CITY OF Fort Calhoun

July 20, 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 Statues 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 statin 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 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, June 15th
   - 5.b. Approval of the Treasurers Report for June
   - 5.c. Acceptance of the minutes of the Park Committee meeting on Wednesday, July 1st
   - 5.d. Acceptance of the minutes of the Enhancement Committee meeting on Monday, June 29th
   - 5.e. Maintenance Report
   - 5.f. Washington County Sheriff's Statistics Report
6. **Consideration of items removed from the consent agenda if any**
7. **Bills presented for payment for July**

Presentations/guests/SDL & special requests:

8. **Request from Adam Young for reimbursement for tree damage done to property**
9. **Approval to close 15th Street from Monroe to Lincoln Street for the Annual Fort Calhoun High School Homecoming Parade for the next five years (2026-2030)**

   ****2026 Homecoming date: Friday, September 11th***
10. **Keno request from Jeff Bryan for Crime Stoppers for Washington County**

Unfinished Business:

11. **City Engineer - project status update**

New Business:

12. **Review and approve updated pay scale**
13. **Consideration and approval of agreement with JQ Office for new copiers and service/supply maintenance**
14. **Discussion and consideration of Bobcat rental and/or purchase options**

Motion for Adjournment:

15. **Motion____ Second____**
    Time: ______

JUNE 15, 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 7:02, on Monday, June 15, 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*: May 18, 2026, City Council minutes; Treasurers Report for May; June 4, 2026 Park Committee minutes; Maintenance Report; Washington County Sheriffs Report.* With members Richardson, Prieksat, Schuler and Kelly voting “Aye”, motion carried.

Mayor Robinson presented the April bills. Motion by Schuler second by Richardson to approve the following bills ABE'S TRASH SERVICE, INC. - 860.93 - SER, ACCESS SYSTEMS LEASING - 419.28 - SER, BLAIR ACE HARDWARE - 53.55 - SUP, BOK FINANCIAL - 46100.00 - PYMT, 145861.25 - PYMT, BOMGAARS - 29.99 - SUP, BOWSER TRANSFER LLC - 522.66 - SER, BRITE IDEAS DECORATING - 1584.00 - SUP, CENTRAL TAX & BOOKKEEPING SERVICES - 130.00 - SER, CITY OF BLAIR - 5346.15 - UTL, 145.95 - UTL, CONOCO FLEET - 424.84 - FUEL, CORE & MAIN - 441.73 - SUP, COX BUSINESS - 526.56 - UTL, Ci SHIRTS - 320.00 - SER, DAVE WESTERHOLT - 300.00 - SER, ENTERPRISE MEDIA GROUP - 12.29 - SER, 133.79 - SER, 93.74 - SER, IDEAL PURE WATER - 34.00 - SER, JDW MIDWEST, LLC - 2349.59 - SER, JEO CONSULTING GROUP, INC. - 787.50 - PROF, JUDY BOYD - 46.51 - REIMB, KAMB & C ENTERPRISES - 67.93 - SER, M.U.D. - 104.08 - UTL, MENARDS - 236.66 - SUP, MIDWEST COATINGS COMPANY INC - 30600.00 - SER, NATIONAL SIGN COMPANY, LLC - 104.19 - SUP, NE PUBLIC HEALTH ENV LAB - 30.00 - TEST, NEBR RURAL WATER ASSOCIATION - 350.00 - DUES, NEBRASKA DEQ - 14819.33 - PYMT, 5776.18 - PYMT, NEBRASKA SALES TAX - 3865.60 - TAX, NYE TECHNOLOGY - 292.00 - SER, ONE CALL CONCEPTS, INC - 14.72 - SER, OUTDOOR RECREATION PRODUCTS - 192.74 - EXP, PAPIO-MISSOURI RIVER N. R. D. - 189.55 - UTL, POSTMASTER - 216.55 - EXP, ROCK HARD CONCRETE, INC - 6792.50 - SER, ROTO-ROOTER SERVICES COMPANY - 350.00 - SER, SANDBOX CUSTOM PUBLICATIONS - 699.00 - PUB, SENSUS METERING SYSTEMS - 4699.00 - , TALBOT LAW OFFICE - 375.00 - PROF, THE BACKYARD TAILGATE - 500.00 - SER, THE SIGN DEPOT - 98.76 - EXP, 645.00 - EXP, VERIZON WIRELESS - 119.79 - EXP, VISA - 5322.05 - EXP, WASHINGTON COUNTY CLERK - 100.00 - PROF, WASHINGTON COUNTY SHERIFF - 8159.18 - SER, Total – 291244.12; with members Kelly, Richardson, Prieksat, and Schuler voting “Aye”, motion carried.

The public hearing relating to THE LEVY OF SPECIAL ASSESSMENTS STREET IMPROVEMENT DISTRICT NO. 2022-1 (WEST MONROE STREET), opened at 7:05 p.m. There were no written. Julie Ogden, Street Superintendent, JEO Consulting Group provided summary of all costs on project which came out to $749,893.78. The total assessable costs is $266,992.59 ($29,665.84 per lot). The hearing closed at 7:28 p.m.

Keno request from Jeff Bryan for Crime Stoppers for Washington County was tabled.

Motion by Prieksat and second by Richardson to approve **Resolution 2026-~~4~~6 Levying Special Assessments for Street Improvement District 2022-1**, contingent on deducting front from 17^{th} Street Right of Way and reducing assessments. With members Kelly, Prieksat and Richardson voting "Aye", member Schuler abstaining with conflict, motion carried. The passage and adoption of said Resolution having been concurred by most of all members of the Council, the Mayor declared the Resolution adopted and, in the presence of the Council, signed and approved the Resolution and the Clerk attested the passage and approval of the same and affixed her signature thereto.

A true and complete copy of the said Resolution is as follows:

RESOLUTION NO. 2026-6

RESOLUTION MAKING ASSESSMENTS IN STREET IMPROVEMENT DISTRICT NO. 2022-1, IN THE CITY OF FORT CALHOUN, NEBRASKA.

WHEREAS, Notice has been published as provided by law concerning the levy of special assessments in Street Improvement District No. 2022-1, in the Enterprise, a newspaper of general circulation in the City on May 19, 2026, May 26, 2026, June 2, 2026, June 9, 2026 and a copy of said Notice has been mailed to all resident and non-resident owners of property in said Districts as provided by law, and

WHEREAS, a hearing has been conducted as provided by law relative to the levy of special assessments in said Districts proposed to be levied against said lots and parcels of ground on account of the construction of the improvements hereinbefore described;

NOW BE IT RESOLVED, that the special assessments are adjusted as follows:

BE IT FURTHER RESOLVED, Street Improvement District No. 2022-1 assessment for 9 lots in the amount of $28,168.48 for each lot;

BE IT FURTHER RESOLVED, that the said assessments against said lots, parts of lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements and not in excess of such benefits or of the cost of the improvements;

BE IT FURTHER RESOLVED, that all special assessments above provided for shall become due in fifty (50) days after the date of the passage of this resolution and may be paid within that time without interest, but if not so paid, special assessments in Street Improvement District No. 2022-1 shall bear interest thereafter at the rate of Four per centum (4%) per annum from the date of this resolution until delinquent. Such assessments shall become delinquent as follows:

One fifteenth of the total amount shall become delinquent fifty days after such levy; one fifteenth one year; one fifteenth in two years; one fifteenth in three years; one fifteenth in four years; one fifteenth in five years; one fifteenth in six years; one fifteenth in seven years; one fifteenth in eight years; one fifteenth in in nine years; one fifteenth in ten years; one fifteenth in eleven years; one fifteenth in twelve years; one fifteenth in thirteen years; and, one fifteenth in fourteen years.

Delinquent installments shall bear interest at the rate provided by law until paid and shall be collected in the usual manner for the collection of taxes. Installments may be prepaid at any time at the option of the property owner as provided by law.

AND BE IT FURTHER RESOLVED, hat a certified copy of said assessment schedules be filed by the City Clerk with the County Treasurer and with the County Clerk/Register of Deeds of Washington County, Nebraska as provided by law for entry on the proper tax rolls.

Motion by Schuler second by Prieksat to approve **Resolution 2026-5** Signing of Preliminary Engineering Services Supplemental Agreement No. 3. With members Schuler, Kelly, Richardson, and Prieksat voting "Aye", motion carried. The passage and adoption of said Resolution having been concurred by most of all members of the Council, the Mayor declared the Resolution adopted and, in the presence of the Council, signed and approved the Resolution and the Clerk attested the passage and approval of the same and affixed her signature thereto.

A true and complete copy of the said Resolution is as follows:

RESOLUTION
SIGNING OF PRELIMINARY ENGINEERING SUPPLEMENTAL AGREEMENT
BK2422-003

City of Fort Calhoun
Resolution No. 2026-5

Whereas: City of Fort Calhoun is developing a transportation project for which it intends to obtain Federal funds; and

Whereas: City of Fort Calhoun as a sub-recipient of Federal-Aid funding is charged with the responsibility of expending said funds in accordance with Federal, State, and local laws, rules, regulations, policies, and guidelines applicable to the funding of the Federal-aid project; and

Whereas: City of Fort Calhoun and JEO Consulting Group, Inc. wish to enter into a Professional Services Agreement to provide Preliminary Engineering Services for the Federal-Aid project.

Be It Resolved: by the City Council of Fort Calhoun that:

Mitch Robinson, Mayor of Fort Calhoun, is hereby authorized to sign the attached Preliminary Engineering Services Supplemental Agreement between City of Fort Calhoun, Nebraska and JEO Consulting Group, Inc.

NOOT Project Number: T AP-89(36)
NDOT Control Number: 22926
NDOT Project Description: Fort Calhoun with Safe Transportation Alternatives

Adopted this 15th day of June, 2026 at Fort Calhoun, Nebraska.

Motion by Prieksat and second by Kelly to approve the closure of a portion of 12th Street from 7:00 a.m. to 1:00 p.m. for the Morning Market Events on June 27th, July 25th, and September 26th. With members Schuler, Kelly, Richardson, and Prieksat voting “Aye”, motion carried.

Motion by Prieksat and second by Kelly to approve using the Competitive Selection (may include both City employees and members of the general public, with City employees given preference in application and/or consideration) for hiring a Public Works and Utilities Supervisor. With members Prieksat, Schuler, Kelly, and Richardson voting “Aye”, motion carried.

Following a motion and vote, Mayor Robinson declared the meeting adjourned at 7:39 p.m.

