice this period: “Repair water line running to campground” and “Repair water line to Campground.” You need to treat this as a recurring asset failure (not a one-off repair) and schedule a root-cause fix (material, depth, freeze protection, or alignment) with a clear closeout so crews aren’t dispatched repeatedly to the same line.

### 2. Parks Workload Crowding Out Others

Parks consumed 158.5 of 430 maintenance hours (37%) and 122 activities, making it the dominant workload driver. You need a proactive parks maintenance plan (playground equipment checks, irrigation PM, field hardware) because current work is largely reactive—e.g., broken digger arm at the t-ball playground and softball sprinkler/power troubleshooting—while other priorities risk getting deferred.

### 3. Work Is Concentrated and Uneven

Tim Nelson carried the highest volume (160 hours, 127 activities), while Dan Kougias logged nearly the same hours (142) with far fewer activities (47), indicating a few long jobs are absorbing disproportionate capacity. You need tighter work-order definition (scope, location, closeout notes) so leadership can see whether Dan’s time is tied up on high-value repairs or on avoidable inefficiencies and re-balance assignments accordingly.

### 4. Water System Still Reactive

A water leak response at 911 Monroe plus repeat campground line repairs shows the team is spending time reacting to failures instead of getting ahead of them. You need a short-term leak reduction push (targeted inspections/valve exercising around known problem areas) and to finish the “emergency contact list and emergency response plan” paperwork this month because it’s a readiness gap, not optional admin.

### 5. Compliance Work Not Happening (or Not Logged)

Code Enforcement Inspections are recorded as 0 for the entire period while maintenance reports total 263, which is a red flag for either missed compliance activity or missing documentation. Leadership needs a yes/no decision: either reinstate a minimum inspection cadence immediately or fix the reporting workflow so inspections are captured—because “0” will not hold up if complaints or liability issues surface.

### AI-Powered Analytics

This report was generated using CityVerse AI analytics platform. AI summaries provide contextual insights based on recorded field data. For questions or support, contact your CityVerse administrator.

# Water Tracking Report

Report Period: 3/25/2026 - 4/29/2026

Date	East Reading	East Usage	West Reading	West Usage	NW Reading	NW Usage	Total
Mar 26, 2026	49,417	172,000	41,290	44,000	99,189	40,000	256,000
Mar 27, 2026	49,564	147,000	41,306	16,000	99,208	19,000	182,000
Mar 30, 2026	49,791	227,000	41,367	61,000	99,265	57,000	345,000
Mar 31, 2026	49,864	73,000	41,389	22,000	99,285	20,000	115,000
Apr 1, 2026	49,944	80,000	41,408	19,000	99,309	24,000	123,000
Apr 2, 2026	50,015	71,000	41,427	19,000	99,331	22,000	112,000
Apr 3, 2026	50,054	39,000	41,439	12,000	99,346	15,000	66,000
Apr 6, 2026	50,168	114,000	41,490	51,000	99,402	56,000	221,000
Apr 7, 2026	50,201	33,000	41,511	21,000	99,427	25,000	79,000
Apr 8, 2026	50,215	14,000	41,526	15,000	99,444	17,000	46,000
Apr 9, 2026	50,223	8,000	41,541	15,000	99,461	17,000	40,000
Apr 10, 2026	50,231	8,000	41,558	17,000	99,479	18,000	43,000
Apr 13, 2026	50,245	14,000	41,615	57,000	99,536	57,000	128,000
Apr 14, 2026	50,252	7,000	41,634	19,000	99,556	20,000	46,000
Apr 15, 2026	50,259	7,000	41,653	19,000	99,576	20,000	46,000
Apr 16, 2026	50,264	5,000	41,672	19,000	99,595	19,000	43,000
Apr 17, 2026	50,271	7,000	41,696	24,000	99,614	19,000	50,000
Apr 20, 2026	50,319	48,000	41,768	72,000	99,674	60,000	180,000

Date	East Reading	East Usage	West Reading	West Usage	NW Reading	NW Usage	Total
Apr 21, 2026	50,337	18,000	41,791	23,000	99,692	18,000	59,000
Apr 22, 2026	50,388	51,000	41,822	31,000	99,711	19,000	101,000
Apr 23, 2026	50,416	28,000	41,847	25,000	99,730	19,000	72,000
Apr 24, 2026	50,442	26,000	41,870	23,000	99,752	22,000	71,000
Apr 27, 2026	50,488	46,000	41,937	67,000	99,822	70,000	183,000
Apr 28, 2026	50,506	18,000	41,954	17,000	99,841	19,000	54,000
Apr 29, 2026	50,523	17,000	41,978	24,000	99,859	18,000	59,000