Mitch Robinson, Mayor

ATTEST: Alicia Koziol, City Clerk

Fund Report

For the period ending: 6/30/2026

Description	Beginning Balance	Revenues	Expenses	Ending Balance
General	1,478,981.82	43,800.63	23,573.21	1,499,209.24
Local Sales Tax	412,981.76	30,579.88	50,000.00	393,561.64
Street	-80,526.63	53,053.66	194,886.80	-222,359.77
Police	-678,791.09	0.00	8,159.18	-686,950.27
Fire	0.00	0.00	0.00	0.00
Building	65,364.17	0.00	0.00	65,364.17
Parks	-420,941.41	50,025.00	6,001.33	-376,917.74
Park Board	32,312.00	0.00	0.00	32,312.00
Water	447,049.64	43,612.61	60,893.15	429,769.10
Sewer	524,471.93	46,645.06	34,496.85	536,620.14
Sewer Sinking	13,503.61	0.00	0.00	13,503.61
Lottery	149,447.36	809.06	0.00	150,256.42
Bond Retirement	474,178.09	14,863.27	0.00	489,041.36
Enhancement	3,210.41	0.00	552.50	2,657.91
Christmas in Calhoun	5,621.49	0.00	0.00	5,621.49
Adams St Plz Events	16,171.58	0.00	2,008.76	14,162.82
Total All Funds	2,443,034.73	283,389.17	380,571.78	2,345,852.12

Date Range
Starting: 6/1/2026
Ending: 6/30/2026

City of Fort Calhoun
Parks Board
July 1, 2026 6:00 P.M.
Meeting Minutes

1. Sara Ruthven called the meeting to order at 6:01 PM.

2. Sara announced the Open Meeting Compliance Act.

3. Board members Sara Ruthven, Bob Lammers, James Totten, Jane Prieksat, Larry Pringle, and Parks Commissioner Kris Richardson were all in attendance. Karli Johnson and Amber Pierce were absent.

4. Approval of June Meeting Minutes moved by Larry, seconded by Bob. All voted in favor to approve.

Unfinished Business

5. 2026 Fall Tree Grant Discussion
   a. Not enough potential locations were identified for new trees to justify pursuing the grant this year.
   b. Will continue to compile a proposed tree location list as trail plans reach further completion status.

New Business:

6. Parks Audit Review
   a. The board discussed ongoing parks maintenance needs that will extend beyond the annual audit.
   b. The periodic trimming of overhanging plantings along the trail was discussed. The need for pressure washing the playground equipment at least once a year was agreed on.

Adjournment:

Meeting adjournment motioned by Bob at 6:43 PM, seconded by Larry. All voted in favor to approve.

Fort Calhoun Enhancement Committee
Fort Calhoun Library
Monday, June 29, 2026 6:00pm
MINUTES

Call to Order: by Judy Boyd at 6:05pm at Cherry Hill Church
Announcement of Open Meeting Compliance

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

MINUTES: Lynn approved the April 27, 2026, meeting minutes; Beth seconded.
Minutes approved.

FINANCE: $2,260.86 balance.
Previous balance was $3,213.36 less $2,260.86 = $952.50.
Purchased $500 VISA Card - used for flowers, enhancements, soil and Roundup; have $83.80 VISA balance. Other expenses ,$452.50, includes mulch in April.

OLD BUSINESS

Summer Cleanup report – Rose weeded, pruned and cleaned at Suverkrubbe Memorial and Jackie did the same at the North and South entrances.

Flowers – The flowers were purchased and planted on May 13th by committee members.
Thank you to maintenance men for positioning the planters.

Trees and current conditions – The Crabapple trees in front of Cherry Hill have bag worms and one tree is severely damaged. An arborist from Davey Tree will come on July 2 to evaluate.
The young Serviceberry trees in front of Cure will need to be watered if we do not get one inch a week of rain.

Banners – New 250th USA banners are up along with red, white and blue Starburst Lights on the light poles. The city requested the special banners and put up the new lights which are festive and have received many positive comments.

Next meeting – Monday, July 27, 2026, at 6:00pm in the library.

Adjourn – Amanda moved to adjourn the meeting; Lynn seconded.
Meeting adjourned at 6:35pm.
Submitted by Lori Lammers

City of Fort Calhoun

Field Operations Report

Reporting Period: June 13, 2026 – July 16, 2026

486	366	4	8
Total Hours	Activities	Personnel	Departments

Executive Summary

Analysis Overview

From June 13, 2026 to July 16, 2026, Fort Calhoun field operations staff logged 366 activities totaling 486 hours across Parks, Water, Streets, and Sewer, with 66 hours recorded as time off. Parks was the most active area (241 hours across 141 activities), followed by Water (102 hours across 67 activities), then Streets (45 hours across 21 activities) and Sewer (26.5 hours across 30 activities). Tim Nelson led overall production with 184 hours across 171 activities, and Dan Kougias followed closely with 176 hours across 123 activities; Avery Quinlan contributed 126 hours across 71 activities.

Work logs show crews completing hands-on maintenance across city facilities and infrastructure. In Parks, Dan Kougias spent 240 minutes power washing playground equipment at Pioneer Park and West Market Park, and also completed splash pad plaza checks and trash checks; Tim Nelson handled ball diamond trash and bathroom cleaning (60 minutes) and performed routine park checks (60 minutes). Avery Quinlan also devoted 240 minutes to power washing playgrounds and completed park checks, supporting park readiness and cleanliness. In Streets and Water work, Tim Nelson sprayed streets for 300 minutes, responded to a water call-out at 315 S. 15th, and logged incoming water meters (60 minutes); Dan Kougias also logged incoming water meters (60 minutes) and completed a 180-minute shop and office cleaning (restroom, office, sweeping, and mopping).

No code enforcement inspections or violation details were recorded in the available logs. Utility operations included 56 water readings and 28 sewage readings, with specific documented meter reads by Tim Nelson at the nwpit (2022, 1989, 1957) and wpit (44834, 44771). Wastewater readings were documented by Dan Kougias via Manual Entry (2390897, 2285946, 2183687, 2082265), and Tim Nelson also recorded a sewage Manual Entry reading (1897225). These readings indicate ongoing monitoring at key water and wastewater measurement points even without code enforcement activity.

Several maintenance concerns were flagged that require continued attention and follow-up. Water-related issues included a water main break at 718 N. 14th St. (main shut down, repaired, turned back on, flushed, and street swept), a reported water leak on the west side of N. 14th St. with Henton noted to repair the next day, and multiple notes for water meter repair and replacement. Streets and equipment items included removing a tire from an F250 for repair in Blair and a trip to Missouri Valley to get a skid loader tire repaired, and Parks noted an electrical issue to check at the gazebo at West Market Park; these items should be tracked to closure to avoid service disruptions.

Key Findings

- 366 field activities recorded across 8 departments
- 4 personnel logged 486 total work hours
- 282 maintenance reports filed
- 0 code enforcement inspections
- 84 utility readings completed

Department Performance

Resource Allocation & Operational Outcomes

Parks

241h worked • 50% of total effort

50%

Parks crews spent most of their time on mowing and routine park upkeep across Pioneer Park, West Market Park, the trail/ballfield areas, the splash pad grounds, and City Hall (241 hours across 141 activities). Dan Kougias handled multiple rounds of Pioneer/West Market/splash pad plaza checks with trash pickup, mowed the trail/ballfield/Pioneer/splash pad areas, and power washed playground equipment at Pioneer and West Market. Tim Nelson covered regular park checks, took care of ball diamond trash and bathrooms, mowed City Hall, and did tree removal and cleanup. Avery Quinlan knocked out mowing, park checks, shop cleaning, power washing playgrounds, helped cut up a tree, and made a tire drop-off run to Blair.

Water

102h worked • 21% of total effort

21%

Water crews spent most of their time on the water main break at 718 N. 14th St.—Dan Kougias shut down the main, got it repaired, turned it back on, flushed the line, and swept the street. Afterward, Tim Nelson and Dan handled the backfill/parking restoration, grading, and seeding on N. 14th, with Avery Quinlan helping with dirt work. Tim also adjusted pressure-reducing valves in the main water pits, handled multiple locating requests (including 811s with Dan), and took a water reading at 515 N. 14th. Meter work stayed steady all week: Tim and Avery processed incoming water meters, and Dan logged the incoming meters, plus Tim responded to a water call-out at 315 S. 15th.

Time Off

66h worked • 14% of total effort

14%

Time Off crews spent most of their time out on sick leave and holiday time. Tim Nelson used sick time (including a full 8-hour day on 7/13), took comp time on 7/9 and 7/10, and was off for the 7/3 holiday. Dan Kougias logged multiple sick-time blocks for doctor’s appointments on 7/9, 7/10, and 7/15, and also used holiday time on 7/3.

Streets

45h worked • 9% of total effort

9%

Streets crews spent most of their time on street spraying and tree dump work. Tim Nelson sprayed streets on 7/8 and 7/15, pushed the tree dump on 7/6, and burned it on 7/7. Dan Kougias also burned the tree dump on 7/7, cleaned the shop/restroom/office and mopped and swept on 7/14, and handled an F250 tire removal, repair run to Blair, and remount on 7/13. Tim also took an hour for the 1–6 meeting on 7/14.

Sewer

26.5h worked • 5% of total effort

5%

Sewer crews spent most of their time on routine wastewater checks and plant operations. Dan Kougias handled those daily checks on 7/4, 7/6–7/10, 7/14, and 7/15, and also cleaned the flume on 7/7. Tim Nelson covered sewer meter readings (7/11 and 7/14) and did pumphouse checks on 7/14. Total logged time came to 26.5 hours across 30 activities.

All

4.5h worked • 1% of total effort

1%

All crews spent most of their logged time on shop upkeep—Tim Nelson put in 120 minutes cleaning the shop. Tim also handled admin work, spending 30 minutes on time cards. That's all that shows up in the logs provided (2 entries totaling 2.5 hours), so anything else from the "4.5 hours, 4 activities" isn't reflected here.

Code Enforcement

1h worked • 0% of total effort

0%

Code Enforcement crews spent most of their 1 hour on work that wasn't detailed in the logs provided. There weren't any notes on what tasks were completed, and no worker names were included to tie work to specific staff. If you share even a quick line or two (who was on duty and what they handled), I can rewrite this with names and the exact Code Enforcement tasks.

Utility Tracking

0h worked • 0% of total effort

0%

Utility Tracking crews spent most of their time on daily meter reads—Tim Nelson ran water readings at nwpit and wpit across 7/2, 7/6–7/10, and 7/14–7/16. Dan Kougias covered the water readings at nwpit and wpit on 7/13. On the wastewater side, Dan entered sewage readings (Manual Entry) each day from 7/13 through 7/16, and Tim handled a Manual Entry sewage reading on 7/11.

Personnel Analysis

Individual Performance & Work Distribution

1. Tim Nelson

184h / 486h (38%)

Tim Nelson logged 184 hours, bouncing between streets, water, sewer, and parks work. He sprayed streets, handled a water call-out at 315 S. 15th, adjusted pressure-reducing valves in the main water pits, did locating, and kept up with incoming water meters plus sewer meter readings and pumphouse checks. On the parks side he did regular park checks, ball diamond trash/bathrooms, mowed City Hall, weeded the splashpad flower bed, picked up branches, and did some tree removal/cleanup, along with a shop clean-up and a bit of sick/comp time.

2. Dan Kougias

176h / 486h (36%)

Dan Kougias logged 176 hours, with a lot of it spent on parks work—mowing the trail/ballfield/Pioneer Park/splash pad areas, trimming bushes around the splash pad and trail, power washing playground equipment at Pioneer Park and West Market Park, and doing regular park/splash pad trash checks (plus cleaning restrooms). He also handled wastewater checks/operations, logged incoming water meters, and located water lines for 811 calls, along with some shop cleanup and a truck tire repair run (F250) and cutting up/removing a fallen tree. A few hours were sick time for doctor’s appointments.

3. Avery Quinlan

126h / 486h (26%)

Avery Quinlan logged 126 hours, with a big chunk spent on parks work: mowing (including City Hall), lots of park checks, weedeating, and power-washing playgrounds, plus cleaning the shop. They also handled cleanup and hauling jobs like cutting up a tree, doing a tree dump/burn, and a tire drop-off in Blair. On the water side, they read water meters regularly and helped with a water main break (dirt work and follow-up maintenance).

4. Akash Setti

0h / 486h (0%)

No hours were logged for Akash Setti, and there aren’t any work activities listed in the log. With no entries recorded, there’s nothing specific to call out for tasks or locations this period.

Strategic Insights

Risk, Cost, Capacity & Leadership Actions

1. Water system repairs repeating

Water-related work is showing up as repeat fixes: “water meter repair and replacement” appears 4 times, and N. 14th St shows multiple leak/break entries (water main break at 718 N. 14th plus a separate “water leak west side of N. 14th”). You need a proactive meter change-out and leak detection plan on the N. 14th corridor, because the current pattern is reactive and guarantees more emergency callouts and pavement restoration.

2. Workload concentrated on two

Of 486 maintenance hours, Tim Nelson logged 184h (38%) and Dan Kougias 176h (36%); together they carried 74% of all field hours while Akash Setti logged 0h. You need to fix deployment and coverage immediately—either Akash was unavailable or work isn’t being assigned/recorded—because right now the city’s capacity hinges on two people and that’s an operational risk.

3. Parks consuming half capacity

Parks accounted for 241 hours—about 50% of all maintenance hours (241 of 486)—while also generating 141 activities. You need to define what Parks work is displacing (streets, water system prevention, facility maintenance) and either reprioritize Parks tasks or dedicate scheduled blocks so core infrastructure doesn’t get handled only when it breaks.

4. Equipment downtime driving trips

Multiple entries show crews losing time to tire/equipment issues and offsite repairs (F250 tire removal/repair in Blair; skid loader tire repair trip to Mo Valley; tractor neutral safety spring replacement). You need a proactive fleet/equipment maintenance schedule with on-hand spares (common tire sizes, critical safety switches) to stop preventable trips and mid-task downtime from eating field capacity.

5. No code enforcement activity

Code Enforcement Inspections are recorded as 0 for the entire June 13–July 16 period while 282 maintenance reports were handled. If inspections truly weren’t performed, you’re allowing violations to become future maintenance costs; if they were performed, you have a tracking/reporting failure—either way, leadership needs a firm expectation and weekly reporting so this doesn’t disappear operationally.

AI-Powered Analytics

Water Tracking Report

Report Period: May 27, 2026 - Jun 25, 2026

Date	East Reading	East Usage	West Reading	West Usage	NW Reading	NW Usage	Total
May 27, 2026	52,821	153,000	42,848	47,000	601	29,000	229,000
May 28, 2026	52,970	149,000	42,885	37,000	639	38,000	224,000
May 29, 2026	53,122	152,000	42,924	39,000	668	29,000	220,000
Jun 1, 2026	53,321	199,000	43,002	78,000	742	74,000	351,000
Jun 2, 2026	53,402	81,000	43,026	24,000	767	25,000	130,000
Jun 3, 2026	53,480	78,000	43,051	25,000	788	21,000	124,000
Jun 4, 2026	53,563	83,000	43,078	27,000	815	27,000	137,000
Jun 5, 2026	53,593	30,000	43,103	25,000	835	20,000	75,000
Jun 8, 2026	53,777	184,000	43,201	98,000	919	84,000	366,000
Jun 9, 2026	53,861	84,000	43,244	43,000	951	32,000	159,000
Jun 10, 2026	53,992	131,000	43,286	42,000	977	26,000	199,000
Jun 11, 2026	54,071	79,000	43,317	31,000	1,004	27,000	137,000
Jun 12, 2026	54,119	48,000	43,347	30,000	1,026	22,000	100,000
Jun 15, 2026	54,297	178,000	43,449	102,000	1,109	83,000	363,000
Jun 16, 2026	54,406	109,000	43,493	44,000	1,142	33,000	186,000
Jun 17, 2026	54,517	111,000	43,536	43,000	1,174	32,000	186,000
Jun 18, 2026	54,603	86,000	43,571	35,000	1,210	36,000	157,000
Jun 19, 2026	54,657	54,000	43,613	42,000	1,244	34,000	130,000

Date	East Reading	East Usage	West Reading	West Usage	NW Reading	NW Usage	Total
Jun 22, 2026	54,741	84,000	43,696	83,000	1,325	81,000	248,000
Jun 23, 2026	54,770	29,000	43,724	28,000	1,356	31,000	88,000
Jun 24, 2026	54,795	25,000	43,759	35,000	1,381	25,000	85,000
Jun 25, 2026	54,795	0	43,800	41,000	1,416	35,000	76,000

Summary by Pit

East

Total Usage: 2,127,000 gal

Daily Average: 70,900.00 gal

West

Total Usage: 999,000 gal

Daily Average: 33,300.00 gal

Northwest

Total Usage: 844,000 gal

Daily Average: 28,133.33 gal

Overall Totals

Total Usage (All Pits): 3,970,000 gallons

30 days

Overall Daily Average: 132,333.33 gallons

City Wastewater Report

Report Period: May 27, 2026 - Jun 26, 2026

Generated: 7/16/2026, 11:17:35 AM

Date	Time	Reading	Usage (Gallons)
May 27, 2026	08:31 AM	6,829,203	119,064
May 28, 2026	08:32 AM	6,965,522	136,319
May 29, 2026	09:00 AM	7,098,897	133,375
May 30, 2026	08:46 AM	7,228,879	129,982
Jun 1, 2026	08:44 AM	7,542,963	314,084
Jun 2, 2026	08:35 AM	7,691,403	148,440
Jun 3, 2026	08:31 AM	7,832,601	141,198
Jun 4, 2026	08:14 AM	7,958,659	126,058
Jun 5, 2026	08:32 AM	8,071,954	113,295
Jun 6, 2026	07:35 PM	8,238,597	166,643
Jun 8, 2026	08:37 AM	8,408,714	170,117
Jun 9, 2026	08:56 AM	8,520,385	111,671
Jun 10, 2026	09:30 AM	8,630,291	109,906
Jun 11, 2026	08:16 AM	8,739,574	109,283
Jun 12, 2026	08:19 AM	8,848,671	109,097
Jun 13, 2026	08:22 AM	8,953,523	104,852
Jun 15, 2026	08:51 AM	9,171,127	217,604
Jun 16, 2026	08:30 AM	9,276,684	105,557
Jun 17, 2026	08:54 AM	9,387,049	110,365
Jun 18, 2026	08:56 AM	9,495,940	108,891
Jun 19, 2026	09:22 AM	9,592,470	96,530

Jun 21, 2026	12:48 PM	9,815,749	223,279
Jun 22, 2026	08:45 AM	9,892,511	76,762
Jun 23, 2026	08:28 AM	9,986,076	93,565
Jun 24, 2026	08:53 AM	88,322	102,246
Jun 25, 2026	08:19 AM	190,047	101,725
Jun 26, 2026	08:41 AM	299,473	109,426

Summary

Flow:	299,473
Flow Total (Latest - Oldest):	3,470,270
Quarry Usage:	46,059.5
Daily Average:	113,429.98
Total Gallons:	**3,516,329.5**

Quarry Data

May 2026:	862,752.4
Jun 2026:	908,811.9
Difference:	**46,059.5**

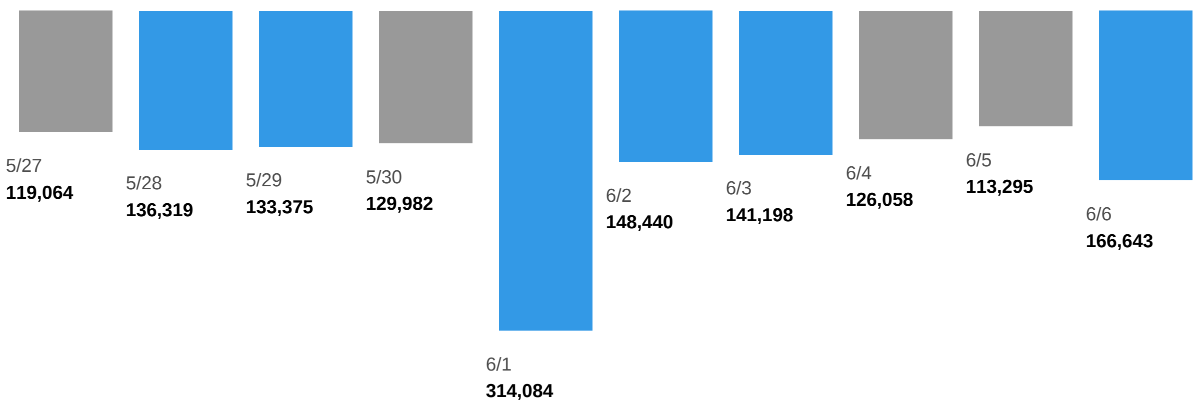
Date: 7/16/2026

Signature

City Maintenance

Analytics & Insights

Daily Usage Breakdown



Peak Daily Usage	Lowest Daily Usage	Average Daily Usage
314,084	**76,762**	**132,938**
gallons	gallons	gallons

Trend Analysis

DECREASING: Usage is 17.2% lower in latter half of period

Efficiency Rating: Good (based on 113,429.984 gal/day average)

Period Insights:

- Total readings captured: 27
- Date range: 32 days
- Average readings per day: 0.8
- Total consumption: 3,516,329.5 gallons

Washington County Sheriff

Contract Statistics Report for Fort Calhoun for the Month of June 2026

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

Time Frame	Time in HH:MM:SS
Total Monthly Hours	**204:22:17**
Average Hours Per Week	**47:41:08**
Average Hours Per Day	**6:48:44**
Week 1 Total Hours	**42:29:13**
Week 2 Total Hours	**51:50:41**
Week 3 Total Hours	**42:52:40**
Week 4 Total Hours	**55:25:20**
Week 5 Total Hours	**11:44:23**