## Summary by Pit

**East**

Total Usage: 1,278,000 gal

Daily Average: 35,500.00 gal

**West**

Total Usage: 732,000 gal

Daily Average: 20,333.33 gal

**Northwest**

Total Usage: 710,000 gal

Daily Average: 19,722.22 gal

**Overall Totals**

Total Usage (All Pits): 2,720,000 gallons 36 days

Overall Daily Average: 75,555.56 gallons

# City Wastewater Report

Report Period: 3/26/2026 - 4/29/2026

Generated: 5/13/2026, 9:25:29 PM

Date	Time	Reading	Usage (Gallons)
Mar 26, 2026	02:25 PM	8,958,611	199,869
Mar 27, 2026	01:45 PM	9,062,491	103,880
Mar 28, 2026	03:00 PM	9,168,987	106,496
Mar 30, 2026	01:32 PM	9,364,006	195,019
Mar 31, 2026	01:19 PM	9,459,118	95,112
Apr 1, 2026	01:57 PM	9,564,036	104,918
Apr 2, 2026	06:01 PM	9,723,132	159,096
Apr 3, 2026	02:09 PM	9,809,631	86,499
Apr 4, 2026	02:31 PM	9,925,008	115,377
Apr 6, 2026	01:17 PM	154,433	229,425
Apr 7, 2026	03:41 PM	303,573	149,140
Apr 8, 2026	02:21 PM	415,231	111,658
Apr 9, 2026	12:49 PM	511,764	96,533
Apr 10, 2026	01:06 PM	635,532	123,768
Apr 11, 2026	03:12 PM	743,095	107,563
Apr 13, 2026	12:56 PM	925,282	182,187
Apr 14, 2026	02:10 PM	1,023,911	98,629
Apr 15, 2026	01:35 PM	1,121,542	97,631
Apr 16, 2026	01:50 PM	1,223,089	101,547
Apr 17, 2026	01:04 PM	1,328,482	105,393
Apr 18, 2026	02:54 PM	1,455,287	126,805

Apr 20, 2026	02:59 PM	1,715,532	260,245
Apr 21, 2026	01:00 PM	1,813,892	98,360
Apr 22, 2026	01:09 PM	1,935,179	121,287
Apr 23, 2026	01:32 PM	2,070,679	135,500
Apr 24, 2026	01:19 PM	2,202,086	131,407
Apr 25, 2026	02:51 PM	2,326,257	124,171
Apr 27, 2026	01:05 PM	2,572,046	245,789
Apr 28, 2026	12:52 PM	2,709,809	137,763
Apr 29, 2026	01:00 PM	2,829,606	119,797

## Summary

<b>Flow:</b>	2,829,606
<b>Flow Total (Latest - Oldest):</b>	3,870,995
<b>Quarry Usage:</b>	49,298.6
<b>Daily Average:</b>	112,008.39
<b>Total Gallons:</b>	<b>3,920,293.6</b>

### Quarry Data

<b>Mar 2026:</b>	767,974.8
<b>Apr 2026:</b>	817,273.4
<b>Difference:</b>	<b>49,298.6</b>

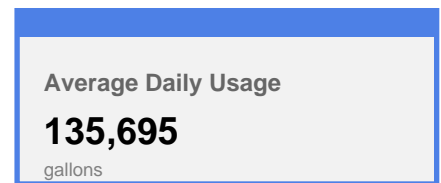
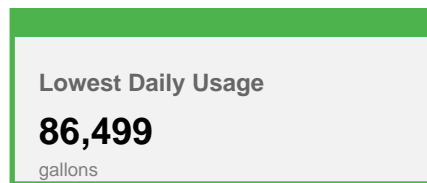
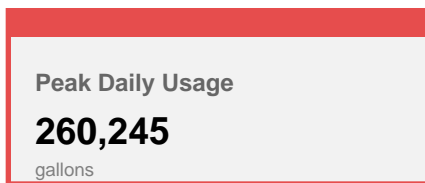
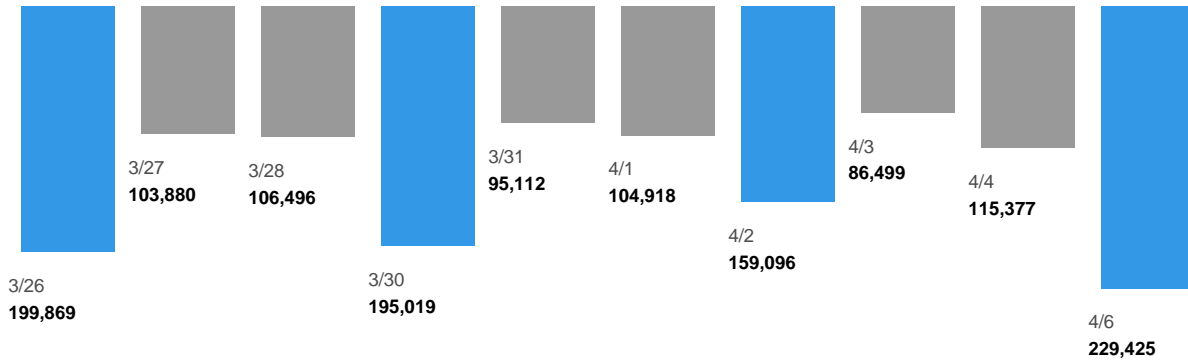
**Date:** 5/13/2026

Signature \_\_\_\_\_

**City Maintenance**

# Analytics & Insights

## Daily Usage Breakdown



## Trend Analysis

INCREASING: Usage is 5.1% higher in latter half of period

Efficiency Rating: Good (based on 112,008.389 gal/day average)

### Period Insights:

- Total readings captured: 30
- Date range: 36 days
- Average readings per day: 0.8
- Total consumption: 3,920,293.6 gallons



# Washington County Sheriff

## Contract Statistics Report for Fort Calhoun for the Month of April 2026

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

Time Frame	Time in HH:MM:SS
<b>Total Monthly Hours</b>	<b>195:09:52</b>
<b>Average Hours Per Week</b>	<b>45:32:13</b>
<b>Average Hours Per Day</b>	<b>6:30:19</b>
<b>Week 1 Total Hours</b>	<b>44:59:32</b>
<b>Week 2 Total Hours</b>	<b>43:25:40</b>
<b>Week 3 Total Hours</b>	<b>44:23:33</b>
<b>Week 4 Total Hours</b>	<b>49:05:25</b>
<b>Week 5 Total Hours</b>	<b>13:15:42</b>

Activity	Current Month	Previous Month
Warning	2	5
Citation	1	1
Parking Warning	0	0
Arrest	1	2
Accident	0	0
Business checks	399	394
Reports	1	2