Activity	Current Month	Previous Month
Warning	7	4
Citation	2	1
Parking Warning	2	1
Arrest	3	5
Accident	2	0
Business Checks	428	403
Reports	7	2

Check Approval List

City of Fort Calhoun

Pay#	Vend#	Vendor Name	Invoice	Description	Due Date	Amount
5289	481	A P PLUMBING, LLC	7626	ANNUAL BACKFLOW TEST/SPLASI	7/20/2026	630.00
5259	6	ABE'S TRASH SERVICE, INC.	2950120	TRASH SERVICE-JUNE	7/20/2026	381.19
5299	603	ACCESS SYSTEMS LEASING	42308589	STANDARD PYMT-COPIER	7/15/2026	419.28
5310	128	BOMGAARS	06162026	DUST BAG/TOILET REPAIR	7/16/2026	96.34
5287	619	BRIAN'S TREE SERVICE	305	COMPLETE REMOVAL/TRIMMING-'	6/18/2026	2,998.00
5285	619	BRIAN'S TREE SERVICE	325	EMERGENCY REMOVAL-MADISON	7/22/2026	4,500.00
5286	619	BRIAN'S TREE SERVICE	326	TRIMMED TREES OVER HANGING	7/22/2026	400.00
5263		CENTRAL TAX & BOOKKEEPING SERV	30377	LOTTERY AUDIT: MAY 2026	7/17/2026	130.00
5262	50	CITY OF BLAIR	07012026	GALLONS-3,516,329	7/10/2026	5,507.96
5311	396	CONOCO FLEET	113563998	MONTHLY FUEL PURCHASES	7/22/2026	739.64
5293	609	CORE & MAIN	Y920839	WATER METERS	7/22/2026	355.16
5261		COX BUSINESS	06262026	INTERNET/PHONE SERVICES	7/10/2026	526.56
5298	629	CROWN TROPHY & AWARDS	020611	CUSTOM RIBBONS-BIKE PARADE	7/29/2026	154.07
5305	308	CUMMINS SALES AND SERVICE	J3-2606122	PLANNED MAINTENANCE	7/27/2026	834.46
5306	308	CUMMINS SALES AND SERVICE	J3-2607123	PARTS	7/27/2026	199.35
5266	18	ENTERPRISE MEDIA GROUP	309436	2.17 CC MTG MINS/3.16CC MTG N(	7/15/2026	124.23
5267	18	ENTERPRISE MEDIA GROUP	312488	PT SEASONAL MAINTENANCE EMI	7/15/2026	32.50
5268	18	ENTERPRISE MEDIA GROUP	314040	STREET IMPROVEMENT DIST NO.	7/15/2026	40.76
5270	18	ENTERPRISE MEDIA GROUP	314314	STREET IMPROVEMENT DIST NO.	7/9/2026	37.82
5269	18	ENTERPRISE MEDIA GROUP	315371	6.15 CC MTG MINS	7/23/2026	101.60
5296		FUNFLICKS OUTDOOR MOVIES	68420613	21' PREMIERE MOVIE SCREEN RE	7/23/2026	818.94
5264		HOWARD D. THOMPSON AGENCY	1335	WORKERS COMP AUDIT/WORK C(	7/5/2026	2,753.00
5292		IDEAL PURE WATER	06302026	WATER CITY HALL	7/22/2026	50.35
5274		IMMENSE IMPACT, LLC	21-1006SQI	MUNI TIER 1 ANNUAL SUBSCRIPTI	7/9/2026	1,361.00
5300	643	JDW MIDWEST, LLC	2506046	JUNE SERVICES	7/31/2026	275.00
5265	488	JM ONLINE	28933	ANNUAL LICENSE RENEWAL	7/15/2026	78.00
5308	65	JOHN DEERE FINANCIAL	4505224	SPRING/PARTS	7/20/2026	45.42
5258		JUSTIN HANSHEW	07092026	SUMMER IN THE PARK EVENT	7/9/2026	800.00
5260		KAY PARK-REC CORP	208070	TRASH CANS FOR PARKS	7/20/2026	2,106.00
5291	9	M.U.D.	07072026	MONTHLY GAS BILL	7/22/2026	100.00
5256	28	NE PUBLIC HEALTH ENV LAB	607276	WATER TESTING	7/16/2026	278.00
5273		NEBRASKA GAME & PARKS	061226	ADVERTISING AUG/SEPT FALL GU	7/12/2026	400.00
5307	298	NEBRASKA SALES TAX	062026	JULY SALES TAX	7/27/2026	3,343.17
5297		NYE TECHNOLOGY	CW16189	SMART APP CONTROL SETTINGS	7/25/2026	36.25
5295		NYE TECHNOLOGY	CW16230	MONTHLY IT SERVICES	7/31/2026	292.00
5304	8	O.P.P.D.	07272026	MONTHLY ELECTRIC	7/27/2026	4,463.51
5301	421	ONE CALL CONCEPTS, INC	6060155	MONTHLY LOCATES	7/30/2026	19.17
5271	5	PAPIO-MISSOURI RIVER N. R. D.	61626	METER #1 & METER #2	7/5/2026	7,555.67
5272	5	PAPIO-MISSOURI RIVER N. R. D.	61626-2	METER #3	7/5/2026	1,908.88
5255	7	POSTMASTER	070126	WA/SE BILLS-JULY	7/1/2026	216.55
5309	68	S E SMITH & SONS	500375	CONCRETE MIX	7/25/2026	11.38
5302	427	TALBOT LAW OFFICE	06302026	MONTHLY SERVICES	7/30/2026	525.00
5257		ULINE	209236381	DOG WASTE SYSTEM	7/11/2026	1,067.55
5288	577	VERIZON WIRELESS	6146368508	MONTHLY CELL PHONES	7/9/2026	119.82
5312	477	VISA	06242026	ADOBE/CANVA/EQUIPMENT/SUPP	7/19/2026	4,399.19
5294	240	WASHINGTON CO. REG. OF DEEDS	06302026	NOL OWNER LOTS 5-7 BLK 88	7/22/2026	10.00
5303	30	WASHINGTON COUNTY SHERIFF	07202026	JULY SERVICES	7/30/2026	8,159.18
5290	324	WILD WILLY'S FIREWORKS, LLC	07202026	FIREWORKS REFUND	7/20/2026	500.00
						$59,901.95

Report Selection: Check Approval List - By Vendor
Date Range Selection: GL Posting Date
Starting Date: 7/1/2026
Ending Date: 7/31/2026
Banks: All
Bank Acct#:
Include Printed Checks: þ

Fort Calhoun Project Status
07.20.26
lcb

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	131216.00 (General Engineering)	Post Construction	Paving District / Street Fund for City portion of work	Assessments were approved.	Monitor warranty period.	None	None
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.	None	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.

Current Employee Base Salary

	Base
Clerk	$32.55
Treasurer	$32.55
Maint Sup	$36.06
Maint 1	$30.05
Maint 2	$30.05
Coordinator	$31.23

Cost of living will calculated each year and the payscale updated.

Code Enforcement Officer: $0.75 + regular pay.

2026-2027: Updated 10/01/26
Cost of Living Increase-3.5%

	Start	6 months	1 year	2 year	3 year	4 year	5 year
Clerk	$23.22	$23.70	$24.67	$25.66	$26.64	$27.62	$28.60
Treasurer	$23.22	$23.70	$24.67	$25.66	$26.64	$27.62	$28.60
Maint Sup	$28.17	$28.50	$29.46	$30.06	$30.73	$31.35	$31.98
Maint 1	$25.22	$25.54	$26.50	$27.55	$27.77	$28.41	$29.03
Maint 2	$25.22	$25.54	$26.50	$27.55	$27.77	$28.41	$29.03
Coordinator	$21.61	$22.26	$23.46	$24.17	$25.73	$26.50	$27.28

1 year probationary period

Cost of living will calculated each year and the payscale updated.
No part time summer help. No part time snow plow operators unless conditions dictate.

Code Enforcement Officer: $0.75 + regular pay.

2025-2026: Updated 10/01/25
Cost of Living Increase-3.5%

The Cost and The Savings

The following details the cost savings and pricing for delivery of the products and services outlined in this proposal. This pricing is valid unitl Friday July 24th.

Total Current Costs	
Current Lease Payment For Sharp 70C31 and C304WH	$387.18/Month
Current Volume Based Off Two Invoices and Conversations With Katie Monochrome: 700 Color Volume: 650	
Overages:	$1.50/Month
Shipping Assurance:	$5.00/Month
Total Current Monthly Costs	**$393.68/Month**
Proposed Solution	
1 TOSHIBA ESTUDIO 3025AC 30 PPM Color MFP (C,P,S) 2 Drawers, Stand, Internal Stapler, Dual Scan Document Processor, 11X17,	INCLUDED
1 Kyocera M3145 30/30 PPM A4 Monochrome MFP(C,P,S) One Drawer	INCLUDED
700 Monochrome Prints Per Month (Pool of prints shared)	INCLUDED
Monochrome Quarterly Overage Rate: (27% Lower Than Current Rate)	$0.008
325 Tier 1 / 0 Tier 2 / 325 Tier 3 Color Prints Per Month	INCLUDED
Tier 1/Tier 2/Tier 3 Color Quarterly Overage Rate: (Up To 71% Lower Than Current Rate)	$0.019/$0.039/$0.059
Egold Fax (Digital Fax) 250 Pages Per Month- Overages- $0.10 Per Page	INCLUDED
JQ Office Agrees to Give You 16 Payments of $387.18 Totaling $6,194.88 To Make You Whole On Your Current Lease.	INCLUDED
JQ Office Agrees To Store And Return/Ship Current Two Devices Back To Leasing Company For No Additional Charge.	INCLUDED
Proposed 63 Month Investment	**$364.12/Month**
Additional Options	**Add**
Add Wifi To Either Device	$10.00/Month
Add An Extra Drawer To Either Device	$10.00/Month

Order Form
JQ Office
3350 North 90TH Street
Omaha, NE 68134

Date:	7/15/2026	**Primary/Key Operator Contact**	
Company Name:	City of Fort Calhoun City Hall	**Name:**	Katie Knight
Name:	Katie Knight	**E-Mail**	treasurer@fortcalhoun.org
Address:	110 South 14th Street	**Phone:**	402-468-5303
City:	Fort Calhoun **State:** NE **Zip:** 68023	**AP Contact:**	Katie Knight
Phone:	402-468-5303	**Name:**	
Website:		**Phone:**	
		Email:	

Sales Representative: Torrence Watson

Order Type: lease

PO Number:

Item	Description	Qty	Unit Price	Amount
M3145IDN	47 PPM A4 B&W MFP (3 in 1: P/C/S)	1		$ -
ESTUDIO 3025AC	30 PPM Color MFP	1		$ -
STAND5015	COPIER STAND	1		$ -
MR4010	DOCUMENT FEEDER, DUAL SCAN	1		$ -
MJ1048	50-SHEET INNER FINISHER (FITS UP TO 45 PPM	1		$ -
Egold Fax	Digital Fax Solution 250PPM overage: $0.10/Page			$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -

63	**lease**	**$364.12**

THANK YOU FOR THIS OPPORTUNITY!