# Check Approval List

5/15/2026 2:14:06 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>
5149	6	ABE'S TRASH SERVICE, INC.	2927870	TRASH SERVICE-APRIL	5/20/2026	1,982.75
5124	603	ACCESS SYSTEMS LEASING	41794063	STANDARD PYMT-COPIER	5/15/2026	426.82
5110	576	AFLAC		AFLAC Pre Tax	5/1/2026	88.92
5111	576	AFLAC		AFLAC Post Tax	5/1/2026	16.25
5164		AMBER COLE	05182026	PILATES IN THE PARK-9.13.25	5/18/2026	25.00
5129		ATHLYNK INC	1007	TIME CARD-CUSTOM BUILD	5/11/2026	1,200.00
5162	45	BADGER BODY & TRUCK EQUIP CO	P63568	SANDER WIRING HARNESS	5/30/2026	119.00
5112	348	BLUE CROSS BLUE SHIELD OF NEBR		DENTAL INS	5/1/2026	83.80
5118		BLUECROSS BLUESHIELD OF NE		DPIN	5/1/2026	4,710.70
5140	634	BOWSER TRANSFER LLC	2243	3 LOADS FOR BALL FIELDS	5/14/2026	375.66
5130	619	BRIAN'S TREE SERVICE	279	TREE REMOVAL-PARKS/TRAIL	5/8/2026	3,956.90
5128		CENTRAL TAX & BOOKKEEPING SERV	30270	LOTTERY AUDIT: JAN-MARCH 202	5/17/2026	390.00
5132	50	CITY OF BLAIR	05012026	GALLONS-3,239,640	5/10/2026	4,463.55
5155	301	CNA SURETY	07062026	BOND #65552343	7/6/2026	625.00
5141	396	CONOCO FLEET	112219156	MONTHLY FUEL PURCHASES	5/22/2026	516.33
5160	609	CORE & MAIN	Y689718	FIRE HYDRANT REPAIR KITS	5/30/2026	4,272.21
5133		COX BUSINESS	04252026	INTERNET/PHONE SERVICES	5/10/2026	464.71
5113	1	EFTPS		Soc Sec	5/1/2026	1,723.10
5114	1	EFTPS		Medicare	5/1/2026	402.98
5115	1	EFTPS		Federal	5/1/2026	1,155.87
5125	18	ENTERPRISE MEDIA GROUP	04202026	1 YEAR SUBSCRIPTION	5/31/2026	64.00
5119		GUARDIAN LIFE		LIFE INSURANCE	5/1/2026	66.20
5120		GUARDIAN LIFE		ACCIDENT INS	5/1/2026	4.06
5123		HOWARD D. THOMPSON AGENCY	1333	ADDED 2026 CHEVY SILVERADO 2	5/20/2026	1,076.00
5145		IDEAL PURE WATER	04302026	WATER CITY HALL	5/30/2026	27.00
5151	643	JDW MIDWEST, LLC	2604029	APRIL SERVICES	5/31/2026	562.50
5163	411	LORRINE LAMMERS	05182026	REFUND PERMIT FEE	5/18/2026	50.00
5143	9	M.U.D.	05012026	MONTHLY GAS BILL	5/18/2026	133.99
5159	291	MARTIN MARIETTA MATERIALS	49107288	ROCK-PIONEER PARK	5/28/2026	1,331.52
5158	291	MARTIN MARIETTA MATERIALS	49119215	ROCK-PIONEER PARK	5/29/2026	964.33
5135		NATIONAL SIGN COMPANY, LLC	IN0001676	STREET SIGNS-STOP, HANDICAP,	5/10/2026	6,826.32
5137	28	NE PUBLIC HEALTH ENV LAB	602528	WATER TESTING	5/14/2026	267.00
5116	2	NEBRASKA DEPARTMENT OF REVENUE		State	5/1/2026	399.56
5142	298	NEBRASKA SALES TAX	042026	APRIL SALES TAX	5/20/2026	3,746.59
5148		NYE TECHNOLOGY	CW15506	MONTHLY IT SERVICES	4/1/2026	292.00
5147		NYE TECHNOLOGY	CW15864	MONTHLY IT SERVICES	5/31/2026	292.00
5146		NYE TECHNOLOGY	CW15968	EMAIL PASSWORD RESET	6/4/2026	36.25
5157	8	O.P.P.D.	05262026	MONTHLY ELECTRIC	5/26/2026	4,104.45
5153	421	ONE CALL CONCEPTS, INC	6040154	MONTHLY LOCATES	5/30/2026	19.99
5138	5	PAPIO-MISSOURI RIVER N. R. D.	41526	METER #1 & METER #2	5/5/2026	15,978.81
5139	5	PAPIO-MISSOURI RIVER N. R. D.	41526-2	METER #3	5/5/2026	2,597.95
5150	7	POSTMASTER	04202026	FIRST-CLASS PRESORT	6/10/2026	370.00
5121	7	POSTMASTER	05042026	WA/SE BILLS-MAY	5/4/2026	217.77
5131		STARNET TECHNOLOGIES	036193	2026 WASTEWATER PUMP HOUSE	5/31/2026	480.00
5144	427	TALBOT LAW OFFICE	04302026	MONTHLY SERVICES	5/30/2026	625.00
5117	3	THE AMERICAN FUNDS GROUP		IRA	5/1/2026	2,064.58
5136	353	THE SIGN DEPOT	32914	SIGNS FOR PARKS/TRAILS	5/8/2026	362.64
5127	577	VERIZON WIRELESS	6141342707	MONTHLY CELL PHONES	5/9/2026	119.76
5161	477	VISA	04242026	ADOBE/SUPPLIES/CANVA/ZOOM/S	5/19/2026	3,547.65
5152	181	WASHINGTON COUNTY BANK	04212026	Z-TRAK MOWER PYMT	5/1/2026	1,911.64
5154	30	WASHINGTON COUNTY SHERIFF	05012026	MAY SERVICES	5/30/2026	8,159.18
5156		YOUNG & WHITE LAW OFFICES	04302026	MONROE ST PROJECT-GIFF PROF	5/30/2026	3,500.00