Net Terms:

Subtotal before tax: $ -

SPECIAL INSTRUCTIONS

JQ Office Agrees to remove current two Sharp devices and return/ship euipment back to leasing company free of charge. JQ Office will give you a total of $6,194.88 (16 Payments of $387.18) to apply towards what remains on your current lease.

The JQ Office Executive Terms and Conditions are an integral part of this agreement. The client has read and understands both this agreement and Terms and conditions found on the reverse side of this page and acknowledges such by the signature below.

Client Signature:	**Date:**	**JQ Office Acknowledgement**	**Date:**
X			

Rev 12/03/24

TERMS AND CONDITIONS

1. ACCEPTANCE: Seller agrees to sell to you and you agree to buy from Seller the equipment described on the reverse side under "Brand/Model" (the Equipment") in accordance with the following terms and conditions. You agree to comply with and perform all of the terms and conditions included in this agreement and in any invoices that Seller may deliver to you under this Agreement, which together are a complex statement of the parties' agreement regarding the Equipment (the "Agreement"). This Agreement is a binding contract for purchase of the Equipment and you understand, acknowledge and agree that once the order is placed for the equipment set forth on the reverse, such order becomes non-cancellable and customer is responsible for the purchase and payment of the equipment within 30 days of the delivery, or tender of delivery, of the equipment to the customer. In the event customer elects to finance such purchase through the form of a finance lease or other financing prior to the expiration of such 30 day period, including but not limited to the execution of lease or financing documents, accepting delivery of equipment, etc.

2. PAYMENT: Payment is due upon receipt of products or services. Late charges of 1 ½ % per month (18% Annum) on the unpaid balance will be added if payments are not received when due.

3. SECURITY INTEREST: You hereby grant Seller a security interest in and to the Equipment, and the right to perfect such security interest, until you have paid in full the entire purchase price and the applicable charges. During the period that Seller has a security interest in the Equipment, you agree to not remove the Equipment or permit the Equipment to be removed from the location where Seller installed it without prior written consent of Seller.

4. DEFAULT: If you default in the performance of any of your obligations under this Agreement or any agreement with the Seller, Seller may (a) enforce this Agreement, (b) recover damages for the default, (c) refuse to perform any of its obligations to you under this or any other agreement, and (d) exercise any other remedy available by law. If Seller refers this Agreement to an attorney for collection or to enforce the performance of your obligations, you agree to pay Seller's reasonable attorney's fees, whether or not suit be brought and actual court and other costs. You agree that any delay or failure by Seller to enforce its rights under this Agreement does not prevent Seller from enforcing any rights at a later time. No remedy set out in this paragraph is intended to be exclusive, each shall be cumulative but only to the extent necessary for Seller to recover from you those monies for which you are liable.

5. MISCELLANEOUS: You shall not assign any of your rights or obligations under this Agreement without the prior written permission of Seller. Seller may assign its rights and obligations under this agreement without obtaining your permission. This agreement shall insure to the benefit of and be binding upon the successors and permitted assigns of the parties. This Agreement, together with any invoice that Seller sends to you, shall constitute the entire Agreement of the parties with respect to its subject matter. This Agreement supersedes any and all other agreements, either oral or in writing, between the parties. You represent that you are purchasing the Equipment for the business purposes only and not for individual, family or household purposes.

6. WARRANTY/LIMITATIONS OF LIABILITY: Seller warrants that the Equipment will be free from material defects, as determined by Seller, for a period of 30 days, which commences upon the date that the Equipment is installed and available for your use (the "Warranty"). If Seller determines that your Equipment is materially defective during the duration of this warranty, seller will repair the Equipment at its own expense. This is you only remedy under the Warranty, If Seller replaces used parts with new parts; Seller shall become the owner of the used parts. The Warranty does not cover defects caused by natural disasters, labor disturbances, unavailability of parts, environmental conditions, defective repairs performed by non-Seller personnel, the misuse by or the negligent or intentional acts of you or your owners, officers, directors, employees or other agents, or third parties, or other circumstances beyond sellers control. Consumable items are not covered under the terms of this Warranty. Seller will not make repairs or replace parts if it is impractical to do so because of (a) the existence of safety hazards not caused by Seller, as otherwise specified in this agreement, seller expressly disclaims any and all warranties, expressed or implied, statutory or otherwise related to the equipment, including without limitations the warranty of merchantability or fitness for a particular purpose, you agree that Seller will not be responsible to pay to you any consequential, incidental, special, exemplary or punitive damages for any default by Seller under this agreement.

7. CLAIMS: All claims regarding shipments and receipt of goods must be made within 30 days of delivery.

8. THIRD PARTY SOFTWARE: The Equipment may be designed to operate in conjunction with certain third party software ("Third Party Software"). Any Third Party Software that Seller provides to you together with the Equipment is not owned by Seller. Your terms and conditions of use for any Third Party Software are set forth in the end user license agreement from the third party, which are delivered with the Third Party Software (the "License Agreement"). You will not copy, use, disclose or transfer the Third Party Software except as permitted by the License Agreement. All third party software is made available on an "as is" basis and without any warranty or indemnity of any kind. Seller makes no warranties, expressed or implied, whether by status or otherwise, related to the third party software. Including but not limited to non-infringement of third party rights, title, integration, accuracy, security, availability, quality, merchantability or fitness for a particular purpose. By using the Third Party Software, you are knowingly and voluntarily assuming all risk of loss or damage in connection with the Third Party Software. Under no circumstances will Seller be liable to you, or any other person, for any loss of use, revenue or profit; lost or damaged data; downtime; any other commercial or economic loss; or any direct, indirect, incidental, special, statutory, punitive, exemplary or consequential damages whatsoever related to your use or reliance upon the Third Party Software. This limitation shall apply even in the event of a breach of a material term of this agreement.

9. RETURNS: No goods may be returned without Sellers prior written consent. A) Only unused consumable goods for which written return authorization is requested within 30 days of invoice date shall be considered for return. B) On authorized returns, customer agrees to pay a restocking charge equivalent to 30% of the purchase price. C) Merchandise returned without written authorization may not be accepted at the receiving dock, and is the sole responsibility of the customer. D) All non- saleable merchandise (that has been opened or partially used) will be deducted from any credit amount due customer.

10. GOVERNING LAW: This Agreement, as amended, shall be governed by and construed in accordance with the laws of the State of Nebraska, without giving effect to legal action arising out of this Agreement shall be in Douglas County, NE.

Rev 12/03/24

COST PER IMAGE AGREEMENT

AGREEMENT NO:

CUSTOMER ("YOU" OR "YOUR")

FULL LEGAL NAME: **Fort Calhoun, City of**

ADDRESS: **110 South 14th Street** **Fort Calhoun** **NE** **68023**

EQUIPMENT AND PAYMENT TERMS

☐ SEE ATTACHED SCHEDULE

TYPE, MAKE, MODEL NUMBER, SERIAL NUMBER, AND INCLUDED ACCESSORIES	Qty	NOT FINANCED UNDER THIS AGREEMENT	BEGINNING METER READING B & W	SIMPLE COLOR	BUSINESS COLOR	CREATIVE COLOR
Kyocera Kyocera ECOSYS M3145idn	**1**	☐				
Toshiba TOSHIBA ESTUDIO3025AC	**1**	☐				
		☐				
		☐				
		☐				
		☐				
		☐				
		☐				
		☐				
		☐				

CONSOLIDATED MONTHLY IMAGE ALLOWANCES: **B&W:** 700 **SIMPLE COLOR:** 325 **BUSINESS COLOR:** O **CREATIVE COLOR:** 325

CONSOLIDATED EXCESS PER IMAGE CHARGES*: **B&W:** 0.008 **SIMPLE COLOR:** 0.019 **BUSINESS COLOR:** 0.039 **CREATIVE COLOR:** 0.059

EQUIPMENT LOCATION: **As Stated Above** METER FREQUENCY: **Quarterly**

TERM IN MONTHS **63** TOTAL MONTHLY BASE PAYMENT AMOUNT*: **$364.12** (*PLUS TAX)

SECURITY DEPOSIT:

CONNECTIVITY ASSURANCE

Customer's initials to Elect:________

If elected, you have decided to include amounts for Remote Connectivity Assistance for networked device functionality (the "Monthly Connectivity Assistance Payment Payment") into your Total Monthly Base Payment Amount above. You will have ____ Remote Connectivity Assistance calls per year, and your Monthly Connectivity Assistance Payment will be calculated by multiplying the number of your annual Remote Connectivity Assistance calls by ten (10). Therefore, your Monthly Connectivity Assistance Payment is _______. We may invoice you for the amounts payable under this Agreement, along with the Monthly Connectivity Assistance Payment, on one invoice.

Customer's initials to Decline:________

If declined, you have decided NOT to include amounts for Remote Connectivity Assistance into your Total Monthly Base Payment Amount above.

CONTRACT

THIS AGREEMENT IS NON-CANCELABLE AND IRREVOCABLE. IT CANNOT BE TERMINATED. PLEASE READ CAREFULLY BEFORE SIGNING. YOU AGREE THAT THIS AGREEMENT AND ANY CLAIM RELATED TO THIS AGREEMENT SHALL BE GOVERNED BY THE INTERNAL LAWS OF THE STATE IN WHICH OUR (OR, IF WE ASSIGN THIS AGREEMENT, OUR ASSIGNEE'S) PRINCIPAL PLACE OF BUSINESS IS LOCATED AND ANY DISPUTE CONCERNING THIS AGREEMENT WILL BE ADJUDICATED IN A FEDERAL OR STATE COURT IN SUCH STATE. YOU HEREBY CONSENT TO PERSONAL JURISDICTION AND VENUE IN SUCH COURTS AND WAIVE TRANSFER OF VENUE. EACH PARTY WAIVES ANY RIGHT TO A JURY TRIAL.

CUSTOMER'S AUTHORIZED SIGNATURE

BY SIGNING THIS PAGE, YOU REPRESENT TO US THAT YOU HAVE RECEIVED AND READ THE ADDITIONAL TERMS AND CONDITIONS APPEARING ON THE SECOND PAGE OF THIS TWO-PAGE AGREEMENT. THIS AGREEMENT IS BINDING UPON OUR ACCEPTANCE HEREOF.