**\$87,198.29**

Report Selection: Check Approval List - By Vendor  
 Date Range Selection: GL Posting Date  
 Starting Date: 5/1/2026  
 Ending Date: 5/31/2026  
 Banks: All  
 Bank Acct#:  
 Include Printed Checks: **p**



## APPLICATION TO SELL FIREWORKS

Scheduled Public Hearing Date: May 17, 2026

License No. 1

Date of Application: 09 Feb 2026 (Must be between January 1 and March 1)

Name of Applicant: Wild Willy's Fireworks and/or Luis Hernandez

Permanent/Mailing Address: 17105 S Hwy 50, Springfield, NE 68059

Daytime Phone: 402 253 2925 Alternate Phone: \_\_\_\_\_ Cell Phone: 402 968 9756

Local Contact Address and Phone: 675 Hillcrest Dr, Blair, NE 402-709-8661

State of Nebraska License Number: \_\_\_\_\_

Street address and legal description of premises of fireworks stand: 511 N 14th St- Tent in Parking Lot.

0 17 12 CC CALHOUN CITY CO REPLAT 2021-1 LOT 5 4 PC 5 .449 AC

Name and Address of Fireworks Stand Manager: Jeremy Langer

5048 S 186th Ave, Omaha, NE 68135 (D.O.B.) 11Feb1977

*Please include the following with the application:*

1. Map or sketch (8 1/2"X 11" paper minimum) to show the location of the fireworks stand and storage facility, address, setback from Street R.O.W. in relation to the boundaries of the premises and any other buildings on the premises, access to the site, area for parking, occupancy of and distances surrounding builds/structures.
2. Letter of permission from the owner of the property on which proposed fireworks stand will be located.
3. Copy of State of Nebraska License for Sale of Fireworks, prior to June 15<sup>th</sup>
4. **Application Fee of \$1,000.00**
5. **Cash Bond of \$500.00** and Consent Form
6. Public Liability Insurance Certificate
7. Copy of Certificate of Flame Resistance for tent stands



# RESIDENTIAL ACCESSORY BUILDING PERMIT APPLICATION

**CITY OF FORT CALHOUN, NE**  
**Building & Safety Department**  
 110 S 14th St  
 Fort Calhoun, NE 68023  
 Telephone: 402.468.5303  
 clerk@fortcalhoun.org  
**Inspection Request: 402.598.3915**

	<b>Permit Amount</b>	<b>Receipt Number</b>	<b>Permit Number</b>
<b>JOB SITE ADDRESS:</b> 710 N. 15th St.	<b>PARCEL NUMBER:</b>		
<b>LEGAL DESCRIPTION:</b> <input type="checkbox"/> Attachment			<b>LOT SIZE:</b>
<b>ZONING DISTRICT:</b> <input type="checkbox"/> R-1 Single Family Residential District <input type="checkbox"/> R-2 Two Family Residential District <input checked="" type="checkbox"/> R-3 Multiple Family Residential District <input type="checkbox"/> RM Single Family Mobile/Manufactured Home Residential District <input type="checkbox"/> TA-1 Transitional Agricultural District <input type="checkbox"/> RR Rural Residential <input type="checkbox"/> C-1 Town Center District <input type="checkbox"/> C-2 General Commercial District <input type="checkbox"/> C-3 Urban Corridor District <input type="checkbox"/> I-1 General Industrial District <input type="checkbox"/> I-2 Industrial District <input type="checkbox"/> Other: _____			
<b>PROPERTY OWNER:</b> Abiding Faith Baptist Church		<b>PHONE NUMBER:</b> 402-468-5330	
<b>PROPERTY OWNERS ADDRESS:</b> 710 N. 15th St. Fort Calhoun		<b>STATE:</b> NE	<b>ZIP CODE:</b> 68023
<b>GENERAL CONTRACTOR NAME:</b>		<b>STATE LICENSE #:</b>	<b>PHONE NUMBER:</b>
<b>CONTRACTOR MAILING ADDRESS:</b>		<b>STATE:</b>	<b>ZIP CODE:</b>
<b>SUB-CONTACTORS NAME &amp; STATE LICENSE #:</b>			
Electrical: _____ Plumbing: _____ Mechanical: _____ State License #: _____ State License #: _____ State License #: _____			

**Building Type/Use:**  Garage  Storage  Shop  Carport/Patio  Deck  Other Pic-nic Shelter  
**Class of Work:**  New Structure  Addition  Other \_\_\_\_\_  
**Electrical:**  Yes  No

CONSTRUCTION INFORMATION		
<b>PROPOSED CONSTRUCTION DESCRIPTION:</b> Build a 10x12 Pic-nic shelter		
<b>ESTIMATED CONSTRUCTION COST:</b> \$	<b>PROPOSED BUILDING AREA (square footage):</b> 144 120	<b>TYPE OF CONSTRUCTION:</b>
PERMIT FEES		AMOUNTS
<small>After calculating the square footage with the permit valuation multiplier and determining your total permitted valuation. Use the Building Permit Fee Schedule and determine your Building Permit Fee. This permit fee will be verified during plan review and collected at the time of permit issuance. (see next page to figure cost)</small>		<b>Building Permit Fee</b>
<small>Base Amount is due at time of submittal from estimated construction cost:            \$1 to \$500.00 = \$20.00      \$2,501.00 to \$5,000.00 = \$50.00            \$501.00 to \$1,000.00 = \$30.00      \$5,001.00 and UP = \$70.00            \$1001.00 to \$2,500.00 = \$40.00</small>		<b>Base Amount Fee</b>
		<b>Total Amount</b>

Applicant is responsible for obtaining all other necessary permits or approvals related to the proposed activity, including those that may be required by the State or Federal Government. Applicant will save, indemnify, and keep harmless the City of Fort Calhoun, Nebraska its officers, employees, and agents against all liabilities, judgments cost, and expenses which may accrue against them in consequence of the granting of this permit, inspections, or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances, and laws. Signature constitutes an attestation by the applicant that application complies with all covenants, conditions, and restrictions.

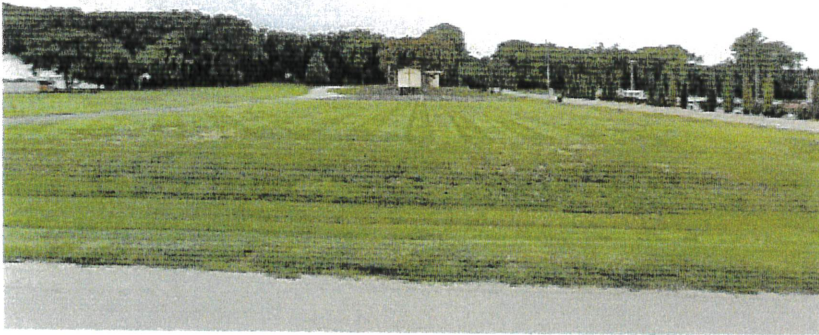
**APPLICANTS SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

<b>Issued By:</b>	<b>Date:</b>
-------------------	--------------



Imagery ©2026 Airbus, Map data ©2026 20 ft

Picnic shelter



### 710 N 15th St

Building



Directions



Save



Nearby



Send to  
phone



Share



710 N 15th St, Fort Calhoun, NE 68023

Photos

10' x 12'  
PIC-NIC  
SHELTER

→ Z

TREE

TREE

PARKING  
LOT

CHURCH  
BUILDING

LINCOLN ST.

GRASS  
FIELD

DRIVE

PARKING  
LOT

GRASS  
FIELD

15<sup>th</sup> ST.



Project	Project #	Stage	Funding Source	Recent Activity	Activity Needed	City Action Needed	Upcoming Deadline
Clay Street Drainage		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	131216.00 (General Engineering)	Post Construction	Paving District / Street Fund for City portion of work	Construction is complete. Final pay application has been paid. Assessments are continuing.	Finalize assessments. Monitor warranty period.	Approve resolution to set hearing for assessments and provide advertisement.	June assessment hearing.
2020 7th and Monroe Intersection Improvements	131216.19	Post Construction	GO Fund	No recent activity.	Monitor warranty period.	None	None
2022 Lift Station Flood Protection Improvements	131216.28	Post Construction	HMGP / Sewer Fund	No recent activity.	Monitor warranty period.	None	None at this time.
Adams Street Corridor Phase 4 and 5	131216.29	Post Construction	Papio-Missouri River NRD/Private/Sales Tax	No recent activity.	Monitor warranty period.	None	None at this time.
Adams Street Plaza - Group B - Restroom and Shelter	131216.27	Post Construction	Sales Tax / Grants	No recent activity.	Monitor warranty period.	None	None at this time.
Transportation Alternatives (TAP) Grant	220002.00 (General Engineering)	Design	Grant / Sales Tax	Direction on land negotiations was provided to design team. They are proceeding forward.	Finalize environmental and plans.	None	Construction is currently slated for 2027.
Trail Extension Phase 3 & 4	230003.00	Post Construction	Grant / Sales Tax	No recent activity.	Monitor warranty period.	None	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)	Post Construction	GO Fund	Project is complete.	Approve a substantial completion form for bonding purposes.	None	None at this time.
FLU Update	220002.00 (General Engineering)	Complete	GO Fund	Final FLU was adopted.	None	None	None
Forcemain H2S Control	22-002.03	Study	Sewer Fund	H2S readings and water quality sampling has been received and returned to the vendors. Awaiting final vendor quotes based on sampled data.	Finalize study with alternatives.	None at this time.	None at this time.

**MONROE STREET IMPROVEMENTS  
16<sup>TH</sup> STREET TO CUL-DE-SAC (WEST OF 17<sup>TH</sup>)  
STREET IMPROVEMENT PROJECT 2022-1**

**CITY OF FORT CALHOUN, NEBRASKA**

**JEO PROJECT NO. 131216.31**

**FINAL REPORT OF TOTAL COST  
AND  
ASSESSMENTS**

**May 18, 2026**



**MONROE STREET IMPROVEMENTS  
16<sup>TH</sup> STREET TO CUL-DE-SAC (WEST OF 17<sup>TH</sup>)  
STREET IMPROVEMENT PROJECT 2022-1**