(As Stated Above)	X		
CUSTOMER	SIGNATURE	PRINT NAME & TITLE	DATE

OWNER ("WE", "US", "OUR")

J. Q. Office Equipment of Omaha			
OWNER	SIGNATURE	PRINT NAME & TITLE	DATE

3350 N 90th Street Omaha, NE 68134-4710

UNCONDITIONAL GUARANTY

The undersigned, jointly and severally if more than one, unconditionally guarantee(s) that the Customer will timely perform all obligations under the Agreement. The undersigned also waive(s) any notification if the Customer is in default and consent(s) to any extensions or modifications granted to the Customer. In the event of default, the undersigned will immediately pay all sums due under the terms of the Agreement without requiring us or our assignee to proceed against Customer or any other party or exercise any rights in the Equipment. The undersigned, as to this guaranty, agree(s) to the designated forum and consent(s) to personal jurisdiction, venue, and choice of law as stated in the Agreement, agree(s) to pay all costs and expenses, including attorney fees, incurred by us or our assignee related to this guaranty and the Agreement, waive(s) a jury trial and transfer of venue, and authorize(s) obtaining credit reports.

SIGNATURE: **X** INDIVIDUAL: DATE:

SIGNATURE: **X** INDIVIDUAL: DATE:

ADDITIONAL TERMS AND CONDITIONS

AGREEMENT. You want us to now provide you the equipment and/or software referenced herein, excluding equipment marked as not financed under this Agreement ("Equipment") and you unconditionally agree to pay us the amounts payable under the terms of this agreement ("Agreement") each period by the due date. This Agreement is binding upon our acceptance hereof and will begin on the date the Equipment is delivered to you or any later date we designate. If we designate a later commencement date, you agree to pay us an additional amount equal to the periodic payments due under this Agreement prorated for the period between the date the Equipment is delivered to you and the commencement date. We may charge you a one-time origination fee of $125.00. If we do not receive by the due date, at the remittance address indicated on your invoice, any amount payable to us, you will pay a late charge equal to: 1) the greater of ten (10) cents for each dollar overdue or twenty-six dollars ($26.00); or 2) the highest lawful charge, if less.

NET AGREEMENT. THIS AGREEMENT IS NON-CANCELABLE FOR THE ENTIRE AGREEMENT TERM. YOU AGREE THAT YOU ARE UNCONDITIONALLY OBLIGATED TO PAY ALL AMOUNTS DUE UNDER THIS AGREEMENT FOR THE ENTIRE TERM. YOU ARE NOT ENTITLED TO REDUCE OR SET-OFF AGAINST AMOUNTS DUE UNDER THIS AGREEMENT FOR ANY REASON.

IMAGE CHARGES AND OVERAGES. You are entitled to make the total number of images shown under Image Allowance (or Total Consolidated Image Allowance, if applicable) each period during the term of this Agreement. If you make more than the allowed images in any period, you will pay us an additional amount equal to the number of the excess images made during such period multiplied by the applicable Excess Per Image Charge. Regardless of the number of images made in any period, you will never pay less than the Base Payment Amount. You agree to provide us with the actual meter readings on any business day as designated by us, provided that we may estimate the number of images used if such meter readings are not received within five days after being requested. We will adjust the estimated charge for excess images upon receipt of actual meter readings. You agree that the Base Payment Amount and the Excess Per Image Charges may be proportionately increased at any time if our estimated average page coverage is exceeded. After the end of the first year of this Agreement and not more than once each successive twelve-month period thereafter, the Base Payment Amount and the Excess Per Image Charges (and, at our election, the Base Payment Amount and Excess Per Image Charges under any subsequent agreements between you and us that incorporate the terms hereof) may be increased by a maximum of 15% of the then existing payment or charge. Images made on equipment marked as not financed under this Agreement will be included in determining your image and overage charges.

EQUIPMENT USE. You will keep the Equipment in good working order, use it for business purposes only and not modify or move it from its initial location without our consent. You agree that you will not take the Equipment out of service and have a third party pay (or provide funds to pay) the amounts due hereunder. You will comply with all laws, ordinances, regulations, requirements and rules relating to the use and operation of the Equipment.

SERVICES/SUPPLIES. If we have entered into a separate arrangement with you for maintenance, service, supplies, etc. with respect to the Equipment, payments under this Agreement may include amounts owed under that arrangement, which amounts may be invoiced as one payment for your convenience. You agree that you will look solely to us for performance under any such arrangement and for the delivery of any applicable supplies.

POSTAGE DEVICES. Postage measurement devices referenced herein which are subject to a rental agreement between you and an authorized manufacturer ("Postage Manufacturer"), are not part of the Equipment and your use and the ownership of such devices will be governed exclusively by your rental agreement with the Postage Manufacturer. You will need to reference your rental agreement with the Postage Manufacturer for the term of, and your rights and obligations under, the rental agreement. For your convenience, payments under this Agreement may include the rental amounts you owe the Postage Manufacturer under the rental agreement.

SOFTWARE/DATA. Except as provided in this paragraph, references to "Equipment" include any software referenced above or installed on the Equipment. We do not own the software and cannot transfer any interest in it to you. We are not responsible for the software or the obligations of you or the licensor under any license agreement. You are solely responsible for protecting and removing any confidential data/images stored on the Equipment prior to its return for any reason.

LIMITATION OF WARRANTIES. EXCEPT TO THE EXTENT THAT WE HAVE PROVIDED YOU A WARRANTY IN WRITING, WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. YOU CHOSE ANY/ALL THIRD-PARTY SERVICE PROVIDERS BASED ON YOUR JUDGMENT. YOU MAY CONTACT US OR THE MANUFACTURER FOR A STATEMENT OF THE WARRANTIES, IF ANY, THAT THE MANUFACTURER IS PROVIDING. WE ASSIGN TO YOU ANY WARRANTIES GIVEN TO US.

ASSIGNMENT. You may not sell, assign, or sublease the Equipment or this Agreement without our written consent. We may sell or assign this Agreement and our rights in the Equipment, in whole or in part, to a third party without notice to you. You agree that if we do so, our assignee will have our assigned rights under this Agreement but none of our obligations and will not be subject to any claim, defense, or set-off that may be assertable against us or anyone else. Notwithstanding the foregoing, if we sell or assign this Agreement or our rights in the Equipment, we will retain our obligations under the Agreement.

LOSS OR DAMAGE. You are responsible for any damage to or loss of the Equipment. No such loss or damage will relieve you from your payment obligations hereunder. Except for claims, losses, or damages caused by our gross negligence or willful misconduct, you agree to indemnify us and our assignee, if applicable, against any claims, losses, or damages, including attorney fees, in any way relating to the Equipment or data stored on it. This indemnity will survive the expiration of this Agreement. In no event will we be liable for any consequential or indirect damages.

INSURANCE. You agree to maintain commercial general liability insurance acceptable to us. You also agree to: 1) keep the Equipment fully insured against loss at its replacement cost, with us named as loss payee; and 2) provide proof of insurance satisfactory to us no later than 30 days following the commencement of this Agreement, and thereafter upon our written request. If you fail to maintain property loss insurance satisfactory to us and/or you fail to timely provide proof of such insurance, we have the option, but not the obligation, to secure property loss insurance on the Equipment from a carrier of our choosing in such forms and amounts as we deem reasonable to protect our interests. If we secure insurance on the Equipment, we will not name you as an insured party, your interests may not be fully protected, and you will reimburse us the premium which may be higher than the premium you would pay if you obtained insurance, and which may result in a profit to us through an investment in reinsurance. If you are current in all of your obligations under the Agreement at the time of loss, any insurance proceeds received will be applied, at our option, to repair or replace the Equipment, or to pay us the remaining payments due or to become due under this Agreement, plus our booked residual, both discounted at 3% per annum.

TAXES. We own the Equipment. You will pay when due, either directly or by reimbursing us, all taxes and fees relating to the Equipment and this Agreement. Sales or use tax due upfront will be payable over the term with a finance charge.

END OF TERM. At the end of the term of this Agreement (or any renewal term) (the "End Date"), this Agreement will renew for an additional one-year period under the same terms unless a) we receive written notice from you, at least 60 days prior to the End Date, of your intent to return the Equipment, and b) you timely return the Equipment to the location designated by us, at your expense. If the returned Equipment is not immediately available for use by another without need of repair, you will reimburse us for all repair costs. You cannot pay off this Agreement or return the Equipment prior to the End Date without our consent. If we consent, we may charge you, in addition to other amounts owed, an early termination fee equal to 5% of the price of the Equipment.

DEFAULT/REMEDIES. If a payment becomes 10+ days past due, or if you otherwise breach this Agreement, you will be in default, and we may require that you return the Equipment to us at your expense and pay us: 1) all past due amounts and 2) all remaining payments for the unexpired term, plus our booked residual, discounted at 3% per annum; and we may disable or repossess the Equipment and use all other legal remedies available to us. You agree to pay all costs and expenses (including reasonable attorney fees) we incur in any dispute with you related to this Agreement. You agree to pay us interest on all past due amounts at the rate of 1.5% per month, or at the highest rate allowed by applicable law, if less.

UCC. If we assign rights in this Agreement for financing purposes, you agree that this Agreement, in the hands of our assignee, is, or shall be treated as, a "Finance Lease" as that term is defined in Article 2A of the Uniform Commercial Code ("UCC"). You agree to forgo the rights and remedies provided under sections 507-522 of Article 2A of the UCC.

MISCELLANEOUS. This Agreement is the entire agreement between you and us relating to our providing and your use of the Equipment and supersedes any prior representations or agreements, including any purchase orders. Amounts payable under this Agreement may include a profit to us. The parties agree that the original hereof for enforcement and perfection purposes, and the sole "record" constituting "chattel paper" under the UCC, is either (a) the paper copy hereof bearing (i) the original or a copy of either your manual signature or an electronically applied indication of your intent to enter into this Agreement, and (ii) our original manual signature or (b) the copy of this Agreement executed by the parties and controlled by us or our assignee or custodian in accordance with the Electronic Signatures in Global and National Commerce Act or any similar state laws based on the Uniform Electronic Transactions Act and other applicable law as electronic chattel paper under the UCC. Upon execution, the parties agree to be bound to the terms hereof regardless of the medium or format in which this Agreement is maintained or controlled. If any provision of this Agreement is unenforceable, the other provisions herein shall remain in full force and effect to the fullest extent permitted by law. You authorize us to either insert or correct the Agreement number, serial numbers, model numbers, beginning date, and signature date. All other modifications to the Agreement must be in writing signed by each party.