**CITY OF FORT CALHOUN, NEBRASKA**

**FINAL REPORT OF TOTAL COST**

Construction Cost:	
M.E. Collins Contracting, Inc.:	\$466,884.69
Engineering:	
JEO Consulting Group:	
Street Design & Construction Admin	\$ 61,917.50
EMBRIS Group (City Engineer):	
Street Design & Construction Admin	\$ 37,975.25
Right of Way Acquisition Assistance	\$ 7,291.25
Thiele Geotech:	
Geotechnical Report	\$ 3,850.00
Materials Testing	\$ 4,863.00
Special Council for Property Acquisition (Young & White):	\$ 17,726.61
Property Acquisition Agent: (Liberty Core)	\$ 83,281.90
ROW and Easement Acquisition:	\$ 45,103.58
Fiscal Agent & Bond Council:	\$ 21,000.00
Total Final Project Cost:	\$749,893.78
Street Improvement District # 2022-1	
Assessable Costs:	\$266,992.59
General Obligation Intersection Costs:	\$ 33,547.20
General Obligation Costs: (storm, walk & other)	\$397,955.29
General Obligation Costs: (water)	\$ 27,590.70
General Obligation Costs: (sanitary)	\$ 23,808.00

Prepared by   
Julie Ogden, City Street Superintendent  
JEO Consulting Group, Inc

**Final Quantity Calculations - Monroe Street (JEO Project 131216.31)**

Bid Item No.	Description	Contract Information								
		Contract Quantity	Units	Change Order #1	Change Order #2	Change Order #3	Oty Over-Run	Final QTY Total	Unit Price (\$)	Final Cost
<b>Group A: Paving and Storm Sewer</b>										
1	Mobilization	1	LS					1.00	\$ 20,500.00	\$ 20,500.00
2	Clearing and Grubbing	1	LS					1.00	\$ 16,360.00	\$ 16,360.00
3	Earthwork Measured in Embankment (EQ)	1,625	CY					1,625.00	\$ 25.40	\$ 41,275.00
4	Remove driveway	174	SY					174.00	\$ 10.20	\$ 1,774.80
5	Remove Pavement	108	SY					108.00	\$ 10.20	\$ 1,101.60
6	Remove Headwall	1	EA					1.00	\$ 204.50	\$ 204.50
7	Remove Driveway Culvert	6	EA					6.00	\$ 511.30	\$ 3,067.80
8	Remove Roadway Culvert	33	LF					33.00	\$ 18.60	\$ 613.80
9	Remove Existing Riprap	1	LS					1.00	\$ 357.90	\$ 357.90
10	Remove Storm Sewer Inlet & plug pipe	1	EA					1.00	\$ 853.60	\$ 853.60
11	Remove Fire Hydrant (salvage to Owner)	1	EA					1.00	\$ 3,067.80	\$ 3,067.80
12	Install 6" Fire Hydrant Assembly	1	EA					1.00	\$ 11,146.20	\$ 11,146.20
13	Adjust Manhole to Grade	4	EA					4.00	\$ 569.50	\$ 2,278.00
14	Remove Mailbox and posts	9	EA					9.00	\$ 132.90	\$ 1,196.10
15	7" Concrete Pavement	2,232	SY					2,232.00	\$ 66.50	\$ 148,428.00
16	6" Concrete Driveway	447	SY					447.00	\$ 59.10	\$ 26,417.70
17	Subgrade Preparation	2,232	SY					2,232.00	\$ 3.10	\$ 6,919.20
18	Gravel Surface Course for Driveways	144	SY					144.00	\$ 16.40	\$ 2,361.60
19	6" Concrete Sidewalk	1,357	SF					1,357.00	\$ 8.80	\$ 11,941.60
20	4" Concrete Sidewalk	2,658	SF					2,658.00	\$ 7.10	\$ 18,871.80
21	Detectable Warning Panels	20	SF					20.00	\$ 36.30	\$ 726.00
22	Curb Inlet	5	EA					5.00	\$ 5,775.10	\$ 28,875.50
23	Area Inlet	1	EA					1.00	\$ 7,445.30	\$ 7,445.30
24	15" RCP, Class III	20	LF					20.00	\$ 73.70	\$ 1,474.00
25	18" RCP, Class III	299	LF					299.00	\$ 73.70	\$ 22,036.30
26	24" RCP, Class III	79	LF					79.00	\$ 94.60	\$ 7,473.40
27	15" RCP Flared End Section	2	EA					2.00	\$ 1,095.00	\$ 2,190.00
28	24" RCP Flared End Section	1	EA					1.00	\$ 1,507.00	\$ 1,507.00
29	Rock Riprap, NDOR Type B	54	TON				1	54.68	\$ 112.70	\$ 6,162.44
30	Curb Inlet Sediment Filter	5	EA					5.00	\$ 307.60	\$ 1,538.00
31	Area Inlet Sediment Filter	1	EA					1.00	\$ 396.60	\$ 396.60
32	Erosion Control Matting & Seeding	1,850	SY				484	2,334.00	\$ 3.10	\$ 7,235.40
33	Silt Fence, High Porosity	676	LF					676.00	\$ 4.30	\$ 2,906.80
34	Provide & Install Culster Mailbox	1	EA					1.00	\$ 5,823.90	\$ 5,823.90
35	Temporary Traffic Control Measures	1	LS					1.00	\$ 3,883.70	\$ 3,883.70
CO1.1	Connect to Existing Sewer Main		EA	2				2.00	\$ 1,549.90	\$ 3,099.80
CO1.2	Connection to Existing Manhole		EA	1				1.00	\$ 1,411.30	\$ 1,411.30
CO1.3	4" SDR 35 Sewer Service		LF	177			(9)	168.00	\$ 94.20	\$ 15,825.60
CO1.4	22.5 Bend		EA	3			(1)	2.00	\$ 159.90	\$ 319.80
CO1.5	Mobilization		LS	1				1.00	\$ 3,151.50	\$ 3,151.50

Assessible Quantity	Assessible Cost	G.O. Intersection Cost	G.O. Storm Sewer & Other Cost	G.O. Sanitary Sewer Cost	G.O. Water Cost
0.3754287	\$ 7,696.29		\$ 12,803.71		
0.3754287	\$ 6,142.01		\$ 10,217.99		
1,274.08	\$ 32,361.67		\$ 8,913.33		
	\$ -		\$ 1,774.80		
	\$ -		\$ 1,101.60		
	\$ -		\$ 204.50		
	\$ -		\$ 3,067.80		
	\$ -		\$ 613.80		
	\$ -		\$ 357.90		
	\$ -		\$ 853.60		
					\$ 3,067.80
					\$ 11,146.20
	\$ -		\$ 2,278.00		
	\$ -		\$ 1,196.10		
1750	\$ 116,375.00	\$ 32,053.00	\$ -		
	\$ -		\$ 26,417.70		
1750	\$ 5,425.00	\$ 1,494.20	\$ -		
	\$ -		\$ 2,361.60		
	\$ -		\$ 11,941.60		
	\$ -		\$ 18,871.80		
	\$ -		\$ 726.00		
	\$ -		\$ 28,875.50		
	\$ -		\$ 7,445.30		
	\$ -		\$ 1,474.00		
	\$ -		\$ 22,036.30		
	\$ -		\$ 7,473.40		
	\$ -		\$ 2,190.00		
	\$ -		\$ 1,507.00		
	\$ -		\$ 6,162.44		
	\$ -		\$ 1,538.00		
	\$ -		\$ 396.60		
	\$ -		\$ 7,235.40		
	\$ -		\$ 2,906.80		
1	\$ 5,823.90		\$ -		
0.3754287	\$ 1,458.05		\$ 2,425.65		
				\$ 3,099.80	
				\$ 1,411.30	
				\$ 15,825.60	
				\$ 319.80	
				\$ 3,151.50	

**Final Quantity Calculations - Monroe Street (JEO Project 131216.31)**

Bid Item No.	Description	Contract Information								
		Contract Quantity	Units	Change Order #1	Change Order #2	Change Order #3	Oty Over-Run	Final QTY Total	Unit Price (\$)	Final Cost
CO2.1	Lower 6" Water Main		LS		1			1.00	\$ 13,376.70	\$ 13,376.70
CO3.1	Curb Cut at Nelson Driveway		LF			10		10.00	\$ 25.20	\$ 252.00
CO3.2	15" CMP		LF			30		30.00	\$ 88.00	\$ 2,640.00
CO3.3	15" CMP FES		EA			2		2.00	\$ 506.00	\$ 1,012.00
CO3.4	Mini Excavator, Fully Operated		HR			10		10.00	\$ 150.00	\$ 1,500.00
CO3.5	Track Type Skid Loader, Fully Operated		HR			10		10.00	\$ 125.00	\$ 1,250.00
CO3.6	Rock surfacing Added near the Basketball Court		TON			69		68.56	\$ 67.60	\$ 4,634.66
<i>Total Construction Cost</i>										\$ 466,884.69
<b>Overhead Costs</b>										
1	Design Engineering and Construction Services-JEO Consulting Group									\$ 61,917.50
2	Design Engineering and Construction Services-Embris									\$ 37,975.25
3	Geotechnical and Materials Testing Services									\$ 8,713.00
4	ROW Condemnation Payment									\$ 25,000.00
5	ROW/Easement Acqusion Payments									\$ 20,103.58
6	Liberty Core (Aqusion Agent)									\$ 83,281.90
7	Legal - Young & White (for Condemnation)									\$ 17,726.61
8	ROW Assitance by City Engineer - Embris									\$ 7,291.25
9	Fiscal Agent & Bond Council									\$ 21,000.00
<i>Total Overhead Cost</i>										\$ 283,009.09
<b>TOTAL PROJECT COSTS</b>										\$ 749,893.78

Assessible Quantity	Assessible Cost	G.O. Intersection Cost	G.O. Storm Sewer & Other Cost	G.O. Sanitary Sewer Cost	G.O. Water Cost
					\$ 13,376.70
	\$ -		\$ 252.00		
	\$ -		\$ 2,640.00		
	\$ -		\$ 1,012.00		
	\$ -		\$ 1,500.00		
	\$ -		\$ 1,250.00		
	\$ -		\$ 4,634.66		
	\$ 175,281.93	\$ 33,547.20	\$ 206,656.87	\$ 23,808.00	\$ 27,590.70
0.375	\$ 23,245.61		\$ 38,671.89		
0.375	\$ 14,257.00		\$ 23,718.25		
0.375	\$ 3,271.11		\$ 5,441.89		
0.375	\$ 9,385.72		\$ 15,614.28		
0.375	\$ 7,547.46		\$ 12,556.12		
0.375	\$ 31,266.42		\$ 52,015.48		
	\$ -		\$ 17,726.61		
0.375	\$ 2,737.34		\$ 4,553.91		
	\$ -		\$ 21,000.00		
	\$ 91,710.66	\$ -	\$ 191,298.43	\$ -	\$ -
	\$ 266,992.59	\$ 33,547.20	\$ 397,955.29	\$ 23,808.00	\$ 27,590.70