3350 N 90th STREET • OMAHA, NE 68134

PHONE (402) 339-5003 • FAX (402) 339-5776

WWW.JQOFFICE.COM

ANNUAL SERVICE/SUPPLY MAINTENANCE AGREEMENT

Customer Name	City of Fort Calhoun City Hall
Contact Name	Katie Knight
Address	110 South 14th Street
City	Fort Calhoun
State	NE
Zip Code	68023
Phone Number	402-468-5303
E-Mail Address	treasurer@fortcalhoun.org
EIN Or TIN Number	

Equipment Number	Make	Serial #		B/W included if not combined	Color Included if not combined	Overage Cost Per Copy B/W if not combined	Overage Cost Per Copy Color if not combined
	KyoceraKyocera ECOSYS M3145idn 1						
	ToshibaTOSHIBA ESTUDIO3025AC 1						

	Base Charge		B/W included	Simple Color Included	Business Color Included	Creative Color Included
Combined Details	$364.12		700	325	O	325
			B/W Rate	Simple Color Rate	Business Color Rate	Creative Color Rate
			0.008	0.019	0.039	0.059

OVERAGES WILL BE READ AND BILLED Quarterly

THE ADDITIONAL TERMS AND CONDITIONS ON THE REVERSE SIDE HEREOF ARE INCORPORATED IN AND MADE PART OF THIS AGREEMENT. NO ONE IS AUTHORIZED TO CHANGE, ALTER, OR AMEND THE TERMS OR CONDITIONS OF THIS AGREEMENT UNLESS AGREED TO IN WRITING BY BOTH PARTIES.

SPECIAL INSTRUCTIONS

ACCEPTED BY JQ OFFICE

Signature/Printed Name Title Date

CLIENT ACCEPTANCE

X

Signature/Printed Name Title Date

Rev 12/03/24

COPIER MAINTENANCE AGREEMENT TERMS AND CONDITIONS
(JQ Office)

GENERAL SCOPE OF COVERAGE: In consideration for the payment by Customer of the maintenance charges set forth herein, except as provided herein, JQ OFFICE ("JQ") shall provide all labor, parts and materials (except paper, staples and freight) required for the maintenance and minor repair of the equipment, set forth on the reverse side hereof, which adjustment and maintenance is caused by the Customer's normal, non-commercial use of equipment. Damage to the equipment or components arising out of misuse, negligence, neglect or causes beyond JQ's reasonable control are not covered. One annual connectivity support call may be included. This support may be provided on-site or remotely at JQ's discretion. Additional calls will be billed at $175 per hour, minimum one hour, if done on-site there is an additional $50 trip charge.

SERVICE CALLS: Service calls under this agreement will be performed during normal business hours at the installation address shown on the reverse side of this agreement. Travel and labor time for service calls after normal hours, on weekends and on holidays, if and when available, will be paid by Customer agrees to promptly notify JQ of any requests for service, by contacting the JQ Service Department. During the performance of JQ's maintenance services, Customer agrees that JQ shall have the right to generate all copies/prints/faxes necessary to properly perform its service without being required to credit Customer's account. This agreement does not include mileage on service calls for customers outside of JQ's normal service area. Service provided after the termination, expiration or nonrenewal of this agreement will be paid for by Customer on a "Per Call" basis at JQ's published rates. All service calls are billed at a one-hour minimum and 15 minute increments thereafter.

CHARGES: The initial charge for maintenance under this agreement shall be the amount set forth on the reverse side hereof. Customer agrees to pay JQ up to $175 on the due date of the first payment to cover the expense of originating the agreement and delivery of the equipment. The maintenance charge may be changed annually to the then effective JQ rates. Customer agrees to pay the total of all charges for maintenance during the initial term and any renewal term within 10 days of the due date or of the date on which JQ invoices Customer for such charges, whichever is earlier. JQ reserves the right to withhold service or supplies if any charges become past due, regardless of whether those charges are related to this agreement or the equipment covered by this agreement. Customer understands that alterations, attachments, or specification changes to the equipment may require an increase in maintenance charges and agrees to pay such charges promptly when due. JQ reserves the right to charge a process/handling fee. Labor for the installation of memory upgrades or other upgrades and enhancements, or parts and supplies not provided by JQ, are not covered by this agreement and will be installed on a "Per Call" basis at JQ's then published rates. Appropriate taxes will apply. Toner allowance is based on Manufacturers yield recommendations. Excess toners will be charged to the customer if more toner is used than what the Manufacturer yield recommendation is for amount of copies/prints billed.

METER READINGS: Customer agrees to allow meter reading software (KFS/Kyocera Fleet Services) to be installed and configured on their network. If the devices are not reporting, customer agrees to provide JQ true and accurate meter readings monthly and in any reasonable manner requested by JQ. If accurate meter readings are not provided, JQ reserves the right to estimate Customer's meter readings based upon previous meter readings and bill customer based upon such estimated or send a JQ representative to visually inspect such meter readings, in which event Customer shall also pay JQ an additional charge for such site visit.

RECONDITIONING: In the event Customer's equipment cannot be properly maintained by JQ, due to the age or condition of the equipment, to perform on a reasonably consistent and good quality basis, Customer's equipment cannot be replaced or reconditioned. When, in its sole discretion, JQ determines reconditioning is necessary to keep the equipment in good working condition, JQ will submit to customer, an estimate of the conditioning costs which will be in addition to the charge payable under this agreement. If the customer does not authorize such reconditioning, JQ may discontinue service of the equipment, terminate this agreement, and refund the unused portion of the maintenance charge, if any, or give notice of its intention not to renew this, agreement upon its expiration. Thereafter, service will be available on a "Per Call" basis at JQ's published rates.

TERM, TERMINATION, AND RENEWAL: This agreement shall become effective upon the proper execution of this agreement by Customer and JQ, and shall continue for a minimum of 63 months, or the time period specified on the reverse side hereof, or shall continue until Customer has generated the maximum number of copies/prints/faxes shown on the reverse side, whichever occurs first. The agreement shall automatically renew for successive similar periods or number of copies/prints/faxes unless written notice is received by the non-terminating party 30 days prior to the expiration date, as extended, or approximately 30 days prior to the expected generation of the maximum number of copies/prints/faxes, as extended. JQ reserves the right to modify the maximum number of copies/prints/faxes in any renewal in a good faith attempt to approximate the number of copies/prints/faxes Customer would generate during the covered period. Notice of the election not to renew this agreement, shall be sent, by the termination party to the non-terminating party, by JQ's regular address (If Customer is terminating party). Notwithstanding anything to the contrary, JQ may terminate this agreement at any time in the event (a) the equipment is modified, damaged, altered, serviced by personnel other than those employed by JQ, or if parts, supplies, accessories or components not authorized by JQ are fitted to or used in the equipment; or (b) if the Customer uses supplies other than JQ supplies and such supplies are defective or not acceptable for use in JQ equipment and cause abnormally frequent service calls or service problems. If there is a change to more than 10% of your original number of units, your CPC will be adjusted to the current JQ cost per page for the new mix of models. All other terms of the contract will remain in effect.

BREACH OR DEFAULT: If the customer does not pay all charges, billed under the terms of this agreement, promptly, when due, or in the event of a breach of any of the other terms of this agreement, JQ may (a) refuse to service the equipment until remittance is made (b) provide service on "Per Call" basis rates, (c) require C.O.D. payment in full at the time of service at JQ's "Per Call" basis rates, and (d) take any and all other actions as provided by law. Such remedies shall be cumulative, and the waiver of any one breach by Customer shall not be deemed a waiver of any other or subsequent breach.

PRORATION AND TRANSFERS: If the covered equipment is upgraded with equipment purchased from JQ, any unused portion of a paid agreement may be prorated and applied toward a service program for the new equipment. This agreement may not be assigned by the Customer without JQ prior written consent. Customer specifically agrees that this agreement shall not terminate upon Customer's election to sell, transfer or remove from service any equipment covered by this agreement, unless JQ agrees, in writing, to terminate this agreement prior to such sale, transfer or removal from service.

INSURANCE: During the term of this agreement, Customer will keep the equipment insured against all risks of loss or damage in an amount not less than the replacement cost of the equipment, without deductible, and without co-insurance. Customer shall also obtain and maintain for the term of this agreement, comprehensive public liability insurance covering both personal injury and property damage of at least $100,000 per person and $300,000 per occurrence for bodily injury and $50,000 for property damage. JQ shall be the sole named loss payee on the property insurance and shall be named as an insured on the public liability insurance. Customer will pay all premiums for such insurance and shall deliver proof of insurance coverage satisfactory to JQ. If Customer does not provide such insurance, Customer agrees that JQ has the right, but not the obligation, to obtain such insurance, and add an insurance fee to the amount due, on which JQ makes profit.

MISCELLANEOUS: JQ expressly disclaims any duty as an insurer of the equipment, herein and Customer shall pay for all costs or repair and parts or replacement of the equipment made necessary by any casualty, theft, or negligent act of Customer or Customer's Agents. Customer agrees to provide reasonable space and proper and sufficient electrical power as specified or required for each machine. JQ technicians must be able to access the machine from all sides. Equipment relocation by JQ is not covered under this agreement. If the client relocates device(s) without JQ's involvement, any damage done during the move is not covered under this agreement and will be billed at current published rates. Up to, and not limited to, all parts, labor and travel to repair the equipment to an operational condition. This agreement represents the entire agreement between the parties and supersedes all prior oral and written proposals and communications. Customer shall pay all JQ costs and expenses (included, but not limited to legal fees and costs) incurred in the collection of any amount due to JQ or incurred in the enforcement of JQ rights and remedies under this agreement, whether or not legal action is instituted. In the event any amounts required to be paid by Customer under this agreement are not paid when due, JQ may assess and collect a finance charge equivalent to 1.5% per month on all outstanding amounts. This agreement shall be governed by and construed according to the laws of the State of Iowa, and the jurisdiction and venue for any legal action shall be in the City of Omaha, NE and County of Douglas. JQ reserves the right to provide compatible parts and supplies for printer fleet.

Rev 12/03/24

Network Analysis

Please complete this form as accurately as possible. The way this form is filled out, determines what your service plan includes. Deviations from this form may result in a chargeable service call.