# of Lots = 9  
 Assessment per lot = \$ 29,665.84

**STREET IMPROVEMENTS  
FRONT FOOTAGE AND ASSESSMENTS  
FORT CALHOUN, NEBRASKA  
JEO PROJECT NO. 131216.31**

SID 2022-1 Assessment per Lot = \$ 29,665.84

No.	NAME	ADDRESS	LEGAL DESCRIPTION	SIP 2022-1 ASSESSMENT	ASSESSMENT PAID	ASSESSMENT BALANCE	COMMENTS
1	Timothy & Cheri Oelke Katherine & John Oelke	1724 Monroe Street	SEC 11-17-12 CC TL 164 11- 17-12 4 PC 22	\$29,665.84		\$0.00	
2	Justin & Audra Shirley	1720 Monroe Street	SEC 11-17-12 CC TL 165 4 PC 9	\$29,665.84		\$0.00	
3	Walter & Christine Roberts	124 N 17th Street	SEC 11-17-12 CC LOTS 1, 2, 7 & 8 BLK 43 4 PC 1	\$29,665.84		\$0.00	
4	Benjamin Nelson	1620 Monroe Street	SEC 11-17-12 CC LOT 5 BLK 42 4 PC 6	\$29,665.84		\$0.00	
5	Gerald & Hattie Conradson	104 N 16th Street	SEC 11-17-12 CC LOTS 6-8 BLK 42 4 PC 3	\$29,665.84		\$0.00	
6	Mark & Katheryn Alshouse	1727 Monroe Street	SEC 11-17-12 CC TL 125 4 PC 38	\$29,665.84		\$0.00	
7	Nicholas & Amy Schuler	1719 Monroe Street	SEC 11-17-12 CC TL 143 4 PC 41	\$29,665.84		\$0.00	
8	Bruce & Jolene Moseman	1625 Monroe Street	SEC 11-17-12 CC TL 137 4 PC 1	\$29,665.84		\$0.00	
9	Sara & Ben Ruthven	104 S 16th Street	SEC 11-17-12 CC TL 150 4 PC 150	\$29,665.84		\$0.00	
			<b>TOTAL</b>	\$266,992.59	\$0.00	\$0.00	

## RESOLUTION 2026-4

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT CALHOUN, NEBRASKA, DECLARING ITS INTENT TO LEVY SPECIAL ASSESSMENTS AGAINST PROPERTY IN STREET IMPROVEMENT DISTRICT NO. 2022-1 OF THE CITY AND GIVING NOTICE OF A PUBLIC HEARING WITH REGARD TO THE SAME.

**WHEREAS**, the City has previously established by ordinance Street Improvement District No. 2022-1 of the City and has constructed paving and other related improvements to complete said District; and

**WHEREAS**, to pay the costs of such improvements, the City intends to levy special assessments against the property specifically benefitted by the improvements in said District in accordance with Neb. Rev. Stat. § 17-524; and

**WHEREAS**, the parcels subject to special assessment for a portion of the costs of the improvements in the District, which parcels are completely and/or partially included within the boundaries of the District, are the following:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 41, CITY OF FORT CALHOUN; THENCE SOUTH A DISTANCE OF 66 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF WEST MARKET SQUARE; THENCE SOUTH ON THE WEST LINE OF SAID MARKET SQUARE; A DISTANCE OF 99.5 FEET, MORE OR LESS; THENCE WEST A DISTANCE OF 66 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 150, THENCE WEST A DISTANCE OF 307 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 137; THENCE WEST A DISTANCE OF 173 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 143; THENCE WEST A DISTANCE OF 122 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 125; THENCE WEST A DISTANCE OF 82 FEET, MORE OR LESS; THENCE NORTH A DISTANCE OF 130 FEET, MORE OR LESS, TO THE SOUTH LINE OF TAX LOT 132; THENCE NORTH A DISTANCE OF 25 FEET, MORE OR LESS, TO THE SOUTH LINE OF TAX LOT 164; THENCE NORTH A DISTANCE OF 110 FEET, MORE OR LESS; THENCE EAST 62 FEET, MORE OR LESS, TO THE WEST LINE OF TAX LOT 165; THENCE EAST 143.75 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TAX LOT 165; THENCE EAST 113.25 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8, BLOCK 43, OF THE CITY OF FORT CALHOUN; THENCE EAST 66 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 5, BLOCK 42 OF SAID CITY OF FORT CALHOUN; THENCE EAST 299 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8 OF SAID BLOCK 42; THENCE EAST 66 FEET TO THE WEST LINE OF LOT 5, BLOCK 41 OF SAID CITY OF FORT CALHOUN; THENCE SOUTH ON SAID WEST LINE OF LOT 5, A DISTANCE OF 99.50 FEET TO THE POINT OF BEGINNING.

**NOW THEREFORE, BE IT RESOLVED** by the City of Fort Calhoun, that at a meeting to be held at **7:00** p.m. on the **15<sup>th</sup>** day of **June**, 2025, the City will consider and adopt a levy of special assessments in Street Improvement District No. 2022-1; and

**BE IT FURTHER RESOLVED** that the proposed levy of special assessments on the parcels contained in the Street Improvement District shall be available in the office of the City Clerk for review by property owners subject to such potential special assessments; and

**BE IT FURTHER RESOLVED** that at said meeting a public hearing shall be held with regard to the Street Improvement District, at which time members of the public, including specifically property owners and others with an interest in the real property included in said Street Improvement District may be heard with regard to the proposed levy of special assessments; and

**BE IT FURTHER RESOLVED** that the City Clerk shall give notice of the time of said meeting and the purpose for which it is held by publishing the notice attached hereto as **Exhibit A** in a legal newspaper in or of general circulation in the City at least four weeks before the meeting is held **or** by completing personal service of said notice at least four weeks before the meeting upon the persons owning or occupying the property to be levied; and

**BE IT FINALLY RESOLVED** that after said public hearing, the Council shall by resolution, and taking into account the benefits derived or injuries sustained in consequence of such improvements, levy special assessments against the properties located in said District with the amount of the special assessment against each parcel and the vote of the members of the Council recorded in the Minutes of the Council.

This Resolution shall be published and shall take effect as provided by law.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2026.

CITY OF FORT CALHOUN, NEBRASKA

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

ATTEST:

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

(SEAL)