Customer information & Requested Services

Customer: City of Fort Calhoun City Hall
Address: 110 South 14th Street
City: Fort Calhoun State: NE Zip: 68023

IT Administrator:

IT Administrator Phone #:

IT Administrator Email:

Scan to Email Configuration: SMTP Host / Port/ Authentication / SSL or StarTTLS

IP Address for copier (if known):
Subnet Mask for copier (if known):
Gateway Address (if known):
Sender address for copier to use:

TO BE COMPLETED BY THE SALES REP

Sales rep: Torrence Watson

Requested Services: (check all that apply)

X Standard network TCP/IP print connection:

X Install scan to email

X Install scan to SMB (Network Folder)
___ Desktop ___ Server
___ Number of computers for install
(Requires admin login to complete)
___ Fax from PC
___ Fax Forward
___ Install Job Accounting
Other: please use space below

Customer Network Information

Desktop Computing Environment

___ Windows 10/11
___ Apple/Mac
Other (please explain)

Connection Type

___ Cabled Network Connection
___ USB
___ Wireless Network Connection

Applications to print from: Please list below

Version	Application	Version	Application

Rev 12/03/24

Scope of Work Agreement

JQ Office intends to provide our customers with the highest achievable quality products and services available during the execution of your connected product installation. This "Scope of Work Agreement" provides a complete explanation of the project and details all of the items to be completed by each party. **JQ Office** is not responsible for PC/Server configuration, maintenance, power supply or troubleshooting issues unless directly related to the installation of your printer.

Client Responsibilities:

Fill out and return the **JQ Office Network Analysis Survey** to your sales representative
Provide a tested network port near the MFP Copier / Printer
Provide a tested patch cable to reach from network port to the MFP, or a Printer Cable for a standalone installation
Ensure that an IT staff member or equivalent will be available during the entire installation process
(**JQ Office Technicians** are not allowed to touch a customer's server or workstation)
Provide proper power & phone line (if applicable)
Have workstations in good working order for install
Install all updates and service packs to computers
Provide workstations that meet or exceeds minimum operating requirements of purchased software drivers
If you have a 3rd party email server or FTP and are getting one of these features installed. It is your responsibility to have necessary ports open by date of install with your hosting provider
Print Audit Onsite/FM Agent requires Microsoft Net vs. 2.0 with all service packs and hot fixes installed. Jet 4.0 and MDAC
NOT COVERED UNDER JQ OFFICE. MAINTENANCE AGREEMENT:

1. Changing of Network Configuration or OS
2. Changing of Protocol Configuration
3. Additional Client Installs
4. Customer Deletion of Software /Drivers
5. Loss of Provided Software Media & User Guides
6. Equipment Repairs Necessitated by Improper Power
(i.e. customer reloads or changing OS on the workstation)

JQ OFFICE RESPONSIBILITIES:

Your equipment will be setup and pretested before delivery to your location unless requested otherwise.
Your equipment will be delivered and setup to the location of your choosing and retested to verify system integrity.
Connect the Copier/Printer to the network port with the provided patch cable.
Configure the Copier/Printer for the appropriate network or PC environments.
Train (1) client power user/staff member on server setup and configuration
Train (1) client power user/staff member on workstation printer setup and configurations.
Train (1) client power user/staff member on the use of the print driver in a "Train-the-Trainer" format.
Generate a server and workstation printer test pages.

Analyze your **JQ Office** Network Analysis response and explain any possible limitations and/or configuration recommendations.

JQ Office agrees that information viewed is CONFIDENTIAL and may not be disclosed without consent unless ordered by law.

Confirm completed installation with a customer signed "Customer Confirmation of Connectivity Form"
Installation includes connections to a maximum of 5 workstations. Additional workstations will be billed at $40.00 per 5 PCs workstations

Zero annual connectivity support call is included. This support may be provided on-site or remotely at JQ's discretion. Additional calls will be billed at $175 per hour.

JQ OFFICE PRINTING, SCANNING, AND SOFTWARE SUPPORT:

JQ Office wants to ensure that your new printing environment exceeds your expectations. Your **JQ Office** installation entitles you the remainder of your initial "Connectivity Block of Time" up to 90 days of unconditional support from installation date of your new copier/printer, provided that your network environment has not changed as defined in your initial **JQ Office Network Analysis Survey.** Simply call our dispatch center whenever you have a connectivity problem that you cannot resolve. If your connectivity issue is not ultimately related to the equipment, **JQ Office** will provide a recommendation outlining possible courses of action for your IS staff. If connectivity of the equipment is a top priority in your organization additional "Connectivity Block of Time" ,may be purchased separately in yearly increments providing you with continuous :Connectivity Support." Additional work outside the scope of this agreement may be provided on a time and materials basis at **JQ Office's** discretion and at current rates.

You only receive the connected install and support if the above form is completed.

CUSTOMER ACCEPTANCE OF SCOPE OF WORK AGREEMENT

Name /Title:

Client Name: City of Fort Calhoun City Hall

Signature: X

Rev 12/03/24

EQUIPMENT REMOVAL/BUYOUT AUTHORIZATION

Customer Name: City of Fort Calhoun City Hall
Contact Name: Katie Knight Phone: 402-468-5303

Locate # if any	Make	Model	Serial Number	End Meters	Lease Due Date
	Sharp	BP-70C31			
	Sharp	MX-C304WH			

Equipment Options (Initial appropriate option)

X ***JQ Office to Remove / Store Equipment:***
This Authorization will confirm that you desire to have JQ Office pick-up and remove the above listed equipment currently on lease with the below listed party ("payee") until the term of the lease.

______ ***Equipment to Remain at Customer's Location:***
This Release will confirm that you desire to have the above listed equipment currently rented by you from the below listed party ("payee") to remain in your possession during the term of the lease. By signing below, you confirm that any obligation for storage, under your rental agreement, shall remain your sole responsibility.

Buyout Options (Initial appropriate option)

______ ***Equipment Owned by Customer***
You have good, valid, and marketable title to such equipment and have satisfied all payment and other obligations relating to such equipment which may be owing to any third party under any applicable lease, financing, sale or other agreements and by this Authorization, you transfer title and ownership to JQ Office to the equipment, free and clear of any and all liens and encumbrances of any nature. JQ Office does not assume any obligation, payment or otherwise, under any lease, financing, sale or other agreements relating to the equipment.

______ ***Equipment Leased by Customer with JQ Office as the Original Vendor and Provider of Upgrade / JQ Office In-House Lease***
If you are entering into a new rental with JQ Office in connection with the upgrade of currently rented equipment, JQ Office agrees that following acceptance, the new rental will terminate the existing rental with respect to any upgraded equipment. Should you not enter into a new rental/lease with JQ Office, any obligation, payment or otherwise, under your rental agreement, shall remain your sole responsibility.

X ***Equipment Leased by Third Party***
JQ Office agrees to pay customer as per payment schedule below. At the end of the lease, JQ Office can prep and return the equipment per the leasing company's specifications. Shipping instructions are to be obtained by the customer no less than 60 days prior to agreement expiration; and all shipping costs are the customer's responsibility. JQ Office can assist in getting the lowest possible shipping bid. The customer is responsible for any additional costs in the return of the equipment.

X ***Special Circumstances – Explanation***

JQ Office Agrees to remove current two Sharp devices and return/ship euipment back to leasing company free of charge. JQ Office will give you a total of $6,194.88 (16 Payments of $387.18) to apply towards what remains on your current lease.

Payee Name: ______

Lease / Agreement Number: ______

By signing the below, you confirm that (1) JQ Office may rely on this request, and (2) the request shall be governed by this Authorization. Additionally, you release JQ Office from any and all claims, liabilities, costs, expenses, and fees arising from or relating to any breach of your representations or obligations in this Authorization or of any obligation owing by you to any third party in respect of all equipment identified in this request.

CLIENT:	City of Fort Calhoun City Hall	JQ OFFICE:	
PRINTED NAME:		PRINTED NAME:	
SIGNATURE:		SIGNATURE:	
TITLE:		TITLE:	
DATE:		DATE:	

Rev 5/16/18

BOBCAT OF OMAHA

RENTAL INVOICE

8701 S. 145th Street
Omaha, NE 68138
Phone: (402) 895-6660
Fax: (402) 884-2497
www.bobcat-omaha.com

Bobcat

DEVELON

CITY OF FORT CALHOUN
110 S 14TH, BOX 4
FORT CALHOUN NE 68023

ACCT#:CTY FC
SLSMN:MM
INVOICE NO:R88030 01
PURCHASE ORDER:26-27

CHARGE TICKET
DATE INVOICED: 6/29/26
PRELIMINARY-DATE 6/29/26 @ 10:40AM

****** RENTAL PERIOD FROM 5/01/26 THROUGH 5/01/27 ******

annual rollover from May 1, 2026 to May 1, 2027

Good for 300 hours.

$7500 per year with bucket

Stock No		Mfr	Model No.	Serial Number	Description	Price
B32199		BO	S76	B4CD29945	S76 SJC CMFT PKG	7400.00
	CHARGED :				1 MONTH	
	RATES :				$7400/MONTH	
	CHECKOUT: 05/01/26 @ 10:36AM					
X03008		BOB	7272680		74" HD BUCKET W/	100.00
	CHARGED :				1 MONTH	
	RATES :				$100/MONTH	
	CHECKOUT: 05/01/26 @ 10:36AM					

** RENTAL EQUIPMENT P WAS DECLINED

**HELP US GO PAPERLESS - SEND YOUR E-MAIL
CONTACT INFO TO BOBCATS@BOBCAT-OMAHA.COM**

- Customer is responsible for all rental charges until LESSOR is notified to pick up equipment covered by this rental contract.
- One (1) day = eight (8) hours (in a 24 hour period) on the Hour Meter. One (1) week = forty (40) hours (in a 7 day period) on the Hour Meter.
- All overtime accrued under this rental contract will be pro-rated and added to the invoice amount.
- Repair costs for damage beyond normal wear and tear will be the responsibility of the lessee and will be billed at customer rates.

RENTAL RATES AND PAYMENT: The rental rates set forth in this contract do not include sales, use or occupational taxes. If and when such taxes are incurred by law, these amounts shall be added to the rental payments due under this contract. No alterations or modifications of this Lease is valid unless in writing and signed by the parties hereto. Lessee acknowledges receipt of a signed copy hereof.

- Customer is responsible for all tires on leased equipment covered by this rental contract.

ALL TERMS AND CONDITIONS STATED ON THE REVERSE SIDE HEREOF ARE A PART OF THIS CONTRACT.

SAFETY CERTIFICATION: I have read this Equipment Rental Agreement and certify that the information contained herein is true and correct. I certify that at the time of delivery of the leased equipment, I was instructed in the proper and safe operation of the equipment, its safety features and the purpose for which it was designed to be used. I further certify that, at the time of delivery, all applicable safety features of the leased equipment were installed and operational.

BY SIGNING THIS LEASE, LESSEE AGREES TO THE TERMS AND CONDITIONS SET FORTH ON THE FACE AND REVERSE SIDE HEREOF. ANY DIFFERENT OR ADDITIONAL TERMS, WHETHER WRITTEN OR OTHERWISE, ARE HEREBY OBJECTED TO AND SHALL HAVE NO LEGAL FORCE OR APPLICABILITY WHATSOEVER.

RESPONSIBLE PARTY ____________________

SIGNATURE ____________________
402-468-5303

SUB-TOTAL	7500.00
SALES TAX	0.00

AMOUNT DUE-->	7500.00